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HISTORIC DISTRICTS REVIEW BOARD
March 28, 2017

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

March 28, 2017

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Mr. William Powell

MEMBERS EXCUSED:

Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch said Case #5 has been removed by the applicant.

Chair Rios asked to consider approval of minutes at the end of the agenda.

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

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-16-100B. 1039 Camino San Acacio.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-100B is attached to these minutes as Exhibit 1.]

Case #H-15-053. 1300 Lejano Lane.

A copy of the Findings of Fact and Conclusions of Law for Case #H-15-053 is attached to these minutes as Exhibit 2.]

Case #H-16-108. 510 Halona Street.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-108 is attached to these minutes as Exhibit 3.]

Case #H-17-005B. 912 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-005B is attached to these minutes as Exhibit 4.]

Case #H-17-009. 1594 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-009 is attached to these minutes as Exhibit 5.]

Case #H-17-017. 1160 Camino de Cruz Blanca.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-017 is attached to these minutes as Exhibit 6.]

Case #H-17-018A. 518 Calle Corvo.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-018A is attached to these minutes as Exhibit 7.]

Case #H-17-019A. 808 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-019A is attached to these minutes as Exhibit 8.]

Case #H-17-019B. 808 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-019B is attached to these minutes as Exhibit 9.]

Case #H-17-021. 750 Old Santa Fe Trail.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-021 is attached to these minutes as Exhibit 10.]

Case #H-17-022A. 1674 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-022A is attached to these minutes as Exhibit 11.]

Case #H-17-022B. 1674 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-17-022B is attached to these minutes as Exhibit 12.]

There were no changes requested by the Board.

Member Powell moved to approve the Findings of Face and Conclusions of Law as presented. Member Bayer seconded the motion and it passed by voice vote with all voting in favor except Member Katz, who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

1. **Case #H-17-003. 1405 Paseo de Peralta.** Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to amend a previous remodel of a non-contributing mixed use structure for redesign of the east elevation store front. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1405 Paseo de Peralta, formerly known as 600 Galisteo Street, is a commercial structure that was built as a grocery store in 1930 in a vernacular manner. Removal of original massing along with non-historic alterations, including a second story addition, has reduced the historic integrity of the structure and it is listed as non-contributing to the Don Gaspar Area Historic District.

On February 14, 2017, the HDRB approved remodeling of the building with postponement of approval for the east storefront entry and the north wall mural pending redesign. The entrance area was previously designed with wooden panel inserts at the base of windows, fretwork at the header, and brick coping at the parapet. The Board considered that the Victorian design was not appropriate for this building.

Now, the applicant proposes to amend the previous approval by proposing a new design for the east storefront entry. The mural has not been resubmitted, yet.

The east elevation entry will have a simple and unified appearance with wooden panels and wooden mullions carrying non-divided lites.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff regarding this case.

Applicant's Presentation

Ms. Jennifer Schlesinger, 120A Valencia Road, was sworn. They have tried to get in touch with the

muralist, Douglas Miles for redesign of his mural but unable to make contact with him and she requested more time for that part.

Chair Rios thanked her for taking the Board's suggestions into the design.

Questions to the Applicant

Member Bayer asked if the wood panels and mullions to be painted.

Ms. Schlesinger agreed and brought samples of its appearance. [A copy of the handout is attached to these minutes as Exhibit 13.] She also showed the color of the aluminum trim, which is Pella 5010 Brown.

Member Powell asked if the bulkhead will be wood or metal.

Ms. Schlesinger said it is wood and recessed and the red color is the same surface as the other red.

Member Powell asked then if she was just cladding the storefront.

Ms. Schlesinger agreed.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-003 at 1405 Paseo de Peralta, to approve the application as submitted. Member Bayer seconded the motion and it passed by unanimous voice vote.

2. **Case #H-15-042. 355 East Palace Avenue.** Downtown & Eastside Historic District. Kate Leriche, agent for John and Marybeth Wolf, owners, requests a historic status review of a contributing residential structure. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

355 East Palace Avenue, known as the Francisca Hinojos House, is a single-family residence that was converted to office use in the late 20th century. It was constructed in the late 19th century in the Territorial style. The building was damaged by fire but substantial remnants of the building survived. The property contains two additional structures to the north of this structure: a casita and a garage. The casita, also

known as 118 Martínez Street, was the kitchen for the Hinojos House in historic times. All three structures are listed as contributing to the Downtown & Eastside Historic District. The Hinojos House was a good example of the Americanization Period in Santa Fe's history, when we consciously imported eastern architectural styles in order to "look American". Subsequently, those efforts lead to our successful plea for statehood.

