



CITY CLERK'S OFFICE
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 22, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 22, 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: November 8, 2016**
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-16-039B. 1005 East Alameda Street Unit F.
Case #H-08-054. 530 Camino del Monte Sol.

Case #H-16-094. 324 Camino del Monte Sol.

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

1. Case #H-16-095. 212 East Berger Street. Don Gaspar Area Historic District. Jenkins Gavin, agent for Stewart Mosso, owner, proposes construct two portals totaling 325 sq. ft. on two contributing residential structures. An exception is requested to construct an addition with 10 feet of a primary façade and to exceed 50% of the historic footprint (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)
2. Case #H-15-056. 461 Camino de las Animas. Downtown & Eastside Historic District. Kate Leriche, agent for Newton White, owner, proposes two design options for a 400 sq. ft. freestanding carport to a maximum height of 9'11" on a contributing residential property. (Nicole Ramirez Thomas)
3. Case #H-16-096. Sheridan Avenue. Downtown & Eastside Historic District. City of Santa Fe, agent/owner, proposes to construct double-sided branding signage for the Downtown Transit Center. An exception is requested to exceed the maximum allowable size (Section 14-8.1(H)(24)). (David Rasch)
4. Case #H-16-056. 1109 East Alameda Street. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to remodel the property with 210 sq. ft. addition and 261 sq. ft. portal. An exception is requested to have openings nearer than 3' to a corner (Section 14-5.2(E)(2)(b)). (Sobia Sayeda)
5. Case #H-16-097A. 914 Canyon Road. Downtown & Eastside Historic District. Will McDonald, agent for Carrie Rowland, owner, requests a historic status review and designation of primary elevations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)
6. Case #H-16-098. 328 Camino Cerrito. Downtown & Eastside Historic District. David and Tandy Ford, agents/owners, propose to remodel a non-contributing residential structure including raising parapets to a height of 14' where the maximum allowable height is 14', replacing existing windows and doors, and construct a 4' high coyote fence atop a retaining wall. (Nicole Ramirez Thomas)

- 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

DATE 11/3/16 TIME 4:15

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 22, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 22, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: November 8, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-039B. 1005 East Alameda Street Unit F.

Case #H-08-054. 530 Camino del Monte Sol.

Case #H-16-095. 212 East Berger Street

Case #H-16-094. 324 Camino del Monte Sol.

Case #H-16-096. Sheridan Avenue.

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

1. AN ORDINANCE AMENDING SUBSECTION 14-8.10 OF THE LAND DEVELOPMENT CODE TO PERMIT PLACEMENT AND CONSTRUCTION OF ELECTRONIC READER BOARD SIGNS TO FACILITATE WAYFINDING AND THE DISSEMINATION OF INFORMATION IN REAL TIME ON LOCAL SERVICES, PROGRAMS, ACTIVITIES AND EVENTS IN ACCORDANCE WITH A CITY PROGRAM; AND ESTABLISHING CERTAIN GUIDELINES ON ELECTRONIC READER BOARD SIGNS. (Mayor Gonzales) (Marcos Martinez)
2. Case #H-15-056. 461 Camino de las Animas. Downtown & Eastside Historic District. Kate Leriche, agent for Newton White, owner, proposes two design options for a 400 sq. ft. freestanding carport to a maximum height of 9'11" on a contributing residential property. (Nicole Ramirez Thomas)
3. Case #H-16-056. 1109 East Alameda Street. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to remodel the property with 210 sq. ft. addition and 261 sq. ft. portal. An exception is requested to have openings nearer than 3' to a corner (Section 14-5.2(E)(2)(b)). (Sobia Sayeda)
4. Case #H-16-085. 213½ Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Next Wave Ventures, owner, proposes to construct a 2,100 sq. ft. single family residence with an attached garage to a maximum height of 14'4" where the maximum allowable height is 14'7" and construct yardwalls to the maximum allowable heights of 42" to 6'. (Sobia Sayeda)
5. Case #H-16-100. 1039 Camino San Acacio. Downtown & Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, requests a historic status review and designation of primary elevations, if applicable, of a non-statused residential structure. (David Rasch)
6. Case #H-16-097A. 914 Canyon Road. Downtown & Eastside Historic District. Will McDonald, agent for Carrie Rowland, owner, requests a historic status review and designation of primary elevations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)
7. Case #H-16-098. 328 Camino Cerrito. Downtown & Eastside Historic District. David and Tandy Ford, agents/owners, propose to remodel a non-contributing residential structure including raising parapets to a height of 12' where the maximum allowable height is 14', replacing existing windows and doors, and construct a 6' high fence. (Nicole Ramirez Thomas)

8. Case #H-16-099A. 100 Sandoval Street. Downtown & Eastside Historic District. HPD staff requests assignment of primary elevation(s) for a contributing non-residential structure. (David Rasch)
9. Case #H-16-099B. 100 Sandoval Street. Downtown & Eastside Historic District. Andy Sandoval, agent for Hilton Santa Fe Historic Plaza Hotel & Lodging, owners, proposes to remove a historic door and not replace it in-kind on a contributing non-residential structure. Two exceptions are requested (Section 14-5.2(D)(5)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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

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HISTORIC DISTRICTS REVIEW BOARD
November 22, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

November 22, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Mr. David Rash in the absence of the Chair and Vice Chair on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

By motion, second and unanimous vote, Member Boniface was elected as Chair for the meeting.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Mr. Edmund Boniface, Chair Pro Tem
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Sobia Sayeda, Senior Planner
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 Roybal moved to approve the agenda as presented. Member Bayer seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES:

November 8, 2016

Mr. Rasch requested the following changes to the minutes:

On page 5, second to last paragraph, where Mr. Katz was using Venetian blinds as an example, it should also say, "He was pointing to the blinds hanging in Council Chambers."

On page 10, 5th paragraph, it should read, "Member Katz noted their essential answers to the exception criteria is that they want a bigger house."

Ms. Gheen requested the following change to the minutes:

On page 3, under Communications, the first appeal was Case 2016-134 and not case 2016-124.

Member Roybal moved to approve the minutes of November 8, 2016, as amended. Member Bledscheid seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-039B. 1005 East Alameda Street Unit F.

[A copy of the Findings and Conclusions for Case #H-16-039B is attached to these minutes as Exhibit 1.]

Case #H-08-054. 530 Camino del Monte Sol.

[A copy of the Findings and Conclusions for Case #H-08-054 is attached to these minutes as Exhibit 2.]

Case #H-16-094. 324 Camino del Monte Sol.

[A copy of the Findings and Conclusions for Case #H-16-094 is attached to these minutes as Exhibit 3.]

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

F. BUSINESS FROM THE FLOOR

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, Santa Fe, who spoke to the process of enforcing the historic ordinance. Over the years, he has come to the meetings, he has seen many changes. Currently, the staff work well together and he felt they are efficient and communicative but he also felt the process has gotten more difficult.

He suggested it would be beneficial if some informal meetings could be scheduled to talk about how we can do what needs to be done to preserve historic properties and character of the historic districts so that people can agree this is a good way to do it.

At present, there is a lot of opposition in the way we deal with clients and people don't feel very good with it. It is too bureaucratic, which benefits him because people need him and others like him to get through it.

If the process were more accessible, the goals would be clearer. He was not advocating changing the code but finding ways to make it work better. The goals can only be met if there is buy-in from the community-at-large. At this point he didn't know how widespread the buy-in is. Talking with the Board and Staff would be beneficial.

Chair Boniface thanked him. He appreciated that statement and tended to agree with some of his observations. Sometimes it does feel difficult to get things through. He thought the Staff does exceptionally well with the public. He also felt like it has evolved and become more friendly.

There were no other speakers for Business from the Floor.

G. COMMUNICATIONS

Mr. Rasch pointed out the calendar for 2017 in the packet after findings. The Board might not meet in Council Chambers for a few of the meetings.

H. ACTION ITEMS

At the prompting of Ms. Gheen, Chair Boniface explained the process for filing appeals when someone disagrees with a decision of the Historic Districts Review Board. Appeals are filed with the Governing Body up to 15 days after the Findings of Fact and Conclusions of Law have been approved by the Board.

1. **Case #H-16-095. 212 East Berger Street.** Don Gaspar Area Historic District. Jenkins Gavin, agent for Stewart Mosso, owner, proposes construct two portals totaling 325 sq. ft. on two contributing residential structures. An exception is requested to construct an addition with 10 feet of a primary façade and to exceed 50% of the historic footprint (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)

BACKGROUND & SUMMARY:

212 East Berger Street is a single-family residence and guest house located within the Don Gaspar Area Historic District. The property is constructed in the Spanish-Pueblo revival style and the home and guest house are designated contributing to the district. The main house on the property was built in the 1930s. The north elevation of the main house is designated primary. An addition was made to the south elevation of the main house in 1993. The guest house, which was formerly a workshop, was constructed in the 1950s. It was converted to a guest house in 1959. The west elevation of the guest house is primary. An addition to the north elevation of the guest house was approved by the Board in 2004. The addition required an exception to construct an addition within 10 feet of a primary elevation and to exceed 50 percent of the historic square footage.

The applicant is proposing to add a portal to the south elevation of the main house and a portal to the south elevation of the guest house. An exception is requested to construct an addition within 10 feet of a primary elevation on the guest house.

The applicant proposes the following two items to the main house.

1. Remove an existing ramada on the south elevation.
2. Construct a 243-square foot portal on the south elevation in the Spanish-Pueblo Revival style. The portal will have wood columns, corbels, and vigas. The wood elements of the portal will be painted white to match existing trim on the house. Wood fascia and metal flashing will be used to minimize the roof profile. The height of the portal will be 10'-0" where the parapet height of the house is 11'-0".

The applicant proposes the following to the guest house.

1. Addition of a 129-square foot portal to the south and west elevations of the guest house. The portal will have wood columns, corbels, and vigas. The wood elements of the portal will be painted white to match existing trim on the house and to match the main house trim. Wood fascia and metal flashing will be used to minimize the roof profile. The height of the portal will be 9'-10" where the existing parapet height is 11'-0". The portal addition does not exceed 50% of the historic footprint of the guest house and it does not exceed 50% in dimension of the primary façade. Exceptions are requested to add to within 10 feet of a primary elevation and to exceed 50 percent of the historic square footage of the existing footprint (14-5.2(D)(2)(d)).

RELEVANT CODE CITATION

(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

(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.

EXCEPTION TO ADD A PORTAL WITHIN 10 FEET OF A PRIMARY FAÇADE.

(i) Do not damage the character of the streetscape;

Response: The proposed casita portal is at the rear of the lot and faces south. The portal addition is not publicly visible from Berger Street, nor from any of the surrounding streets within a 300-foot radius. Because it is not publicly visible the proposed portal does not damage the character of the district.

Staff response: Staff agrees with this response.

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

Response: The applicant requires the portal to provide shelter for entry into the casita. The casita is accessed via two doors on the south and west elevation, which are currently exposed to the elements. Due to the positioning of the main residence north of the casita and the small yard area at the rear of the lot where the casita is located, the casita has limited area for outdoor activities like sitting or dining. The proposed portal would provide an area to experience outdoor living while providing shelter from the elements. More importantly, the portal would eliminate the build-up of snow and ice at the casita's two entries during the winter months and provide a needed shelter and allow residents safe, comfortable ingress and egress into the casita.

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: The other design options area as follows:

1. A portal could not be added which would create a dangerous egress and ingress at the entry doors to the casita. Furthermore, this would limit the outdoor use of the patio area.
2. A canvas awning or tent structure could be added to the south elevation of the casita to provide shelter and cover from the elements, however this is inconsistent with the historic vernacular and character of the building.

3. Umbrellas could be used for shade, but this option would not provide a protected area for entry into the building.

4. A temporary wood structure would be built to protect occupants from the elements, however this is not an architecturally appropriate solution to the need for safe entry and outdoor activity.

Staff response: Staff agrees that the applicant has explored other design options.

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*;

Response: The lot layout of the main residence and casita is peculiar in that the casita is located at the back of the lot and has an existing zero lot line on the east and south. Furthermore, the 2004 addition to the original casita structure was constructed adjacent to the primary façade and the lot size and configuration of the buildings forces the addition of a portal to be attached to the primary façade. Because of the configuration, it has become necessary for the construction of a portal to shield the entry doors to be connected to the primary façade.