On April 10 and June 26, 2013, Historic Preservation Division staff granted administrative approvals to stockpile historic materials for reuse, shore up the damaged structure, and subsequently to fully restore the building by reconstructing the damaged portions and excerpts of those approvals are attached to this report. The restoration project was never initiated.

On April 28, 2015, the HDRB denied an exception request to demolish the contributing historic structure finding that the building represents an essential street section on both Martínez Street and East Palace Avenue.

On March 22, 2016, the HDRB approved an exception to remove the historic woodwork at the porch and the east bay window and to remove the remains of the historic standing seam roof.

Now, the applicant requests a historic status review for a potential downgrade to non-contributing status due to the loss of historic integrity. Historic material remaining consists of 95% of the adobe walls, 100% of the stone buttress at the southeast corner, and 15% of the exterior woodwork solely located at the south bay window.

RELEVANT CODE CITATIONS

14-5.2(C) REGULATION OF CONTRIBUTING STRUCTURES

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

CONTRIBUTING STRUCTURE

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

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the structure retains enough historic integrity to retain contributing historic status or be downgraded to non-historic status, Section 14-5.2(C) Regulation of Contributing Structures.

Questions to Staff

Member Katz asked, based on the definition of non-contributing if this house exhibits sufficient historic integrity - either of materials or design. He thought there is particular appropriateness with the ordinance that design is also considered part of historic integrity, since it started as a design ordinance and not as a preservation ordinance. Clearly, the Board is interested in maintaining design of historic buildings. He asked what the reaction of Staff and Attorney was to that.

Mr. Rasch referred to the code in Section C of 14-5.2, the purpose and intent says it is intended that:

a - each structure to be recognized is a physical record of its time, place and use; changes that create a false sense of historic development, such as the addition of conjectural features⁴ or architectural features from other buildings shall not be undertaken;

b - changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

c - distinctive features, finishes, and construction techniques, or examples of craftsmanship that characterize the structure be preserved; and,

d - no additions and related or adjacent new construction be undertaken in such a manner, that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

That is the purpose of giving structures their historic status. Then in the General Design Standards for all listed historic buildings (section D):

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

So, in general, the code points to historic materials. But in C, the Board could find (in C (1)(b)) changes to structures that have acquired historic significance in their own right shall be retained and preserved. The

Board could tie design to that. Because that is not necessarily about physical materials.

Member Katz appreciated that. Nothing in the first section in purpose and intent or regulating historic buildings talks about materials at all. It does mention not removing historic materials, but also altering architectural features. And the architectural features have been preserved.

Mr. Rasch agreed, and the Board gave an exception to replace some of those materials while maintaining its status.

Chair Rios asked Mr. Rasch if he would say this home retains the historic footprint or the original home.

Mr. Rasch agreed.

Chair Rios asked if the new materials replicate the historic materials.

Mr. Rasch agreed for all but the roof. Otherwise, it looks just like the original.

Applicant's Presentation

Ms. Kate Leriche, 814 Camino Acoma, was sworn. She said she was open to other questions or concerns. She pointed out that back in June of 2013, it was for a different owner that the restoration came to the Board and also with yet another owner in 2015 when the Board denied the request to demolish. She said she was involved in 2016 when the Board approved removal of the porch.

She explained that she was here to ask about status because the owners love the way the house looks and don't want to paint the roof orange and the other reason is because of negative publicity in the paper so they are not asking for it to be a historic building if it is not.

Questions to the Applicant

Chair Rios asked if the Wolfs want a downgrade or to keep it contributing.

Ms. Leriche said it doesn't matter to them. They had asked her to ask for a downgrade so that they would not have to paint the roof.

Chair Rios said that didn't make sense to her. They should have come back to ask for an exception.

Ms. Leriche agreed that was an option but they chose this way because of the negative publicity. And maybe it would satisfy the historic community if they didn't ask for contributing status. If the Board decides it should be contributing, she would propose to the Wolfs that she would come back and ask for an exception. It is however the Board wants to proceed.

Member Powell was unaware of the negative publicity in the papers.

Ms. Leriche said there have been articles in the New Mexican just questioning the historic integrity of the building. A lot of people feel it has lost a lot of historic integrity and maybe doesn't deserve historic status.

Member Powell asked if that was one person's opinion.

Ms. Leriche believed it was two different people's opinions.

Public Comment

Mr. Randall Bell, 314 Garcia, was sworn. He said he read Ms. Leriche's letter and confessed that he was confused by the reasoning and happy to hear that the Wolfs don't care. She cites that they were given the go-ahead with the restoration and the building status was not to be changed and that is correct. And the indication that in the last several months, there has been strong criticism in the local historic preservation community. He stated that he is extremely familiar with the local historic preservation community and had not heard any such criticism to this effect. The only concerns he has heard, and he has been at all the meetings on this house, was that the preservation community was concerned that historic material was removed without permission and he added that it was later cured by replacement in kind. People have indicated concern because the applicant removed historic material without a permit and that might cause a downgrade.

As to the house, he congratulated the Wolfs on taking it on and, overall, did a very good job replacing things in kind. Member Katz are well taken that preservation is not strictly materials in this case. Because of the extent of the fire damage, a lot of material had to be replaced in kind. The structure reads as it did in the past, albeit, the roof is a little different.

This is a highly important house for its unique design quality; its relation to the Hinojos family - one of the most ancient families to New Mexico. And the other buildings on the property certainly have no reason to be downgraded.

He said, on balance, it is an imperfect situation, but is a property that thankfully has been brought back to life and looks very close to what it was. He would be very concerned, long term, if it had no status and put it at risk for demolition if it has no status. He urged the Board to retain its historic status.

Mr. Raymond Herrera, 317 Hillside, was sworn. He said he has been involved with this project since the fire. He was the one who discovered the fire and has been watching everything closely since then.

As far as removal of materials, it is partially the bank's fault because of their neglect of the property for two years and it deteriorated.

As a member of the Hillside Neighborhood Association, he strongly opposed downgrading this building and most of his neighbors feel it is an important part of their neighborhood.

He personally felt that downgrading it would ruin the value and integrity of the building. The Wolfs did a great job in matching materials and that is important to notice. It was such a great job that it is too perfect, in his opinion. He added that he reads the paper daily and has seen no comments on this building. He walks down the street there every day and meets people in front of it and he asks them what they think and most are shocked at the beauty of this building after that fire.

It is perfect with the exception of the roof and he really didn't care about the color of it. Everything else looks great. He thought he was speaking for most of my neighborhood. We are a very historic neighborhood. To downgrade it would be a big mistake.

Mr. John Eddy, 227 E Palace Suite D, was sworn. He said his last mailing address was 355 E. Palace as he maintained an office there. This is very complex situation. He really appreciated the other comments here. He could attest to the fact that it was severely damaged and appreciated the information on the amount that was removed and agreed that the bank has a lot of responsibility for the damage. It went two years without any protection. He really commended the Wolfs for such a beautiful house. He didn't know how to characterize it. It is a beautiful house and the architect has done a great job in matching what was there. What he worried about and was brought up in Staff's presentation is the overall effect of either a downgrade or maintaining the rest of this property.

The kitchen is as important as the main house. They maintained an outdoor kitchen and that building came through unscathed. It is still intact as in the early days. The other thing that worried him was the vernacular Lamy stone work because you can see its vulnerability in the ravages of time. Because that was mentioned before and the kitchen as contributing, he felt good about maintenance of this property.

Ms. Leriche didn't know whether to put the cart before the horse or not - regarding coming to the Board for an exception on the roof or a downgrade. Perhaps the applicant could go into further detail. If the roof color is of concern, it was a turn plate metal roof before. And it was dull grey after it aged. It was not a galvanized shiny roof. This roof mimics how it was before. The roof was painted red-orange before. Are you going to hold them to a color that came after the original roof was installed? Lots of red roofs were painted to protect the metal in northern New Mexico. He would leave it to the Board's better judgment.

Chair Rios asked if he knew when it was painted.

Mr. Eddy said, in his lifetime, it was always that color and maybe in the grandparents' lifetime.

Member Powell thought this was one of the last painted roofs in Santa Fe.

Mr. Eddy agreed. It is one of the last turn plate roofs in Santa Fe. When the Historic Santa Fe Foundation did the Felipe Delgado house, they wanted to redo a turn plate roof. But turn plate is not being manufactured any longer. So, the Wolfs did the best they could to replace in kind.

Chair Rios asked if the Board should discuss the roof as an exception.

Mr. Rasch cautioned that painting the roof or not is not on the agenda tonight. He agreed with Mr. Eddy that the painting of the roof, if done before 1967, it would be a character-defining feature of the structure.

He said the Board should not look at the painting of the roof as a reason to look at the status.

Ms. Gheen reminded the Board, "Regarding historic integrity, that the requirements for historic integrity as being historic, physical material is from the Land Use Department's interpreting of the code and the Land Use Department has the authority to interpret the code. And so that is the interpretation that should be used."

Member Katz asked where the Board would find that interpretation. There hasn't been a written interpretation and Mr. Rasch referenced materials but not something that he referenced that was exclusively materials.

Ms. Gheen said that' where the interpretation part comes into play.

Member Katz said, "I don't think we have such an interpretation that is only materials and not also design."