Staff response: Staff agrees with this response.

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

Response: The guest house was constructed prior to the applicant acquiring the property. The lack of an entrance portal on the guest house is not a result of the actions of the applicant. Also, the placement of the addition to a primary façade from a previous case created a situation where this exception is required in order to provide roofed access to and from the casita and a sheltered area for outdoor activities.

Staff response: Staff agrees with this response.

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

Response: Subsection 14-5.2(A)(1) calls for the buildings in Historic districts to maintain a "harmonious outward appearance" which includes "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design." The proposed portals will meet these requirements, as they will harmonize with the design of the existing main residence and casita. Portals are a desirable architectural feature on houses, and the proposed portal addition is consistent with the historic vernacular of the property.

Staff response: Staff agrees with this response.

EXCEPTION TO EXCEED 50 PERCENT OF THE SQUARE FOOTAGE OF THE HISTORIC FOOTPRINT.

Do not damage the character of the streetscape.

Response: The proposed casita portal is at the rear of the lot and faces south. The portal addition is not publicly visible from Berger Street, nor from any of the surrounding streets within a 300-foot radius. Because it is not publicly visible, the proposed portal does not damage the character of the streetscape.

Staff response: Staff agrees with this response.

Prevent a hardship to the applicant or an injury to the public welfare.

Response: The applicant requires the portal to provide shelter for entry into the casita. The casita is accessed via two doors on the south and west elevation, which are currently exposed to the elements. Due to the positioning of the main residence north of the casita and the small yard area at the rear of the lot where the casita is located, the casita has limited area for outdoor activities like sitting or dining. The proposed portal would provide an area to experience outdoor living while providing shelter from the elements. More importantly, the portal would eliminate the build-up of snow and ice at the casita two entries during winter months and provide needed shelter and allow residents safe, comfortable ingress and egress into the casita.

Staff response: Staff agrees with this response.

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: The other design options are as follows:

If a portal could not be added, the existing condition perpetuates a dangerous egress and ingress situation at the entry doors to the casita. Furthermore, this would limit the outdoor use of the patio area.

A detachable canvas awning or tent structure could be added to the south elevation of the casita to provide shelter and cover from the elements; however, this is inconsistent with the historic vernacular and character of the building.

Large umbrellas could be used for shade, but this option would not provide a protected area for entry into the building.

A temporary wood structure would be built to protect occupants from the elements; however, this is not an architecturally appropriate solution to the need for safe entry and outdoor activity.

Staff response: Staff agrees with this response. Several design options were considered.

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;

Response: The lot layout of the two structures is peculiar in that the casita is located at the back of the lot and has an existing zero lot line on the east and the south. Furthermore, the 2004 addition to the original casita structure was approved with a square footage of more than 50% of the historic footprint of the original building, creating a legal non-conforming condition without any

consideration for coverage over the two entry doors. Because of these special circumstances, it has become necessary for the construction of a portal to shield the entry doors and exceed further the 50% square footage limit.

Staff response: Staff agrees with this response.

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

Response: The guest house was constructed prior to the applicant acquiring the property. The lack of an entrance portal on the guest house is not a result of the actions of the applicant. Also, the approval of the casita addition in 2004 that exceeded the 50% historic footprint maximum created a situation where this exception is required in order to provide roofed access to and from the casita and a sheltered area for outdoor activities.

Staff response: Staff agrees with this response.

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

Response: Subsection 14-5.2(A)(1) calls for buildings in Historic districts to maintain a "harmonious outward appearance" which includes "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design." The proposed portal will meet these requirements, as they will harmonize with the design of the existing main residence and casita. Portals are a desirable architectural feature on houses, and the proposed portal addition is consistent with the historic vernacular of the property.

Staff response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff finds the exception criteria to add to the primary façade of the guest house and to exceed 50 percent of the historic square footage have been met. Staff recommends approval as it complies with 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale, and Massing and 14-5.2(H) Don Gaspar Area Historic District.

Questions to Staff

Chair Boniface, for the record, asked Ms. Ramirez Thomas to explain to the public and the Board the difference in deciding what the 50% rule is for historic versus existing. He recalled that came up at the last meeting where there was some confusion about that.

Ms. Ramirez Thomas read from the Code, "The addition shall not exceed fifty percent of the square footage of the existing footprint." Staff interprets that fifty percent applies to the historic footprint, not the overall footprint of the building. She corrected that in the additional exception criteria from the last meeting.

Mr. Rasch added that the logic behind that was that if every time you made an application, you could increase the building 50%, you would lose the historic structure. So clearly, the intent of the law is to only allow the structure to grow so much and that is it. So that is why Staff use 50% of the historic footprint.

Member Roybal asked how we would determine which is the historic part. He asked if there is a particular record that has to be presented.

Ms. Ramirez Thomas replied that there is usually a record in the HCPI Form. In this case, the HCPI Form is on page 11 of the packet where there is "a little map" labeled "site plan." On the left hand bottom corner is a small box showing the original footprint of the guest house.

Then, looking at the plans for the casita on page 31, the location of the casita is actually written inside the box and that is the new addition approved in 2004.

Member Roybal asked where the two portales face in the streetscape.

Ms. Ramirez Thomas said both of them are on the south side and not publicly visible.

Member Biedscheid commented that in considering this case last time, she had asked what impact the new portal had on the west elevation of the guest house which is the primary façade. Ms. Ramirez Thomas said her response was that it was less than the existing addition affected it. Her response was that she doubted this was still considered contributing. It seems we have lost that façade, too.

Applicant's Presentation

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said she appreciated the assistance that Staff provided to them in the additional exception criteria. She agreed with Staff recommendations and stood for questions.

Questions to the Applicant

Member Bayer said the ramada is being removed. She asked if Ms. Gavin could describe it in relation to portal size and design.

Ms. Gavin said the ramada graphic should be in the packet. The existing ramada is a latilla structure and just part of the footprint of the proposed portal on the main house. It is on the eastern section of where they are proposing the full portal. She was not sure when that ramada was actually constructed but it is a bit inconsistent with the vernacular of the existing main house and guesthouse. The applicant would like to provide a larger, more useable, covered area where this ramada would allow moisture in.

Ms. Gavin pointed out the location on the displayed site plan. The portal will enclose the entire patio area.

Ms. Ramirez Thomas said the ramada was constructed in 1993 with the addition.

Public Comment

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

Action of the Board

Member Biedscheid moved in Case #H-16-095 at 212 East Berger Street, to approve the application as submitted, noting the exception criteria for both exceeding 50% of the historic footprint and within 10' of a primary elevation have been met as stated by Staff. Member Powell seconded the motion and it passed by unanimous voice vote.

- 2. Case #11-15-056. 461 Camino de las Animas. Downtown & Eastside Historic District. Kate Leriche, agent for Newton White, owner, proposes two design options for a 400-sq. ft. freestanding carport to a maximum height of 9'11" on a contributing residential property. (Nicole Ramirez Thomas)**

BACKGROUND & SUMMARY:

461 Camino de las Animas is a Spanish Pueblo Revival style residence which has been designated as contributing to the Downtown and Eastside Historic District. The house was originally constructed in 1927 and the house was added to in 1940 in a design by John Gaw Meem. The addition included a music room with the fenestration designed by Victor Hugo Proetz. A second story was added to the building in the 1950s. Mr. Murphy, who wrote the HCPI form in 2015, notes that while the design of the additions in the 1940s and 1950s were by Meem the built interpretation of them fails to capture his detail and character. The case was heard on October 11, 2016, and was postponed for presentation of another design option. Both the initial design and the revised design are presented for the Board's consideration.

Option A

The applicant proposes to add a detached carport at the southeast corner of the property.

1. The structure will be 9 feet 6 inches in height and 20 feet by 20 feet (400 square feet) in its dimensions.
2. It will be set back 5 feet from the east property line and 5 feet 9 inches from the south property line.
3. The carport roof will have a flat roof with minimal pitch for drainage which will be concealed by parapets.

4. Vigas, posts, and beams will be stained dark brown and copper flashing is proposed for the roof edge.
5. The carport is designed to match the existing portal attached to the main house. Photos are provided in the packet.

Option B

1. The redesign of the carport was proposed per the request of the Board. The dimension of the carport will remain 20 feet by 20 feet. The following changes to the above design were made.
2. Brackets on the proposed carport are less prominent and are braced from the 1/3 point on the posts.
3. The center post at the west elevation has been removed.
4. The top beam has been increased in size to facilitate the center post removal.
5. The height of the carport has increased to 9 feet 11 inches in height due to the new beam placement.

STAFF RECOMMENDATION:

Staff recommends approval of the application of either design as it complies with 14-5.2(D)(9) Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside.

Questions to Staff

Chair Boniface noted on Option A, that the third bullet says the roof pitch will be concealed by parapets but he didn't see parapets and Option B doesn't eliminate parapets.

Ms. Ramirez Thomas explained that initially, they proposed a shed roof and the applicant might explain it better but it still is an interior slope for drainage but flashing creates a kind of parapet to conceal the pitch or else they would have to request an exception for pitch.

Member Biedscheid observed that the proposed carport is much closer to the neighboring property and that 495 Camino de las Animas is a significant structure. So she asked why any potential impact on that significant structure has not been addressed in the Staff report. It appears to be just ten feet away.

Ms. Ramirez Thomas said her understanding was that the relation between the two neighboring properties has to do with it not being on the streetscape.

Mr. Rasch asked Member Biedscheid what her question was.

Member Biedscheid said it is related to Section 14-5.2 (D) (1), a and b regarding status. She offered to read it for the record.

Mr. Rasch said that is the adjacency clause. If any new construction is proposed that would cause an adjacent structure to lose its status, that application shall be denied.

It may be hard to understand how something that is not attached to a building can cause it to lose its status. The way the Board has practiced this is that as long as the adjacent new construction does not mimic in any way that historic structure, then it cannot degrade its status. This design doesn't mimic that structure.

He added that the Board cannot use the view shed because it is no longer applicable.

Member Biedscheid asked if that is because of the wall.

Mr. Rasch agreed. The City lost a court case about view sheds.

Member Biedscheid said she wondered because that section of the Code, 14-5.2 (D) (1) (a) states, "The removal of historic material or alteration of the architecture of features and spaces that embody the status shall be prohibited." And that is specific to the status of significant, contributing, and landmark features and spaces.

Mr. Rasch agreed. And in this case, the Board did not designate a significant space. It just designated the structure.

Member Biedscheid understood. She guessed that because the lot has been split that historically was one lot, with spaces that relate to buildings on both properties now, that with the split now, it is hard to argue.

Mr. Rasch reminded the Board that they follow zoning but it is a good point.

Member Biedscheid thought they would preserve what that original compound looked like.

Mr. Rasch pointed out that before the lot split occurred, the Board should have said that would affect the historic space and would have had to designated that space as part of a significant structure.

Member Biedscheid asked if a lot split would ever come before this Board.

Mr. Rasch said generally, it would not. But if the Board determined that was an issue, it should.

Chair Boniface thanked her for bringing it up. It was a good observation. He asked if Staff could cite an example where an impact on an adjacent historic structure had occurred.

Mr. Rasch said he didn't think any had occurred during his tenure but he does review adjacent structures to landmarks for the Building Permit Division and has cautioned those applicants not to mimic

the historic architecture.

Applicant's Presentation

Present and sworn was Ms. Kate Leriche, 814 Camino Acoma, who had nothing to add to the staff report but was intrigued by the idea of historic space.

Questions to the Applicant

Chair Boniface asked her about the proposed parapet.

Ms. Leriche said, "It is just a piece of wood trim that will be flashed up, over, and around with two scuppers for water drainage. It is not really a parapet but a piece of wood trim and the scuppers would drain to the driveway to the west."

Member Roybal said in looking at Option A and B, the differences are hard to see.

Ms. Leriche said the main difference is the break point of the brackets. They are bigger on Option A and smaller on Option B in a diagonal structure.

Member Roybal asked if the structure dimensions are the same.

Ms. Leriche agreed.

Member Roybal asked which option she would prefer.

Ms. Leriche said she was happy with the third points and owner is also. So she preferred Option B with the smaller brackets.

Public Comment

Present and sworn was Mr. John Eddy, 227 E Palace, Suite D, who wanted to see discussion on the use of the brackets. He was wondering why corbels were not proposed. They lend a lot more to vernacular character of Santa Fe and he wondered if brackets were chosen just for economic, simplicity, or whatever. This seems a departure from something we cherish here in Santa Fe.

Ms. Leriche clarified that the beams have corbeled ends but the brackets are just for structural stabilization and she wouldn't be comfortable without it.

Member Powell agreed. It has to be stabilized this way. It could be done with steel and disguise them but that isn't being truthful either. He commended her for the design which looks a lot less burdensome with brackets. With corbels, the last third would require a solid wall on the sides and the rear. It would still be an open carport and the clients probably want an open air carport for reasons of transparency. So it really is this or welded steel in the ceiling and without brackets it would look spindly.

Chair Boniface said that typically, corbels have a column supporting a beam and spreading the load to a wider area. It is about vertical support. The brackets provide lateral support. Removing the brackets and replacing with corbels would not resist lateral force so they are structurally necessary.

Mr. Eddy concluded that maybe it is irrelevant.

Chair Boniface said even with corbels, it would still need brackets.

Member Biedscheid said, as a non-architect, the brackets were what bothered her. And today, on the site visit, the portal has the design of corbels without brackets.

Member Powell explained that it was stabilized against a building so it doesn't have those lateral forces. The only way would be a very big block of wood and that would become cost prohibitive.

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

Member Biedscheid noted this is a very large property and wondered if the applicant had considered any other locations for the carport.

Ms. Leriche said they considered the north and the south end of the greenhouse and now it is located to the south.

Member Biedscheid said there is lovely landscaping east of the existing house and preserving some beautiful open space. She just wished they had considered another location for the carport.

Ms. Leriche said it was moved a couple of times in their planning.

Action of the Board

Member Powell moved in Case #11-15-056 at 461 Camino de las Animas, to approve the application as submitted, with Option B. Member Roybal seconded the motion and it passed by majority (3-1) voice vote with Member Biedscheid dissenting.

3. **Case #H-16-096. Sheridan Avenue.** Downtown & Eastside Historic District. City of Santa Fe, agent/owner, proposes to construct double-sided branding signage for the Downtown Transit Center. An exception is requested to exceed the maximum allowable size (Section 14-8.1(H)(24)). (David Rasch)

BACKGROUND & SUMMARY:

Sheridan Avenue is the site of the City of Santa Fe Downtown Transit Center. The HDRB has previously approved remodeling to the street including pedestrian shelters that have punched design panels resembling Spanish Colonial tinwork. This street is located within the Downtown & Eastside Historic District.

Now, the applicant proposes to install one double-sided sign in the sidewalk right-of-way at the south end of the street for branding the Santa Fe Trails program. The sign will be 8' H x 3.5' W x 8" D (28 square feet) constructed of steel and aluminum that will be powder coated a light grey color and mounted on a 6' diameter steel grate. Internal lighting will wash the external sign surfaces from slots along the edges. An exception is requested to exceed the maximum allowable height and the overall square footage (14-8.10(H)(24)(b)(iii)) and the exception criteria responses are at the end of this report.

RELEVANT CODE CITATION

14-8.10(H) Special Sign Regulations in the H Districts

(24) Freestanding Signs

(a) When Permitted

Freestanding signs shall be permitted at the discretion of the division where a business establishment is set back from a street alignment of building façades more than two (2) feet. A business establishment thus set back, in addition to the signs permitted on the building itself, may maintain a freestanding sign of not more than sixteen (16) square feet in area, and the sign shall relate to the conduct of the business within. If a building is on at least one acre of property and has an unencumbered front setback of at least fifty (50) feet, a two-faced freestanding sign with a maximum of fifty (50) square feet area on each face, with sign dimensions no greater than ten (10) feet in length and five (5) feet in height, and with the top of the sign not more than fourteen (14) feet from the ground will be permitted; provided, that it relates to the business conducted on the premises. Lighting on freestanding signs shall conform with this section.

(b) Location

(i) It is unlawful to erect any freestanding sign whose total height is greater than fourteen (14) feet above the level of the street on which the sign faces or above the adjoining ground level if the ground level is above the street level.

(ii) Freestanding signs shall have an open space not less than ten (10) feet between the base line of the sign and the ground level, unless the freestanding sign is placed on the ground and does not exceed

sixteen (16) square feet in area nor six (6) feet in any dimension.

(iii) The setback of freestanding signs from the city right-of-way is regulated by the underlying zoning.

(c) Characters, Letters

All letters, figures, characters or representations in cut-out or irregular form maintained in conjunction with, attached to or superimposed on any sign shall be safely and securely built or attached to the sign structure.

(d) Construction, Condition of Premises

(i) All freestanding signs shall be securely built, constructed and erected on posts sunk at least three (3) feet below the natural surface of the ground.

(ii) All wood posts shall be treated to protect them from moisture by creosoting or other approved methods when they enter into the ground.

(iii) Premises shall be kept free of weeds and be maintained by the owner in a clean, sanitary and inoffensive condition, free and clear of all obnoxious substances, rubbish and weeds.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE SIGN SIZE (14-8.10(H)(24)(b)(ii))

Do not damage the character of the district

Applicant Response: The Branding Structure/Sign will not damage the character of the district. It will match the bus shelter which has previously been approved by HDRB. The Branding Structure/Sign will match in height, color, and will have the same design as the shelters.

Staff response: Staff agrees with this statement.

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

Applicant Response: The Branding Structure is not required. However, several residents and a large number of tourists visit downtown. The branding structure incorporates a map with the bus routes which will benefit the public and make use of the transit station easier.

Staff response: Staff agrees with this statement. The signage intends to be an indicator for the Transit Center and needs to be visible from a far distance.

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

Applicant Response: The Branding Structure will preserve the character of the City and Historic District. The Structure will match in color and design, of the bus shelters which have previously been reviewed and approved by HDRB.

Staff response: Staff agrees with this statement. The signage cannot be smaller or relocated to an area that is less prominent because that would defeat the purpose of the signage.

STAFF RECOMMENDATION:

Staff finds that the exception request to exceed the maximum allowable sign size has been met and recommends approval of this application, as submitted.

Questions to Staff

Member Bayer asked how wide the sidewalk will be.

Mr. Rasch said it would be 15' wide in that location.

Applicant's Presentation

Present and sworn was Ms. Faith Okuma with Surroundings, who said the current sidewalk is 9.5' and will be extended to 15'.

Questions to the Applicant

Chair Boniface asked Ms. Okuma to expand on the wash of light from the "slots along the edges" which he didn't see in any of the drawings.

Ms. Okuma said that was an incorrect characterization. The light comes through tin punches and two ground-mounted lights from the exterior. They can adjust the lighting with a little light from the top

Chair Boniface said he was just looking for clarification.

Member Bayer commented when she was walking by there last week that she noticed an existing wayfinding sign in that location and wondered if that will stay.

Ms. Okuma said all of the regulatory signage will be changed. But they are not in charge of that wayfinding sign. She needed to find out who has jurisdiction over that.

Mr. Rasch said the Public Works Department got approval for it so it is up to them to decide.

Chair Boniface thought it did seem redundant.

Member Powell thanked her for taking us out there. That mockup was very helpful to see. The Board doesn't get to see that very often. While out there, they saw where it was proposed to locate it. It is a good location. He thought if it was closer to the tree, it might be better.

Ms. Okuma said she could do that. They could shift it toward Palace. The utility is right there but she thought it was close to that sign. They could move it. She would like to stay 10' away from the tree.

Member Powell said the height of it didn't bother him; just the width. The wider sidewalk is better. With a 4' obstacle, it is back to about a 10' width.

Ms. Okuma said the walkable width is 7'. And with that added width, it will all be usable for walking.

Member Powell suggested it is a little bit more like a monument than a wayfinding sign.

Ms. Okuma said there was a previous design that was more artful but the sense was that it would not meet other standards for downtown signage. From the transit side, it is hoped to brand it for transit which is for the whole street, edge to edge.

Member Powell said right now it is 3' 6" and 3' would be more appropriate.

Ms. Okuma said the width is pretty tight.

Member Powell felt this would be a great addition.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-16-096 on Sheridan Avenue, to approve the application with staff recommendations and noting they have met all exceptions. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 4. Case #11-I6-056. 1109 East Alameda Street. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to remodel the property with 210 sq. ft. addition and 261 sq. ft. portal. An exception is requested to have openings nearer than 3' to a corner (Section 14-5.2(E)(2)(b)). (Sobia Sayeda)**

BACKGROUND & SUMMARY:

1109 E. Alameda Street is a 1,918 Sq. Ft. non-contributing residence built in Northern New Mexico Vernacular style on a 5,427 Sq. Ft. lot at maximum height of 15'-4" in the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following 9 items:

1. A 260 Sq. Ft. portal on the south side with stuccoed pilasters and acid washed galvanized corrugated metal panels on a pitched roof are proposed at maximum height not to exceed existing pitched roof. Stucco to be El Rey Cementitious "Sandalwood" color. Exposed wooden elements to be stained "Aspen" color.
2. A 175 Sq. Ft. kitchen addition on the East side. Stucco to be El Rey Cementitious "Sandalwood" color. windows and doors to be aluminum clad "bone white" color.
3. A 30 Sq. Ft. addition to the north east of existing building is proposed to enlarge an existing mechanical room. A 3' door is proposed to be located less than 3' from a publicly visible corner. An exception is requested and the exception criteria follow.
4. Re-stucco existing structure with El Rey Cementitious "Sandalwood" color.
5. All new windows and doors to be aluminum clad "bone white" color.
6. Re-roof existing structure with acid washed galvanized corrugated metal panels.
7. Two skylights are proposed above the bathrooms and will be publicly visible. No exception is needed. There are a few existing skylights and the applicant is removing them on the west side of the pitch.
8. Exterior lights to be oxidized copper or tin.
9. Retaining walls are proposed to be river rock to match existing.

STAFF RECOMMENDATION:

Staff finds that the exception has been met and 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.

The applicant submitted two letters from neighbors that came in this week and are in support of the application. A copy of the letters is attached to these minutes as Exhibit 4.

Questions to Staff

Chair Boniface noticed the skylights are visible and suppose they are being removed. He asked why Staff said the ones that are publicly visible are acceptable.

Ms. Sayeda said the ordinance section on rooftop equipment is silent on that issue in non-contributing buildings.

Chair Boniface asked what effect it would have on the streetscape.

Ms. Sayeda said they are located to the northeast of the property and would have minimal visibility. It was kind of a tradeoff. The applicant can explain that. They wanted to bring light into a small area which is a bathroom and shower. They wanted a large window less than 3' from corner which is not allowed.

Member Biedscheid asked why Staff is not applying the three-foot rule on the new windows.

Ms. Sayeda explained that it is an existing condition so the applicant is not enlarging but reducing the window sill there and the windows will actually be smaller. They are not exaggerating the existing condition and actually minimizing it.

Member Biedscheid agreed it is much more in keeping. But it seems a little inconsistent to apply it to the door.

Ms. Sayeda explained that the door is new.

Mr. Rasch said it is a legal nonconformity and they are not intensifying it.

Member Roybal asked about the condition of the existing house.

Ms. Sayeda said the visual aesthetic needs some help. Definitely, it needs upgrades.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova, Unit 369, who had nothing to add to the staff report and would be happy to answer questions.

Questions to the Applicant

Member Roybal liked what Mr. Little has done to improve the look of the house. It is an excellent job.

Chair Boniface echoed that comment. It is a very nice job. It certainly needs help.

Public Comment

Mr. Eddy (previously sworn) echoed those feelings. This is a huge aesthetic improvement to this house and will enhance the streetscape. He commended the owner for the direction he is taking.

Mr. Will McDonald (previously sworn) thought this is a great improvement, as well. Regarding the windows on the east that are close to the corner, the argument was that they already exist. The three-foot corner rule applies to the masonry structure that needs that strong corner and you see a carpentry finish above those windows. Those with carpentry above them is a nice detail that should be accepted here. It obviates the need for that heavy corner.

Member Biedscheid thanked Mr. McDonald for that statement. She appreciated his comments.