Ms. Gheen said something in response that was not understandable.

Chair Rios asked if Mr. Rasch's interpretation different from what you indicated.

Ms. Gheen said no. She thought what Mr. Rasch's interpretation of the definition of historic integrity is or should be the one the Board uses.

Member Katz said, "Excuse me. I don't think that that's correct. I think that if the Land Use Department wants to make an interpretation, they would be asked by letter to make an interpretation, they would consult with your office in making such an interpretation and they would make an interpretation. And I don't think that has been done."

Ms. Gheen said, "Well, the Land Use Department's interpretation is from David Rasch's explanation of what the interpretation would be. That was the one that is being offered and I don't know if it actually is written at this point or not. But that seems to be the Land Use Department's interpretation, if you will. And they are the ones with the authority to interpret the code."

Member Katz said okay.

Mr. Rasch said there is no definition in the code about historic integrity, unfortunately. "I just checked. I wish there was one. As you know, the Historic Districts Review Board and the H code is now historic, itself. Our code is actually historic. The actual design code is historic. So, where Member Katz is coming from is preserving design and our design code is historic. But, in the 14 years I've worked here, I've never had a case come before this Board where we based a historic status on its design. It's always been on the materials. Unless you can think of a case where it was just design. I'm not thinking of one. But that doesn't mean we can't go there. But it's always - we always use the

"And what the City Attorney just showed me was the case that came before this Board recently - the Sanbusco case. I do believe we kind of see that as a watershed case on this question. Because, the City

Attorney's Office did take our standard practice and expanded it. Our standard practice, because the code is silent, to preservation of historic materials. Because if you are going to remove historic materials, you need an exception unless they are beyond repair. And then you can replace them in kind. And that rule, which doesn't exist in the code today, but we've been operating under it as gloss, is the 30% rule. So, any piece of a structure, we look at that piece. And if that piece has more than 30% irreparable material, you can replace that whole piece without an exception. That's how we have operated.:

"Now, when the Sanbusco case came forward, the City Attorney's Office took that practice and expanded it to mean, therefore, you need to have 70% present for it to be considered historic. And I never operated that way. But the City Attorney's Office brought that into this discussion - 70/30. I've also heard arguments that a majority needs to be historic and therefore, it's a 50%. But we don't operate with the 50%. We operate with the 70 and the 30. But I also appreciate Member Katz pointing out that our design code is also historic."

Member Katz said, "I guess I would note that this is really unlike any other situation. Clearly, the roof and much of the building was destroyed in the fire, so replacement in kind is totally appropriate in that situation. I don't think that has ever come up before - this kind of circumstance."

Mr. Rasch said, "It really hasn't. And I caution you about making the right decision, because I really don't know the right answer. I defer to you. But I do also, and just for the record, I want to put it in there that I also battle daily with the people who are not preservationists. And they come to me and they say, 'You are turning this town into a Disneyland. We can't tell what is historic and what is not historic - what is authentic and what is not.' So that's a big question in this case, also. Do we apply historic status a building which is mostly not historic? That's a real difficult question for me. But I appreciate the spin you put on it - that its design is historic."

Member Katz said, "This is a tough situation and I'm aware of the fact that there is a certain amount of annoyance that a greater effort wasn't spent to preserve the historic materials that were not completely destroyed in the fire. But ultimately, I think we, as a community, owe a huge debt of gratitude to the Wolfs for undertaking the restoration and the rebuilding this structure. Speaking personally, I am certainly willing to recognize that it can't be perfect in that a roof of this color may be just fine. Of course, I have to admit that I'm slightly red color-blind. In addition to Ray's comment about it's almost too perfect, I am reminded of a trip I took 30 years ago to Warsaw Poland and walked through the city. And what Warsaw did after it was almost completely destroyed in the Second World War, was to carefully rebuild its center city exactly the way it was. And when I was there in 1987, it was many years later and it had begun to look pretty nice. In 15-20 years, this house isn't going to look too perfect any more. It will look sort of the way it always was. I think design is important. I think there is a real difference of... I have a greater problem with the 'Disneyland aspect' of our design ordinance in that we are making new houses look just like the old houses. And you can't tell if the house always looked like that. God bless that it still does."

Member Bayer said she has struggled with this issue before with the question of integrity and the fact that it is not defined in the code. The character has been preserved and in the Staff report, substantial remnants of the building survived. To her, this house maintains its integrity. She realized it was not defined in the code but in her interpretation, it does. She asked if it was ever significant and then downgraded after the fire. She would be surprised if it never had a significant designation.

Mr. Rasch said it has always been a contributing building.