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

Action of the Board

Member Roybal moved in Case #11-16-056 at 1109 East Alameda Street, to approve the application per staff recommendations for items 1 through 9 and noting that all responses for the exceptions have been met and the proposal meets the requirements of the ordinance. Member Bayer seconded the motion.

Chair Boniface asked for an amendment that the exterior lights be taken to staff for approval and that skylights be low profile.

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

- 5. Case #H-16-097A. 914 Canyon Road. Downtown & Eastside Historic District. Will McDonald, agent for Carrie Rowland, owner, requests a historic status review and designation of primary elevations, if applicable, of a noncontributing residential structure. (Nicole Ramirez Thomas)**

BACKGROUND & SUMMARY:

914 Canyon Road is residential structure currently designated as noncontributing to the Downtown and Eastside Historic District. Staff requested a status review of the property in advance of construction application for the property.

The home was built as a single-family residence in the Pueblo Revival style by 1928 according to a city directory. The home appears to have served as a duplex and triplex over the course of its history as is indicated in a directory from the 1950s. After 1960 the house once again became a single-family residence. Between the time of the initial construction of the building and the final construction episodes in 1967, the house appears to have had several additions. By 1967 the footprint of the house including the garage and second floor apartment is as it is seen today.

The current HCPI form indicates that changes in windows over time have also changed the massing of the structure. While the window openings have changed through time, the configuration and style of the home have been maintained. Details of the style of the home include its general configuration and footprint and the retention of the Spanish-Pueblo Revival style, and the retention of the footprint of the building since 1967.

In 2007 the Board heard a case for this house and it is noted in the case file that the windows on the house were changed in the 1970s and the 1980s. The 2007 case was a request for replacement of the windows on the north and west elevations with no window dimension changes. The windows on the south and east elevations of the home appear to have been replaced sometime in the late 1990s or early 2000s. Given the size and style of the windows it is likely that windows on the south and east elevations required opening dimension changes.

Elements of the home that contribute to the Downtown and Eastside Historic District are predominately associated with the north elevation of the home. The proximity of the property to the street front is characteristic of the homes along Canyon Road. The wall design and stairs at the front of the house offer unique character within the district, and while the windows have changed on the north elevation, the sense of massing that is characteristic of Santa Fe Style is still present.

STAFF RECOMMENDATION:

Staff recommends the historic status of the home be upgraded from noncontributing to contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. She recommended that all levels of the north elevation of the residence which constitute the street frontage, including the yardwall and garage, be designated primary.

Questions to Staff

Chair Boniface said it appears this status review is before the Board because someone wants to do some work on this in the future. He was surprised it doesn't have a status currently.

Ms. Ramirez Thomas explained that the woman who owned it had lived there about 40 years and it just recently sold. She did not think the construction application would likely be extensive.

Member Powell said the Board only saw the front façade. He asked if there are neighbors who see this.

Ms. Ramirez Thomas said the walls are relatively high. It was a family compound for a long time. Behind this house is another house or a couple of others tucked behind it.

Member Powell didn't know it was this property until the Board got there. He asked if the sides are visible.

Ms. Ramirez Thomas referred to page 9 noting that the part labeled #2 is a little visible from the street. Construction of the yard wall is on pages 4-5.

Member Powell asked if #15 and #19 are not very visible.

Ms. Ramirez Thomas clarified that façade #15 is the lower level and #19 is the higher level.

Member Biedscheid understood Staff is recommending #1 as primary. She asked about #2 and #3.

Ms. Ramirez Thomas said she did consider 2 and 3 but didn't think there was anything particularly character defining. Number 2 is largely obscured by the large corner of the yardwall.

Member Biedscheid referred to image 5 on page 11 and asked if that was façade #2.

Ms. Ramirez Thomas said that façade is image 6.

Chair Boniface referred to the displayed photo and pointed out a window on the far right. He asked if that is part of façade #1 or #3.

Ms. Ramirez Thomas said the window is part of #1. Her recommendation is described on page 17 and includes part of that little area behind the wall.

Chair Boniface pointed out the part he was asking about.

Ms. Ramirez Thomas said that is part of façade #3. Then she corrected herself and said it is façade #1. She described it on page 17 as part of the little area behind the wall. So #1 is the wall and right behind that is the wall of the home.

Member Biedscheid asked her to explain image 6. She asked which façade that show and if it possibly was the historic iron railing.

Ms. Ramirez Thomas reiterated that image six is façade #2 and she disagreed it would be a historic railing.

Member Biedscheid asked if she thought the steps in that phot are characteristic or historic.

Ms. Ramirez Thomas thought they were constructed over time. The home and the way it was constructed over time was hodge podge. It has multiple levels and has been divided at points and then put back together so she had a little uncertainty on the date when that opening was put in.

Member Bayer, noting that Staff disagreed about the iron railing being historic and asked what she thought about the light fixture.

Ms. Ramirez Thomas said she had trepidation about the light fixture. She believed it was an Artesanos fixture.

Applicant's Presentation

Mr. Will McDonald (previously sworn), said image 6 is the front door. Image 5 looks at façade #2. So image 6 is part of #2 and image 5 looks at that façade as seen outside the wall. Behind the tree, you can see the top of the front door. The railings are invisible from the street. The double casement at the west end is part of the entry way and part of façade #1.

Questions to the Applicant

Chair Boniface asked then if the double casement is like a vestibule.

Mr. McDonald agreed. Most of this design is window replacement on the south side.

Chair Boniface said the Board is not supposed to discuss that part of the case.

Member Biedscheid said she thought she understood that the front door was on page 17 and is near what Staff marked as primary. She asked if that is #2 or #1.

Ms. Ramirez Thomas said her intention was that everything on the Canyon Road frontage and the walls and the garage be considered primary. Interior spaces that go further back, including 2 and 3, she had more question as to their modification and no particular historic character emanated from them.

Member Biedscheid said okay.

Public Comment

Mr. Eddy (previously sworn) had a question about image #5 whether the applicant knows the origin of that gate. He was not that familiar with that carved gate but thought maybe it was made by John Paradise. The doors of the Dragon Room were made by him. He was an exceptional carpenter. He just wanted that in the public record.

He noted on that wall is a light fixture and wondered if that is New Mexican tin or Mexican tin. If it is Santa Fe tin, it has tremendous importance.

He asked if this building is adjacent to the Cassidy residence. This shows a boundary line with the Cassidy residence. Because of that, he really encouraged the Board to upgrade it to contributing, if only to help protect the Cassidy compound.

Member Powell asked if the gate he was talking about is on elevation #2.

Mr. Eddy said it is image #5.

Mr. Rasch said it is the yardwall which is recommended as primary.

Ms. Ramirez Thomas clarified that she wanted to include the entire yardwall. The window behind the wall. Façade #2 is the house.

Mr. Rasch said this floor plan doesn't show the yardwall.

Chair Boniface asked if Staff feel the light fixture in Image #6 is an Artesanos fixture.

Ms. Ramirez Thomas agreed.

Mr. Eddy clarified when he mentioned the carpenter, he was not certain but that gate looks like what Mr. Paradise would have done. He did the doors at the Pink Adobe in the late 1970s. He was a cabinet makers from the 1960's and that may be his gate.

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

Mr. McDonald said he didn't know anything about the gate or the light fixture. The gate is in good shape and he thought it would stay.

Ms. McDonald said he was in agreement with Staff recommendations.

Member Biedscheid asked Staff regarding Mr. Eddy's comment to protect the adjacent property, if that isn't like what the Board just talked about on Camino de las Animas.

Mr. Rasch cautioned that if the Board starts talking about designating historic space, the Governing Board will challenge the Board.

Action of the Board

Member Biedscheid moved in Case #H-16-097A at 914 Canyon Road, to upgrade the historic status from noncontributing to contributing and designating façade #1 as primary including the garage, the yardwall, and the portion of it that wraps around the east to cover the front door and the second level of façade #1. Member Roybal seconded the motion.

Member Bayer pointed out that the wall wraps around on the west side.

Member Biedscheid said meant west, not east.

The motion passed by unanimous voice vote.

6. **Case #11-16-098. 328 Camino Cerrito.** Downtown & Eastside Historic District. David and Tandy Ford, agents/owners, propose to remodel a non-contributing residential structure including raising parapets to a height of 14' where the maximum allowable height is 14', replacing existing windows and doors, and construct a 4' high coyote fence atop a retaining wall. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas handed out elevations. A copy of the elevations is attached to these minutes as Exhibit 5.

BACKGROUND & SUMMARY:

328 Camino Cerrito is a single-family residence constructed in the Spanish-Pueblo Revival style. The home is two-stories and was constructed around 1970. It is noncontributing to the Downtown and Eastside Historic District. A case for a remodel of the property was heard by the Board in 1996 and another case for remodel of the property was heard in 2012. The applicant is requesting approval for improvements to the property.

The applicant requests the following nine items.

1. Replace the front door on the east elevation of the home. The door will be a single wooden door with side lites on either side. A design of the door is provided in the packet. (Pp 52, 53)
2. Increase the parapet height of the casita and increase the parapet height on the north elevation of the first story of the home. The increase of the parapet height will be no greater than 14 feet in height where the maximum allowable height is 14 feet.
3. Increase the height of an existing yardwall along the south margin of the property, which is made of stone. The current yardwall is a retaining wall and is 3 feet high and retains 2' of dirt. The applicant requests to place a 4-foot coyote fence (four feet of coyote fencing) with irregular tops atop the existing stone yardwall, bringing the height of the fence to a total 7 feet tall from applicant's yard and 5' from the neighbor's yard. The maximum allowable height of fences/walls that incorporate a retaining wall is 10 feet in total. The adjacent property (to the south) is two plus feet higher in elevation due to the slope of

the land. A wall cross section drawing is provided in the packet, along with a typical profile, and photos of the desired type of wall are provided in the packet.

4. Replace windows with in-kind materials of wood and aluminum clad. The divided lite windows will meet the necessary lite pattern dimensions and come into conformance. The current lite pattern of some of the windows is non-conforming. The current color of the windows is "Moss" and the applicant is requesting to change the color to "Windsor Military Blue." A color sample is provided.
5. Replace the master bedroom window. A change in dimension for this window is necessary for egress (on the bottom floor of the master bedroom). The current window is 40 inches high by 40 inches wide. The new window will be 56 ½ inches high by 33 ½ inches wide. The window will be divided lite. It is located on the west elevation of the home.
6. Installation of two Mitsubishi heat pump units for the main house. The units will be placed at the north elevation, near the west corner, adjacent to the home at ground level and on the stepback (roof) of the first story. They will not be publicly visible. The units will be 44.4 inches high by 35.5 inches wide by 14.5 inches deep. A map indicating the locations of the units is provided in the packet (page 38).
7. Installation of solar panels above both the garage and the casita. The solar panels will not be publicly visible. Page 55 shows the map of their location.
8. The applicant requested administrative approval for re-roofing of the roof over their living room due to an immediate need for re-roofing of this area. The administrative approval for the re-roof was granted in October 2016.
9. Re-stucco the home and accessory units in elastomeric "La Luz" but the applicants may ask to change it to "Abiquiu."

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Boniface asked her to speak more about the proposed coyote fence on top of rock wall.

Ms. Ramirez Thomas agreed. There was discussion about it today. Ultimately, the concern was underlying zoning. The PVR indicates that is the amount they are allowed to request. The measurement Current Planning is taking is from the neighbor's side where there is two feet retaining.

Chair Boniface reasoned that by adding 4' of coyote fence on top of an approximately 3' high stone wall. He said approximately because it appears that the neighbor's grade drops down toward the street. He asked how that works with the 10' code maximum since if it a variable in height rock wall. He asked if the coyote fence has to drop down as the grade goes down.

Mr. Rasch clarified that in general, above grade and retaining in this R-5 district cannot exceed ten feet. And from the applicant's side is the tall side. From the neighbor's side is the short side and he saw a maximum exposure above grade to be about 1' on the rock wall. So it is about 5' maximum above grade.

Member Biedscheid asked if Staff calculates a maximum allowable height for a wall in this streetscape.

Mr. Rasch said for anything that is perpendicular to the street, Staff follows zoning height and in this R-5 district, the maximum allowable height above grade is six feet.

Applicant's Presentation

Present and sworn was Mr. David Ford, 324 Camino Cerrito, who said Ms. Sayeda had given them a stucco color sheet and he went to the other house and agreed to the color but their contractor to them they were looking at the wrong kind of stucco and brought a STO color sheet and they determined it is Abiquiu in color.

He said regarding the coyote fence that they live next door to this property and rent 324 Camino Cerrito. And the house is 328 Camino Cerrito. The 324 Camino Cerrito property has the exact same coyote fence on the side of the property. That is how they came up with this idea.

Questions to the Applicant

Chair Boniface asked if they propose to remodel and replace the windows with simulated true divided lite windows or snap in muntins.

Mr. Ford said they are not snap in muntins. They all have a metal piece in between the two window panes. The neighbor told him those windows were replaced in 2004. Originally, they wanted to replace only four of the windows but at this point, they all get moisture in between them.

Chair Boniface asked if they are proposing that same design.

Mr. Ford agreed.

Chair Boniface explained for everyone that when you look on the glass, the lower right corner will actually have the date the window was manufactured etched in and there is a good chance the window was installed the same year.

Mr. Ford said the windows failed very quickly. The window manufacturer is out of business because so many of them failed. So they have to be replaced.

Chair Boniface asked if the solar panels are in the rear on the guest house and the garage.

Mr. Ford agreed.

Chair Boniface asked if their angle is fairly flat.

Mr. Ford agreed. He forgot to copy the data he gave to Staff. The angle from the solar manufacturer and they are almost completely flat and not visible, especially on the garage. That is why they wanted to increase the parapet on the guest house.

Chair Boniface noted in the application is a photo of the existing door and wanted to add a couple more lights in the lower portion on either side.

Mr. Ford agreed. The reason is to get light into the house. They want a solid door but lights instead of side panels.

Public Comment

Present and sworn was Ms. Tandy Ford, one of the owners at 328 Camino Cerrito, who said what they were trying to at the door was to go back to something more authentic to the historic district because what is there now is a patio door. They are having the door custom made. They walked for miles in the district looking at doors to make it more compatible with them.

Mr. Eddy (previously sworn) said this is actually a very cool house and he thought it might be the first case of visible structural steel applied to the inside. It was on the south elevation.

Ms. Ramirez Thomas clarified that the steel is not there anymore.

Chair Boniface said, once again, it was brackets.

Mr. Eddy said they did a good job when they created that structure. This made his day and he hoped they never see it's like again.

He was curious about the coyote fence on the wall. He saw two photos of two distinct walls of different character. One is a pretty historic wall in the vernacular stone work like others all over Acequia Madre. The stones are squared stones and flat.

Ms. Ramirez Thomas said they are shown on page 41.

Mr. Eddy said the other was another wall of a very different character. He suspected the first was an older wall. He asked which one has the coyote on it.

Ms. Ramirez Thomas said that was on the south side of the driveway which is shown on page 41.

Chair Boniface said that is the one with flat stones.

Ms. Ramirez Thomas said there are structural concerns with that wall.

Mr. Eddy said that wall is very historic and he would hate to see anything that affects its integrity.

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

Ms. Ford said they want to fix that wall. It has been hit numerous times and they would like to have it repointed. The other reason for the coyote fence is that the adjacent neighbor has garbage cans and electrical panels there. She spoke to her neighbor about it and she indicated she doesn't have problems with that. If the Board drove by, the higher coyote is unsightly and falling down.

Chair Boniface asked how they are proposing to support the coyote fence and also how they will attach the coyote to the rock wall. This comes to the point Mr. Eddy just made.

Mr. Ford said they propose to mirror the wall on the other side of 324. They look almost identical and it probably was in poor shape earlier. They repointed it to fix the loose rock and drilled down with steel to support the coyote fence.

Chair Boniface asked if that was the wall shown on pages 42 and 43.

Ms. Ramirez Thomas said no. Those pages show what they propose. She added that the property is not contributing and neither is the wall.

Member Biedscheid asked which side will have the support structure for the coyote fence.

Mr. Ford said the supports would be on the other side.

Member Powell said the Board normally asks it to be on the owner's side.

Mr. Ford said if the Board doesn't like the coyote fence on the wall, they could put it in front of the wall which is what is already there. They were just looking to mirror what is on the other side.

Chair Boniface said the Board would like to preserve the rock wall but maybe they don't have that much purview. If you put coyote in front of it, you are hiding it so you can't win either way.

Mr. Ford said they just wanted to copy what is there.

Mr. Rasch added that if the coyote fence goes in front, it can only be six feet high.

Ms. Ramirez Thomas said that would be one foot shorter than proposed. The total would be seven feet and five for the neighbors.

Chair Boniface understood.

Ms. Ford said she used to work in historic preservation, archeology and on architectural evaluations. It will be more pleasing to have the coyote on top of the wall - visually more pleasing and also to the neighbors.

Action of the Board

Member Biedscheid moved in Case #11-16-098 at 328 Camino Cerrito, to approve the application as submitted with the conditions that the stucco color be changed from La Luz to Abiquiu and that the coyote fence be on top of the wall with metal support structure facing the property on the north side of the wall. Member Roybal seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Member Biedscheid said she would be absent from the meeting on December 13.

J. ADJOURNMENT

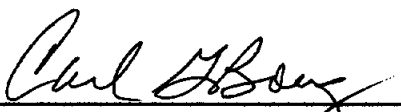
Upon motion by Member Roybal, the meeting was adjourned at 7:26 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz, for Carl G. Boaz, Inc

Historic Districts Review Board
November 22, 2016

EXHIBIT 1

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

Case #H-16-039B

Address – 1005 E. Alameda St., Unit F

Agent's Name – Trey Jordan Architecture

Owner/Applicant's Name – Madeline Gehrig

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2016.

1005 E. Alameda Street, Unit F is a single-family residence located within the Alameda Hill Condominiums. The property is noncontributing to the Downtown and Eastside Historic District. The Board approved a remodel application from Applicant in June 2016. The current Application is a request to change the remodel design. The Applicant requested the following:

1) To place Pella Designer Series Snap-in Between-the-Glass Blinds or Shades on the west and east elevations of the addition. The windows are not offered with a true divided lite pattern option. The west elevation will look into an interior courtyard. The east elevation is to be exposed to the interior of the compound. The Applicant proposed two iron window grills created in the style of the existing Bill Lumpkins window grills found on the interior courtyard of the house. An exception is required to install a window with a single pane of glass larger than 30 inches in dimension (SFCC 14-5.2(E)(1)(c)).

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 not all of the exception criteria have been met to place non-divided lites on a noncontributing structure because Applicant had not presented a range of design options. Staff opined that additional testimony at the hearing may bring the exception request into compliance. Otherwise Staff found that the Application complies with 14-5.2(D), General Design Standards, Height, Pitch, Scale and Massing.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
☒ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
☒ Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request (to use single panes of glass larger than 30 inches in any dimension) was applicable to this Application:
☒ Exception criteria were not met, as found by staff.

7. The third criterion for the exception requires that the Applicant consider the full range of design options.
8. Applicant testified that she needed to be able to darken her studio and bedroom.
9. In exploring the full range of design options to satisfy that need, Applicant rejected the suggestion that Venetian blinds of the sort that adorn the City Council Chambers would do on the basis that they were not attractive enough for her home, a conclusion reasonable minds may well accept.
10. But a myriad other design alternatives are readily available, such as every conceivable kind of curtains, window coverings and Venetian blinds, all of which are Code compliant.
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 criteria for the exception to the 30-inch rule 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 approved the iron window grills, but otherwise denied the Application as recommended by Staff.

IT IS SO ORDERED ON THIS DAY OF NOVEMBER 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
November 22, 2016

EXHIBIT 2

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

Case #H-08-054

Address – 530 Camino del Monte Sol

Agent's Name – Lisa Roach

Owner/Applicant's Name – Robert & Kris Barrie

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2016.

530 Camino del Monte Sol is a Spanish Pueblo Revival style residential structure, which is designated contributing to the Downtown and East Side Historic District. The east elevation and a portion of the south elevation of the house are primary. The date of construction of the original house is 1928 and modifications to the property occurred in the 1950s, 1960s and 2000s. The original house may have been designed and built by artist Frank Applegate.

In 2004, the Board approved the addition of 773 square-feet of roofed area to the house for a kitchen and portal. The addition was added to a non-primary elevation (the north elevation) with an exception to place a portal closer than 10 feet from the primary (east) elevation of the home. At the time of the 2004 hearing, a non-historic garage to the west elevation of the property was included in the overall calculation of the increase in the footprint of the house. The total increase of the property footprint including the garage and the addition was 49% of the historic footprint. At the Nov. 8, 2016 hearing, the Applicant proposed the following nine items.

1) Addition of 1,641 square feet to the property's west elevation. The additions include interior space, storage and mechanical space, and two portals. An exception was requested to exceed 50% of the historic footprint of the property (14-5.2(D)(2)(d)).

2) Install an 8'x8' spa in the backyard and construct a 3'-4" yardwall in the backyard to define the yard area.

3) Remove three significant trees once approval is received from Land Use staff.

4) Replace two existing exterior doors on the south elevation (not the portion of the south elevation considered primary).

5) Replace existing window and door on the west elevation with bi-leaf French doors.

6) Windows and French doors on the addition will be simulated divided lite and will be an off-white aluminum clad to match existing.

7) Stucco will be elastomeric "Suede" to match the existing stucco.

8) Doors will be stained wood to match existing exterior doors on the property.

9) Portal posts and beams will match the property's existing portals in light brown stain.

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 the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

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. An Exception Request (to exceed fifty percent of the square footage of the existing historic footprint) was applicable to this Application:
 - X Exception criteria were not met.
7. The existing house footprint is approximately 3,261.75 square feet, and the home is primarily one level, with a few interior steps.
8. The largest, oldest part of the existing house is on one level and contains a substantial living room and kitchen, two bedrooms and a bath.
9. A few steps down are two more bedrooms and a bath.
10. The historic footprint of the house is approximately 2,560.25 square feet.
11. Without an exception granted by the Board, the Applicant would have only approximately 578.625 square feet to build without needing such an exception.
12. The Applicants request an exception to increase the square footage by approximately 1,599.51 square feet to the property's west elevation, to include interior space (a large master bedroom and bathroom), storage and mechanical space, interior steps, and two portals. The only interior connection of the master bedroom and bath to the rest of the house is up three stairs and then through narrow doors to a bathroom and laundry room.
13. Applicants currently live in Minnesota.
14. Applicants (56 and 60 years old) want to remodel their home for their retirement years.
15. The six criteria for granting an exception, all of which must be met, take several matters into consideration.
16. The first is that the proposed addition not damage the streetscape. Because the addition is in the rear and not visible from the street, that criterion is met.
17. The second and third criteria relate to the residents, namely, to avoid a hardship on the applicants and to allow them to continue to reside in the historic district. (SFCC 14-5.2(C)(5)(b)(ii) and (iii).)
18. To meet the second and third criteria for the exception, Applicants claim a need to accommodate the mobility needs of one of the Applicants who is diagnosed with early (mild) stages of Parkinson's Disease and her thirty-year-old daughter diagnosed with cerebral palsy who is in an electric wheelchair and who occasionally visits. (Packet, page 22)
19. Applicants' proposed addition, however, does not resolve the mobility issues and raise additional ones, raising questions about the validity of mobility as the basis for requesting the exception.
20. The existing house is one story but has several levels with interior steps and narrow doorways, which fundamentally does not match the Applicants' mobility needs. (Packet, p. 34.)