Member Powell commented that "Since the Board worked very hard to have this rebuilt in kind, we have mitigated the fact that David just mentioned about we had opportunity to maybe make a differentiation between 2015 and when it was built. We did that and passed it, based on public comment. We had a line outside the door for rebuilding it in-kind and now that we've gone down this road, we asked that the applicant rebuild in-kind, which the Wolfs have generously done. It is still the same house. The wood has been changed. The temples in Japan are 1,100 years old but the wood is only a hundred years old. But they are still 1,100 years old because wood doesn't hold up. They are still historic structures. I don't know if we are being fair. If we required someone to rebuild in-kind and then strip the house of its status. I think we probably shouldn't have done that. I get the 70/30 rule, but I also see this is the same house we saw ten years ago."

Chair Rios felt strongly that it should retain contributing status. It crumbled due to a fire and the Wolfs took it upon themselves to rebuild. Now we have the same house. It won't have the gleaming look it might have now; but with age, it should be contributing.

Action of the Board

Member Katz moved in Case #H-15-042 at 355 East Palace Avenue to have the house retain its contributing status for the reasons stated at length. Member Powell seconded the motion.

Mr. Rasch asked if the Board wanted to retain the east and south elevations as primary. Member Katz and Member Powell agreed and the motion passed by unanimous voice vote.

3. **Case #H-17-023. 645 East Palace Avenue Unit 1.** Downtown & Eastside Historic District. Christopher Purvis, agent for Richard Ronaldo, owner, proposes to remodel a non-contributing residential structure by adding 1,290 sq. ft. of additions and increasing the height to 14'11" where the maximum allowable height is 13'10" on a sloping site. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

645 East Palace Avenue Unit 1 is a single-family residence and a free-standing garage that were constructed in the mid to late 1950s in a vernacular manner with Territorial surrounds. The structures are listed as non-contributing to the Downtown & Eastside Historic District.

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

1. An approximately 530 square foot addition will be constructed on the rear northeast corner of the structure with an approximately 100 square foot portal on its east side. The addition will be 13'

high and features paired and single 2-over-2 windows on the north and 8-lite paired French doors with 8-lite sidelites under the portal featuring exposed wooden elements including viga posts, carved corbels, and exposed header with a stuccoed parapet.

2. An approximately 265 square foot addition will be constructed on the southeast corner of the structure with an approximately 195 square foot portal on its east side. The addition will be 12' 7" high and features one 4-lite window on the south, triple 2-over-2 windows on the west, and what appears to be paired windows on the north, but this elevation was not provided. The portal design is the same as the portal at the master suite.
3. The southwestern room of the existing building will be reconstructed due to structural problems.
4. Existing windows will be replaced, along with windows in the proposed additions, will be 30" compliant and clad in white.
5. An approximately 200 square foot portal will be constructed between the reconstructed room and the southeast addition in the same design as the others.
6. The building height will be increased to 14' 11" high where the maximum allowable height is 13' 10" on a sloping site, shown with topographic information on the site plan. The Board may increase height above the maximum allowable height up to four feet due to more than two feet of slope without a height exception.
7. An exterior fireplace and chimney will be constructed on the west side of the structure.
8. A 5' high coyote fence will be constructed at the rear of the property. A two-leaf pedestrian gate is shown on the site plan, but there is no description of it in the proposal letter and there is no scaled elevation of it. He thought it was a coyote gate.
9. A 2.4' high "L"-shaped stuccoed yardwall will be constructed near the front side of the residence.
10. The small shed at the rear of the property and all other structures will be stuccoed with El Rey cementitious "Buckskin".

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if this property does have two feet of slope.

Mr. Rasch agreed. Page 32 shows the topo line.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy, Suite 147, was sworn. He said the gate matches the fence and mostly will stay closed. The addition on the west elevation has been falling off. You could see the foam as it tips away so we will preserve the footprint and put it back up.

Questions to the Applicant

Chair Rios asked if there would be anything on the rooftop.

Mr. Purvis said no but it would have a raised parapet.

Chair Rios asked what the window inset will be.

Mr. Purvis said it is adobe and would have a 4" inset.

Public Comment

Mr. John Eddy (previously sworn) asked if the name of the applicant is Richard Renaldo.

Mr. Purvis agreed.