21. The Applicants' proposed addition has even more steps, albeit steps that may be modified with removable wheelchair-accessible ramps.
22. The Applicants stated that the only room in the proposed remodel that the wheelchair-bound daughter would be able to live in is the proposed back bedroom with a wider access door to the bathroom (top left on packet p. 35), but the master bedroom and bath would connect to the rest of the house only up three stairs and only through two doors, one into a bathroom and one into a laundry room, that are too narrow for a wheelchair to comfortably maneuver from that bedroom.
23. The existing doorway limitations were nowhere addressed in the proposed design.
24. It is apparent that the motivation of the proposed remodel is not mobility needs, needs that would much better be met by a one-level house, but rather is for substantially more space, an amount of space noted in testimony that is similar to Applicants' house in Minnesota.
25. Without mobility accessibility as a reasonable motivation, the Applicant's desire to substantially increase the square footage does not meet the second and third exception criteria under SFCC 14-5.2(C)(5)(b)(ii) and (iii).
26. Exception criteria four and five under SFCC 14-5.2(C)(5)(b)(iv) and (v) concern only conditions and circumstances of the land and structure itself. For example, a restricted set-back requirement may be used to justify placing an addition closer than allowed to a primary façade.
27. The Applicants' desire for an addition that exceeds 50% of the footprint of the historic structure is not related to the condition or circumstance of the land and structure. The proposed addition would be too big regardless of how large or level the lot, or where the current structure sits on the property.
28. Wanting a bigger house is not a basis for meeting the criteria (iv) and (v). such a basis would apply to every case in which the owner wanted a bigger house and would vitiate the rule entirely.
29. The Applicants could have proposed an alternative remodel design (assuming it is otherwise in compliance with the Code), such as an unattached addition, which would not require an exception to the 50% historic footprint requirement.
30. Alternatively, the Applicants could have proposed a substantially smaller addition designed actually to meet the mobility needs, which might have been more acceptable to the Board.
31. 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.
32. 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.
33. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
34. The information contained in the Application, and provided in testimony and evidence establishes that the criteria for the exception to the 50% footprint limitation 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 denies the Application.

IT IS SO ORDERED ON THIS DAY OF NOVEMBER 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
November 22, 2016

EXHIBIT 3

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

Case #H-16-094

Address – 324 Camino del Monte Sol

Agent's Name – Dale Zinn

Owner/Applicant's Name – Rios family

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 8, 2016.

324 Camino del Monte Sol is a residential and commercial structure built in the Spanish-Pueblo Revival style, and is currently listed as noncontributing to the Downtown and Eastside Historic District. The house is constructed of adobe, and the fence is constructed of wood slab fencing. The Applicant is the Rios Family, including Board Chair Cecilia Rios, who recused herself from hearing this matter and was not present during the Applicant’s presentation. The Applicant asked for a status evaluation of the property.

The 1912 Kings Map indicates that the property was owned by Henry Martes. No house or structures existed on the property at that time. The house is believed to have been constructed in the 1930s by Frank Applegate. Jesus and Theresa Rios purchased the home from Applegate’s wife, Alta Applegate, in 1942. Prior to the purchase of the home, Mr. and Mrs. Rios had resided at 509 Abeyta Street, the home of Francisquita Padilla Gabaldon, and had started a coal and wood yard there in 1938. Once 324 Camino del Monte Sol was purchased by Mr. and Mrs. Rios, the coal and wood yard was moved to the property which is still in operation today.

The house was originally a four room structure. In the 1940s and 1950s, six rooms were added to the house. A large kitchen was added to the house in the 1950s. In the 1970s a door and window on the northeast corner of the north elevation of the property were removed and a fireplace was constructed in its place.

Screen replacements, door replacements, and window replacements have occurred through time. Steel sash windows replaced wood frame windows in the 1950s. Three wood frame windows remain on the house. Small changes in massing occurred to accommodate the dimensions of the salvaged steel sash windows. One aluminum sliding window was replaced on the east elevation in the 1990s. A portal was added to the west façade of the house in 1966 and the foot print of the home has remained the same since that time. The wood slab fence along the east side has changed over the years with the most recent change occurring in 2012. Repair of the stucco and a wood window sash were undertaken in 2016.

Design elements particular to the home include stone buttresses which were a signature of Applegate’s construction style at homes along what is today Camino del Monte Sol. The home size was increased from a four room structure to a home with six additional rooms and a large kitchen. The manner of increasing the size of the home to accommodate a growing family is common of vernacular style structures within the district. The east elevation of the home is a longstanding contribution to the streetscape of the north end of Camino del Monte Sol.

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 that the historic status of the house be upgraded from noncontributing to contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommended the east and the south elevations as 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 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 Board, in response to the application, finds the structure:
 - X meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report
8. The East and South elevations have features that define the character of the structure's architecture.
9. The East elevation of the home has long contributed to the streetscape of the north end of Camino del Monte Sol in that it is a long, two-story plane mass and has a unique cascading design element.
10. The South elevation retains some of the same historic characteristics of the original home, and has a unique buttress feature.
11. There are two non-historic windows on the South elevation.
12. 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 Upgrade to contributing status, per staff recommendation, that the east and south elevations are primary, noting the exception of the two non-historic windows on the South elevation.

IT IS SO ORDERED ON THIS DAY OF NOVEMBER 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
November 22, 2016

EXHIBIT 4

 1109 E. ALAMEDA
MCCULLEY, LANI J.

From: brad perkins <santafebrad@yahoo.com>
Sent: Monday, November 21, 2016 10:51 AM
To: MCCULLEY, LANI J.
Subject: 1209 EAST ALAMEDA

I write in support of the construction/renovation plans for the subject property.

I live in the neighborhood, a few houses up the street, and have walked/driven passed the property 10 + times a day for many years. The property has been derelict for the entire time.....to the extreme extent that the yard behind the house to the west, and out of sight behind the fence, was used as a dump.

In spite of our glorious, natural sunshine, Mr, Little's plans are the brightest light to have illuminated the property for many years. We should all thank him for his investment courage !

However, my support does not extend to any significant compromise of the Historic Districts Building Codes.

Thank You,

Brad Perkins

1109 E. ALAMEDA

MCCULLEY, LANI J.

From: Randy Pugh <randypugh@aol.com>
Sent: Thursday, November 17, 2016 5:36 PM
To: MLITTLE21@msn.com; MCCULLEY, LANI J.
Subject: Property located at 1009 East Alameda ,

Santa Fe Historical Districts Review Board
Santa Fe New Mexico

Re: Property at 1009 East
Alameda
November 22nd Meeting date.

November 17th, 2016

The Homeowner Members of the Alameda Hills Condominium Association board, next door to 1009 East Alameda, the property directly west on Alameda have worked with the owner, Mark Little, of the 1009 East Alameda property on various occasions . Every working relationship has been a positive experience and we think resulted in positive outcomes for the neighborhood. He has been an excellent neighbor. We have reviewed the current request he has submitted to the Historical Review Board and are in 100% concurrence with his plans.

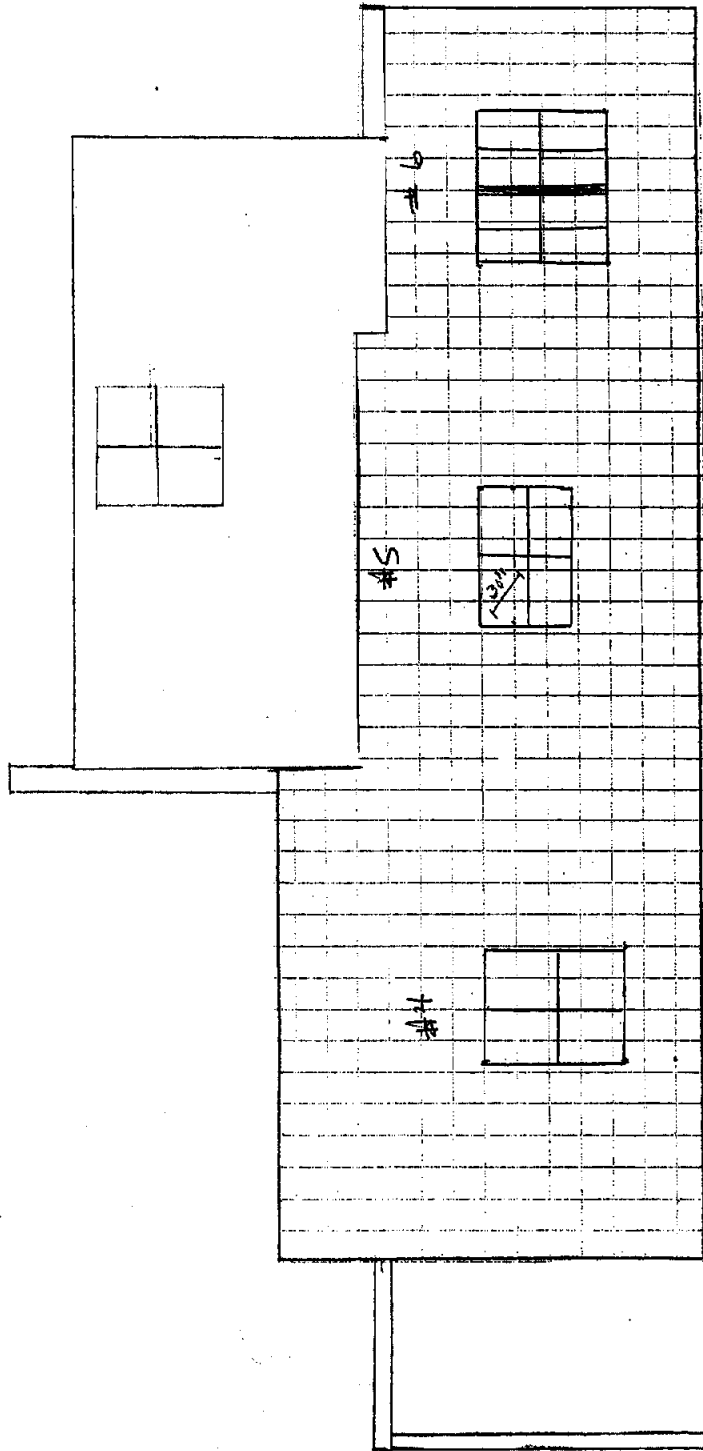
If we can be of any further assistance please do not hesitate to call...

Randy Pugh
Alameda Hills Condominium Association Board
1-505-660-3546

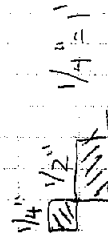
randypugh@aol.com

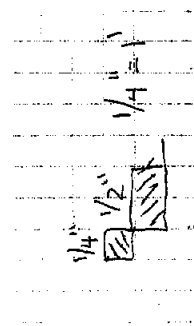
Historic Districts Review Board
November 22, 2016

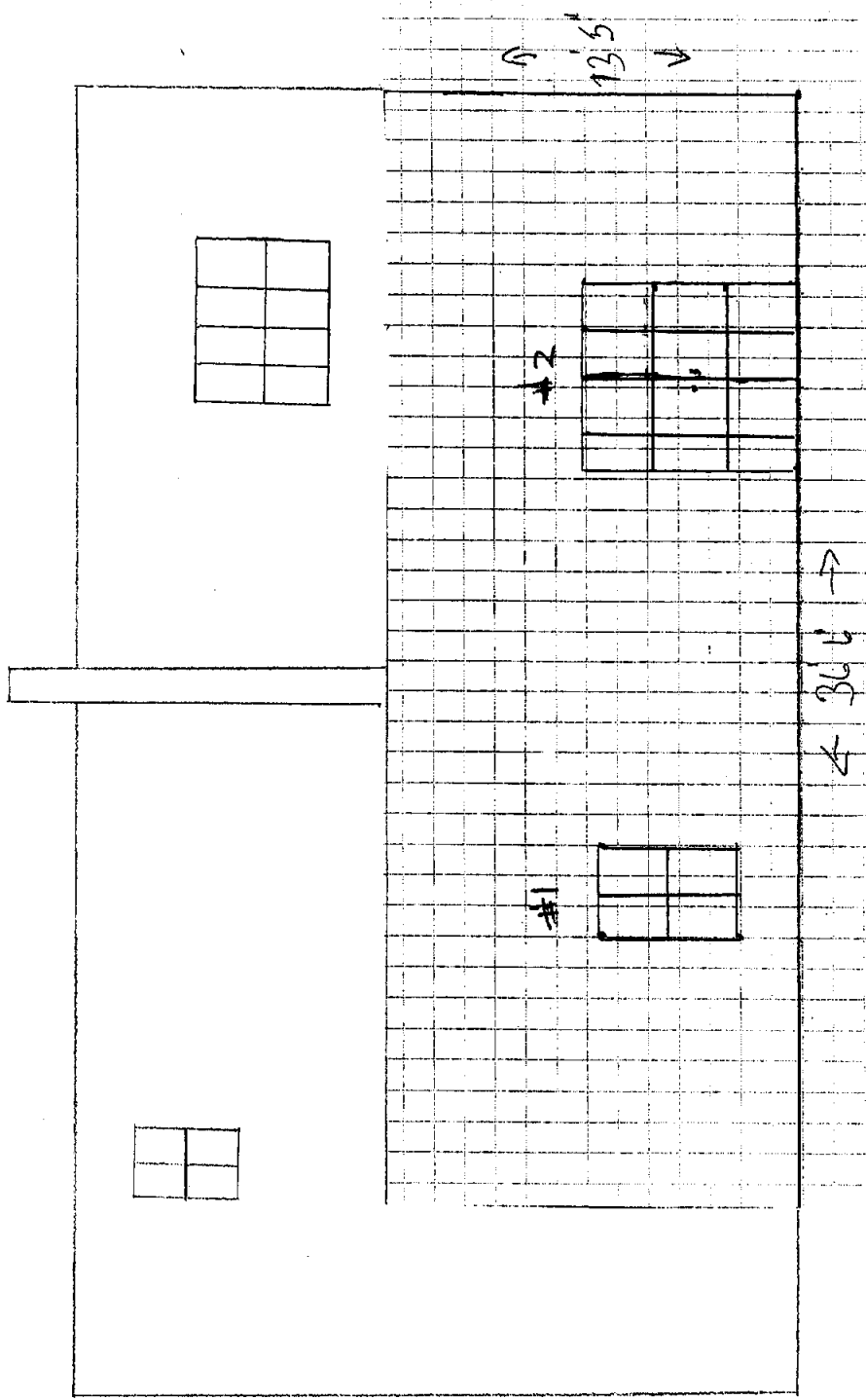
EXHIBIT 5



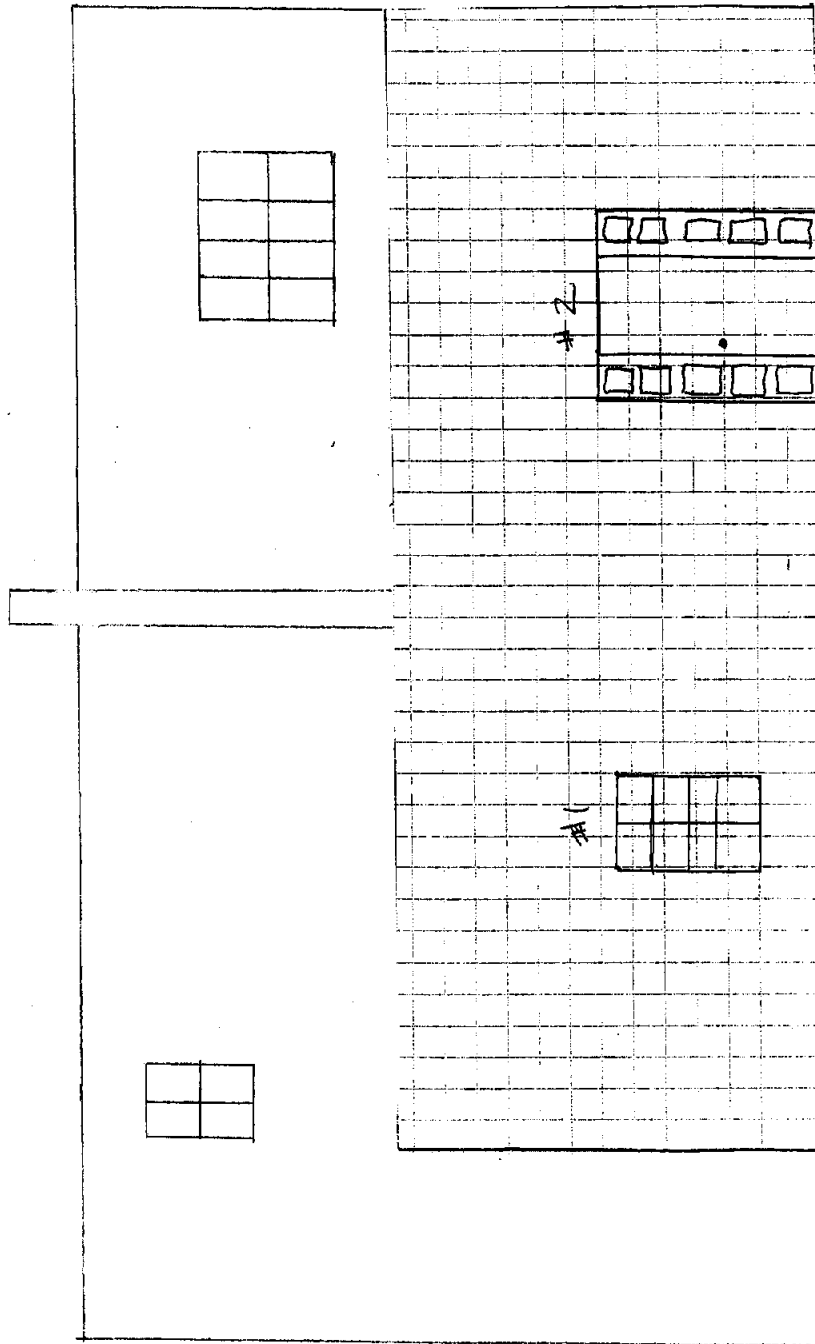
North Elevation - Existing



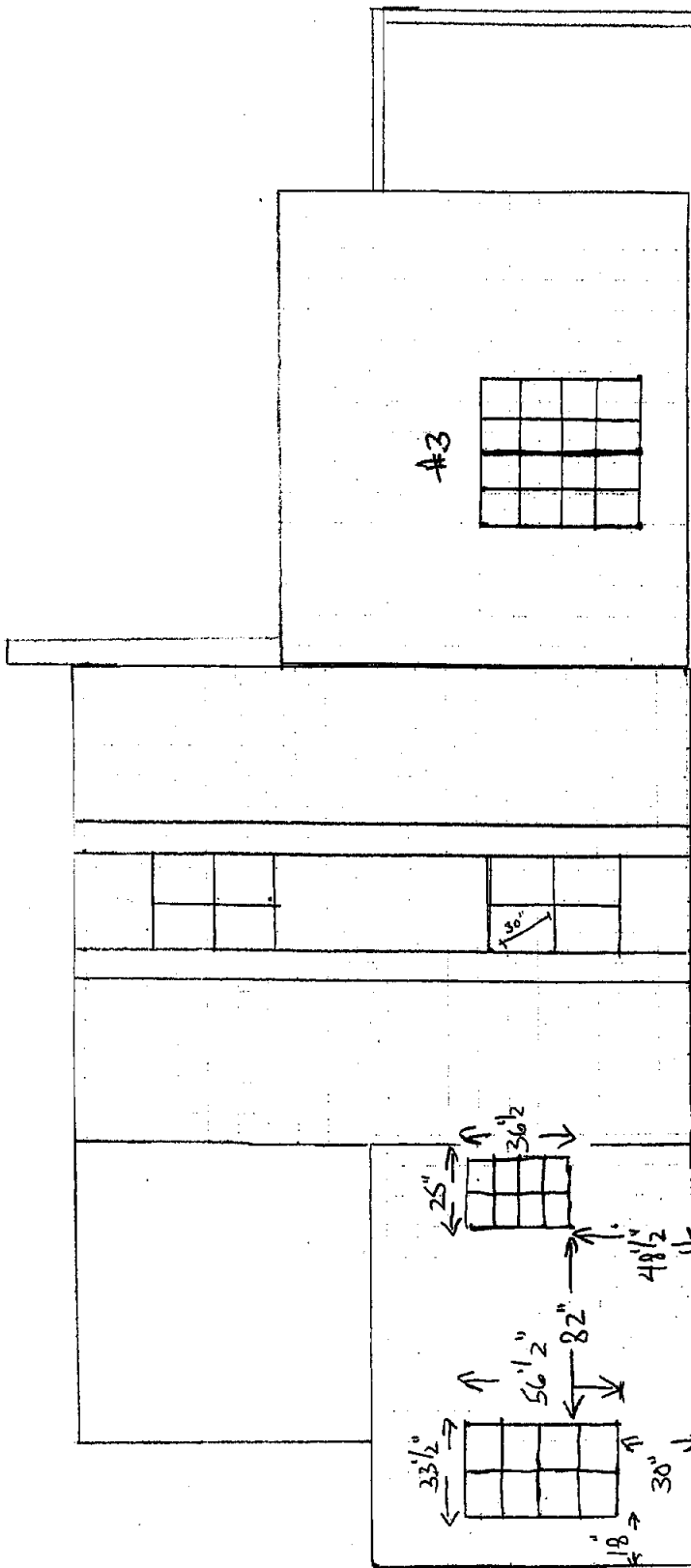




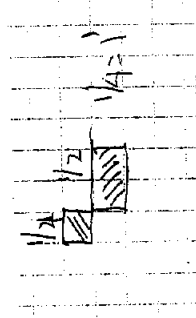
East Elevation - existing

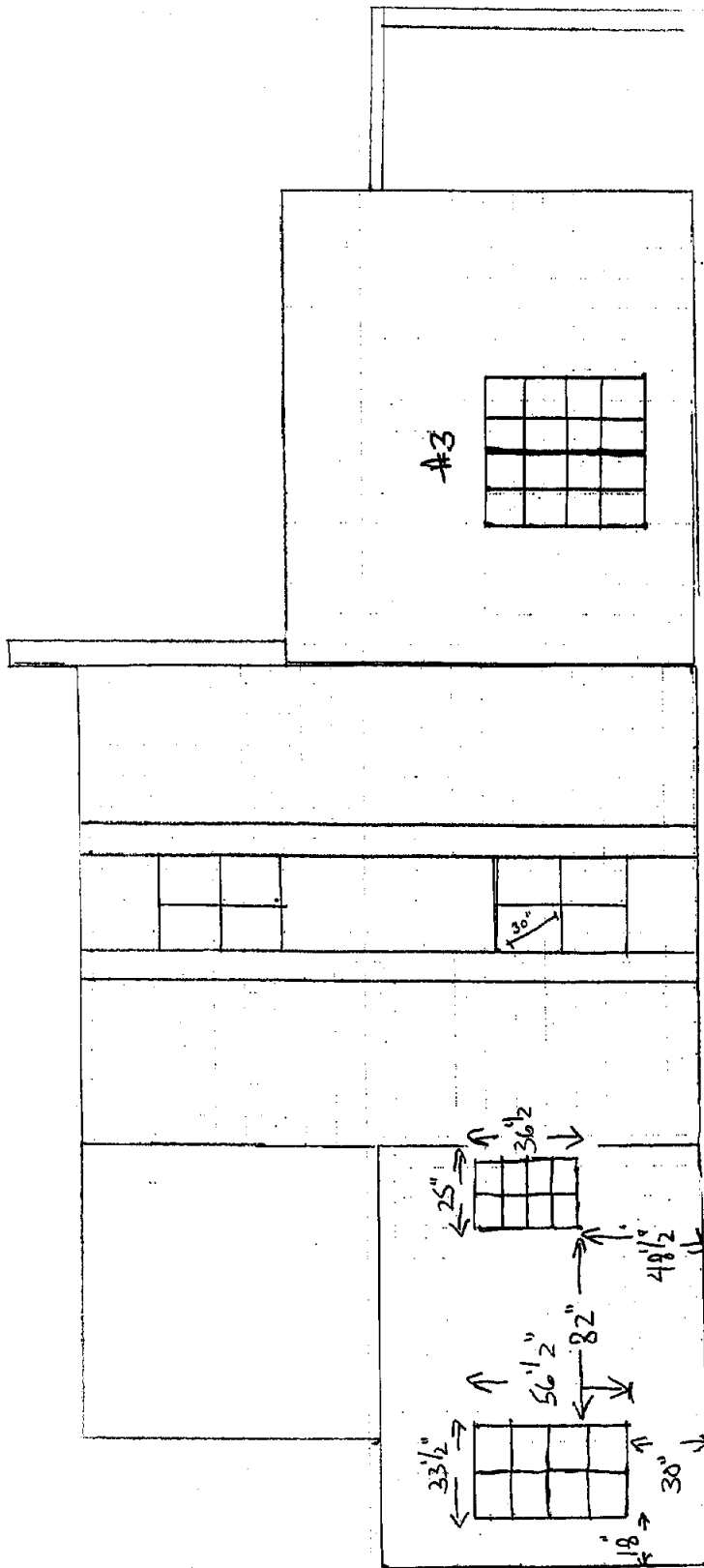


East Elevation - Proposed

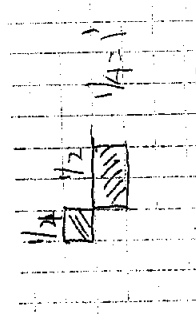


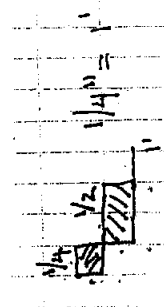
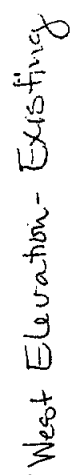
South Elevation - Existing