Action of the Board

Member Bayer moved in Case #H-17-023 at 645 East Palace Avenue Unit 1, to approve the application as submitted with the condition of no rooftop appurtenances and a 4" window inset. Member Katz seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-13-095. 321 West San Francisco Street.** Downtown & Eastside Historic District. Wayne Lloyd, agent for Guadalupe Hotel Investment LLC, owners, proposes to construct a 36 sq. ft. entry portal, replace doors and windows, remove existing roof overhang, and create a 1,429 sq. ft. patio space with a pergola and fireplace on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

321 West San Francisco Street is a four-structure building constructed in the Spanish Pueblo Revival and Territorial Revival styles. Portions of the buildings were constructed in the nineteenth century and others were constructed in the early twentieth century. Additions have occurred to the structures in the 1920s, 1930s, and 1940s. 329 West San Francisco is one of the buildings associated with this complex of

structures and it was built after 1945. It also has the address 109 North Guadalupe and the building is designated noncontributing to the Downtown and Eastside Historic District. The building is 2,391 sq. ft. and was the former home of "The Spanish Table."

The applicant requests the following eleven items.

- 1) Addition of an outdoor patio seating area. The patio will be 1,429 sq. ft. and will replace the existing parking lot at the southwest corner of Guadalupe Street and West San Francisco Street. The patio will include a pergola made of steel tubing, a fireplace, and a fountain.
- 2) Addition of a 36 sq. ft. entry portal over the entry doors.
- 3) Addition of two new windows on the south elevation.
- 4) Remove the existing roof overhang on the south elevation. The overhang is the remnant of a patio that was enclosed.
- 5) Remove a window and replace it with a double door with new divided lites on the south elevation.
- 6) Replace the north elevation entry door with a double door with divided lites.
- 7) Re-stucco the building with El Rey Allegro II cement coating in "Sahara."
- 8) New concrete will be Davis Colors "Sequoia Sand 641."
- 9) Exterior paint will be "SW 7505 Manor House."
- 10) Brick pavers will be Endicott "Dark Ironspot."
- 11) Brick capping, fireplace, banco seat, and accent bands will match existing brick on the building.

STAFF RECOMMENDATION:

Staff recommends approval of the application 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 Rios asked if Allegro is a cementitious stucco material.

Ms. Ramirez Thomas said it has cement and plastic and has more of a cement look.

Applicant's Presentation

Mr. Wayne Lloyd, 321 W San Francisco and Eric Haskins, 321A W San Francisco, were sworn. Mr. Lloyd said it is nice to replace a parking area with something nice. The parking area is nonconforming and this will help with the patio area.

Questions to the Applicant

Chair Rios asked to see the colored renderings and Mr. Rasch showed them with the overhead projector.

Chair Rios asked for dimensions of the pergola.

Member Powell asked for a set to look at since this was not in the packet. Mr. Haskins provided one for him.

Mr. Lloyd said the pergola is about 10-11 feet in the north-south direction and the east-west dimension going from the building to the street is about 16'.

Member Katz asked how tall it would be.

Mr. Haskins said it is in the application and dimensioned above the sidewalk.

Mr. Rasch said it would be 10' 4" tall.

Mr. Lloyd said it is 24" below the coping.

Chair Rios asked for the height of the walls.

Mr. Lloyd said the courtyard wall is 4' 2" at the north end; the center is 5' 6" above the patio floor and to the right, it is 4' 2" and at the corner it is 5' 6". The corner was set back for traffic sight lines.

Chair Rios asked if the pergola touches the building.

Mr. Lloyd said it does not.

Mr. Haskins added that the courtyard wall doesn't either. It is about 4" away from the wall because of an existing drainage situation.

Member Powell asked if the entry to the corner building is a change of surface.

Mr. Lloyd said it is just a different stucco color.

Mr. Haskins clarified that it is not part of the application. The portion in the application is for the section that looks like pueblo revival style.

Member Powell concluded that the entry is not changed.

Mr. Haskins agreed.

Ms. Ramirez Thomas had samples which she shared.

Member Powell asked what the wall height calculation was.

Ms. Ramirez Thomas said no height calculation was done. Six feet is the zoning height and for commercial, it is 8' in back. Anywhere between 4-6' is approvable.

Member Powell asked why Staff didn't calculate wall height.

Ms. Ramirez Thomas said they did not consider it would affect the streetscape.

Member Katz was not clear about what is happening at the entrance of the Thai Café.

Mr. Haskins said nothing is happening. There is an open passageway out to the sidewalk. The patio can be accessed directly from the Thai Café.

Public Comment

Mr. John Eddy (previously sworn) questioned the use of steel for the pergola and would like to know if that is allowed in the Downtown District.

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

Mr. Haskins said the pergola would not be painted but rusted and using a proprietary instant rust.

Mr. Lloyd said nearby, the entire pavilion on the Plaza is steel and 600 feet away, the City Park has two steel pergolas. It is for longevity. Those are not painted but just don't rust. He showed the plaza structure. He also showed rusted steel on the HSFF building.

Mr. Rasch referred to the standards in section E-2 as retention of similarity of materials. Under E-2 (e), the windows, door and portals on publicly visible portions shall be one of the old Santa Fe styles. That is design, not materials but similarity of materials so it harmonizes.

Member Bayer asked for those on the applicable streetscape.

Mr. Lloyd said the city park is the applicable streetscape.

Mr. Rasch agreed that is in the applicable streetscape.

Ms. Ramirez Thomas said, in thinking about metal for pergolas and the downtown standard, pergolas are not historic styles but were more recently added to the Santa Fe repertoire.

Member Powell said this is something the Board just has to address one way or another. We are finding steel more and more and the style has to evolve at some point. He didn't have a problem with modern materials as long as they hearken back to historic styles. Each time the Board approve one, it seems to be a shock. The Europeans have dealt with steel for a long time as a heterogeneous landscape.

Member Katz preferred that it be wood but agreed it is a knotty issue. Most impressive was what John Eddy said long ago - a sense of the Santa Fe style being hand wrought and not manufactured. The modern use of steel is not that model but this is not an insensitive use of steel in a very simple pergola.

Member Bayer said the examples are a little different in a park than next to a building but she didn't have a problem with it.

Chair Rios said she was from the old school and felt wood was more appropriate to use in the downtown historic district.

Member Katz suspected the wood is a whole lot cheaper and could be replaced in 30 years.

Mr. Haskins pointed out that this has a 16' clear span and finding wood that would not twist or change would be difficult. It would require a significant design change to make it wood.

Action of the Board

Member Katz moved in Case #H-13-095 at 321 West San Francisco Street, to approve the application as recommended by Staff because it complies with the standard requirement. Member Powell seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-025. 113 Lincoln Avenue.** Downtown & Eastside Historic District. Barbara Felix, agent for the State of New Mexico, owner, proposes to replace windows with a garage door and replace awnings on a non-contributing non-residential structure. An exception is requested to exceed the 30" lite standard (Section 14-5.2(M)(3)(a)(ii)). (David Rasch)

This case was withdrawn by the applicant.

6. **Case #H-17-027. 340 Delgado Street.** Downtown & Eastside Historic District. Thomas Hughes, agent for, Roberta Franzheim, owner, requests designation of primary elevations on contributing structures. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

340 Delgado Street is a Spanish Pueblo Revival style single family home within the Downtown and Eastside Historic District. The home was constructed sometime between 1935 and 1945. A detached two-car garage is located to the north of the house and a yardwall and gate front Delgado Street. The back portal, at the west elevation, was enclosed at some time and the enclosure appears to be non-historic based on the materials used and the windows on the enclosure. Adjacent to the enclosed portal is a greenhouse addition which also appears to be non-historic. Other than these two additions the house is intact and retains its original windows. The applicant is requesting designation of primary elevations.

The defining characteristics of the property include the portal that encompasses the front of the home which has tapered log posts, key-notched beams, and corbels. In addition, the footprint of the home appears to be intact with the exception of the patio enclosure and the greenhouse addition. The overall massing of the home has been retained as there appear to have been few door and window changes. The garage structure appears to be the original to the home and retains its footprint and possibly the original doors. It is uncertain if the yardwall was original to the house or if it was constructed at a later time. An aerial photograph has been requested for review at the hearing as one could not be obtained prior.

On the field trip, we determined it was brick with stucco over it and determined was built at time house was built.

STAFF RECOMMENDATION:

Staff recommends that the east and south elevations of the garage be designated as primary and that the east and south elevation of the residence including the portal be designated as primary. Staff defers to the Board to determine if the yardwall meets the criteria set forth in 14-5.2(C) Designation of Significant and Contributing Structures as the aerial photograph is not currently available. Should the yardwall be a contributing structure, staff recommends the east and the north elevations primary and to include the gates.

On page 12 is the façade map and she recommended the entirety of the east elevation and the south, picking up elevation 4.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Thomas Hughes, 1409 Hickox, was sworn. He questioned the south elevation as primary and explained that he was not challenging it but all that could be seen from Delgado were the canales. He didn't

see them as important and he also didn't think the yard wall is contributing. It is constructed of several materials including cement block and the gates are made of plywood. So, he was dubious with concrete blocks and plywood that it is original with the house.

Ms. Ramirez Thomas said she recommended it basically because no openings had changed and there was nice symmetry in the window pattern. It is not very visible from the street but captures the original design and massing of the home.

Mr. Rasch showed the photo on page 11.

Questions to the Applicant

Member Katz asked if that photo was taken from the rear of the house.

Mr. Rasch nodded in agreement.

Member Katz said the Board saw a bit of the windows and the variation of window size is visible.

Mr. Rasch reminded the Board that primary elevations have nothing to do with visibility but what gives it character.