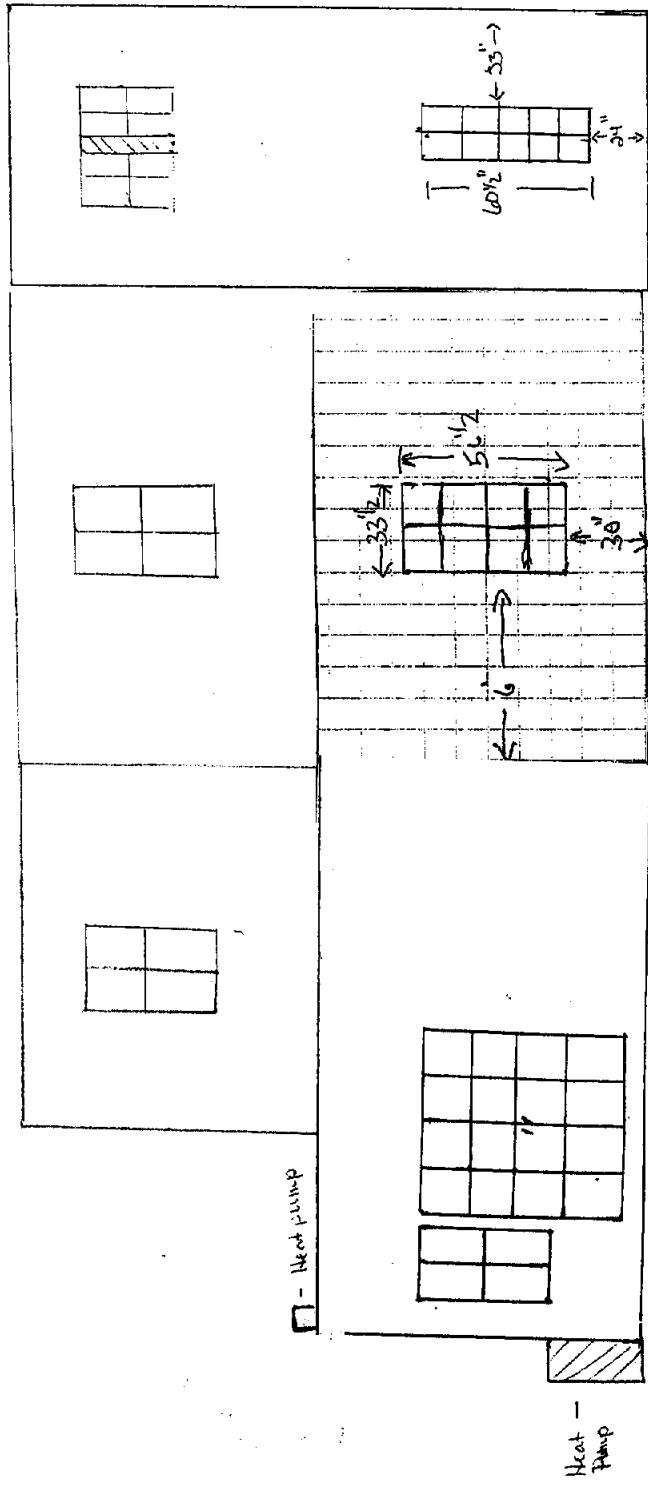




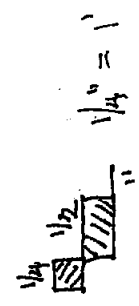
South Elevation - Proposed



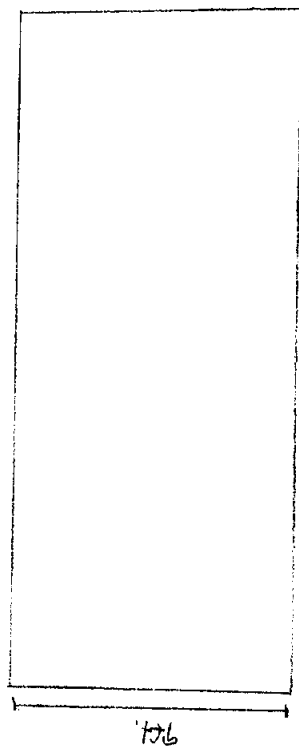




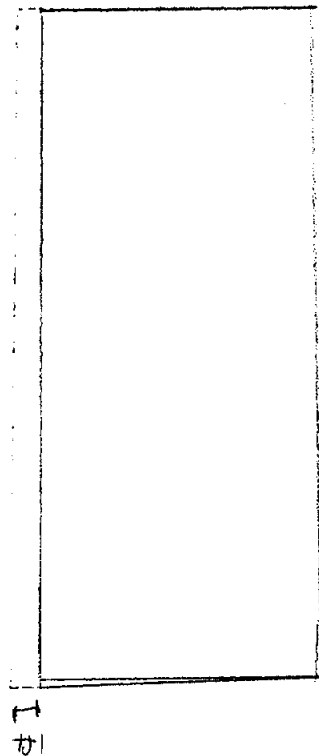
West Elevation - Proposed



Guest House - Porcelain Enamel



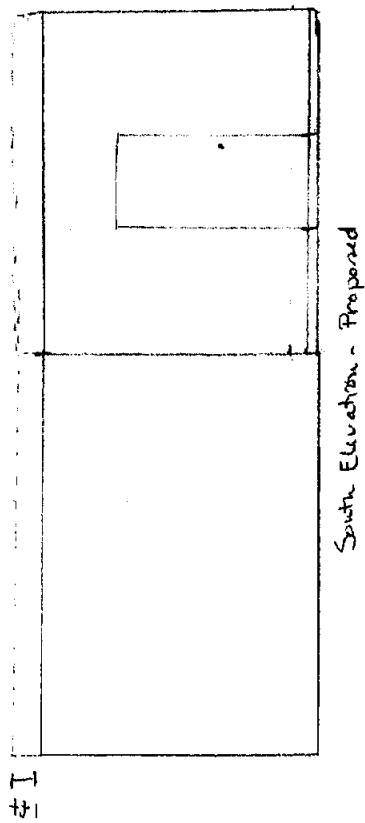
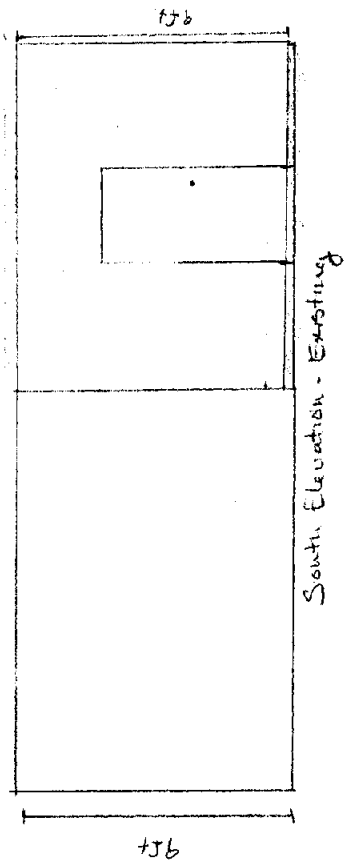
North Elevation-Existing



North Elevation Proposed

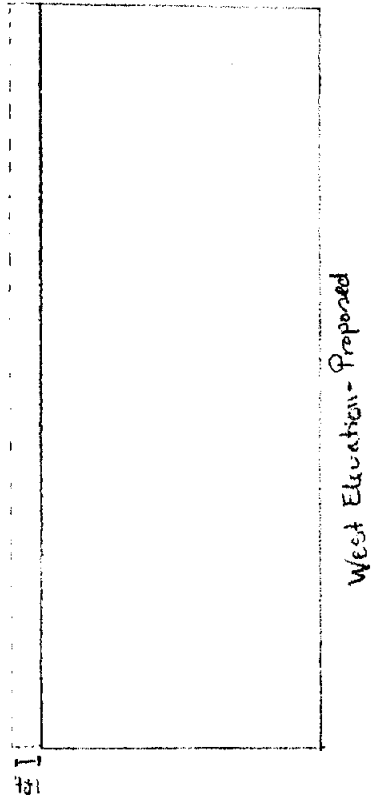
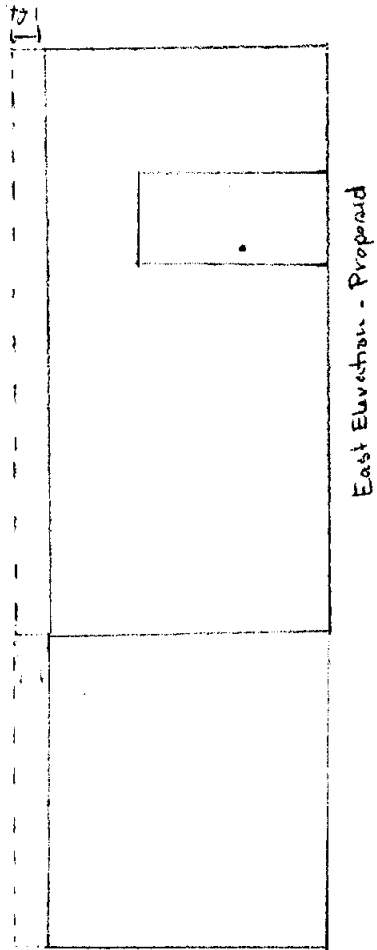
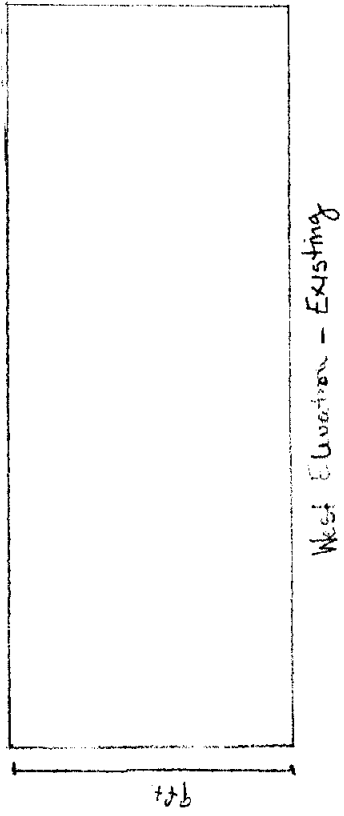
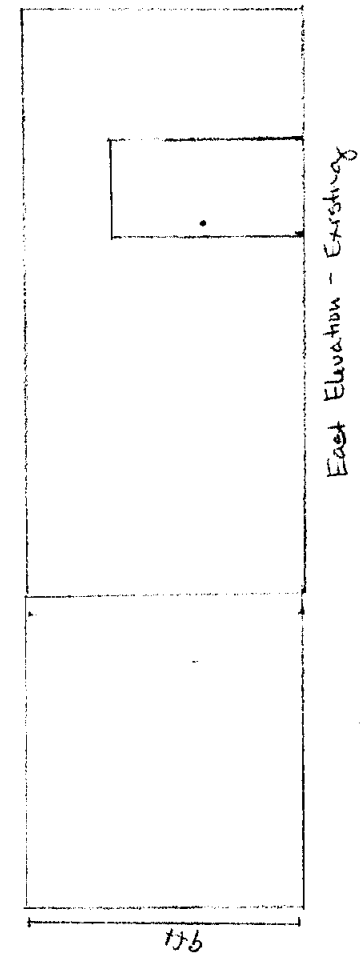
$\frac{1}{4}'' = 1ft.$

Guest House - Parapet Increase



1/4" = 1' - 0"

Guest House - Perimeter Improvement



1" = 12'