Member Powell said the wall appears to be brick construction and original to the house. And it has brown coat and stucco. The house was brick.

Mr. Hughes said the house is pentile. The wall is about to collapse and if someone goes for rebuilding, they would have to rebuild the wall. It is already failing after a recent restucco. They just lack integrity.

Member Powell agreed that the wall needs to be stabilized. If it is, in fact, CMU construction, Mr. Hughes could bring it back.

Mr. Rasch added that CMU is a historic material but not plywood.

Public Comment

Mr. John Eddy (previously sworn) encouraged the applicant to attach the walls to whatever status the Board designates as primary or not. The walls really contribute a lot to the streetscape and if not included, the Board would open that property to the jeopardy of high walls on the east side.

Chair Rios agreed with Mr. Eddy and loved the arches on those walls. In that section of town, she thought it was over 50 years.

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

Action of the Board

Member Powell moved in Case #H-17-027 at 340 Delgado Street, to designate the primary elevations as recommended by Staff: the entirety of the east and the south on the main house, the east and south on the garage and the wall on the east and north.

Member Powell asked about the south of the wall where it meets the adjacent property.

Ms. Ramirez Thomas was not certain that the southern wall had any character that was not already captured elsewhere.

Member Katz seconded the motion and it passed by unanimous voice vote.

7. **Case #H-07-023. 505 Camino Sin Nombre.** Downtown & Eastside Historic District. Marc Naktin, agent for Mary Kay Casey, owner, proposes to remodel a non-contributing residential structure including constructing 312 sq. ft. of additions, permanently enclose the temporary greenhouse structure, relocate chimneys, and replace doors and windows. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

505 Camino Sin Nombre is a noncontributing single family home located within the Downtown and Eastside Historic District. The home is constructed in the Spanish Pueblo Revival style with the existing square footage of 2130 sq. ft. The Board heard a case for remodel on the house in 2007 approved to replace non-compliant windows and doors, construct an overhang, remove existing overhangs, replace parapets, and re-stucco. The house was brought forward at that time as a noncontributing structure due to the degree of remodeling of the home throughout its history, which includes a large second story addition. The home is part of the Steward Compound Condominium Association.

The applicant is requesting to remodel the property with the following eight items.

- 1) Addition of 134 sq. ft. room to the second story. The parapet height will match the existing height of 18'-0".
- 2) Enclose 178 sq. ft. of the existing portal. The enclosure will not increase the parapet height. A portion of the portal will be retained and the architectural elements such as the corbels and posts will remain as part of the addition.
- 3) Addition of a fireplace to the living room where it is expanded into the portal area.
- 4) Remove an attached greenhouse on the south elevation and enclose the area which will expand off of the living room to the south. The area where the greenhouse currently exists will be extended west to match the addition where the portal is being enclosed.

- 5) Remove two fireplaces.
- 6) Replace windows with true divided lite windows.
- 7) Stucco will be El Rey "Taos" (elastomeric). The applicant did not specify if the stucco was cementitious or elastomeric and will need to do so at the hearing.
- 8) Windows and doors will be painted blue in the color "Skylia" and green in the color "Evergreen" to match the existing windows and doors on the house.

STAFF RECOMMENDATION:

Staff recommends approval of the project 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

Member Bayer recalled that in the past when the Board has had condominium cases, the association has provided agreements.

Ms. Ramirez Thomas said the agreement was included on page 21.

Applicant's Presentation

Mr. Marc Naktin, 1305 Luján was sworn.

Mr. Naktin said he had nothing to add to staff report.

Questions to the Applicant

Member Katz asked to see page 25. This is a good job and he was particularly happy to see the lovely south facing windows but on the site visit, discovered it is in a hole and the sun would never be seen through them.

Mr. Naktin agreed. It is a mish-mash of solar designs and he is trying to make it all one pueblo style.

Member Katz asked if the clerestory above the master bedroom on the bottom right drawing would show up to the second floor. It doesn't show on the drawings.

Mr. Naktin said that was probably right. That does pop up a little higher but it is in the back.

Chair Rios asked about roof top equipment.

Mr. Naktin said there would be none.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-07-023 at 505 Camino Sin Nombre, to approve the application as recommended by staff. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 8. Case #H-17-026A. 645 East Palace Avenue Unit 3.** Downtown & Eastside Historic District. Christopher Purvis, agent for Daren and Monica Haas, owners, requests designation of primary elevations on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

645 East Palace Avenue Unit 3 is a contributing vernacular style residential structure located within the Downtown and Eastside Historic District. The estimated date of construction of the original portion of the home is 1902. It is defined by a hipped gable roof over the main portion of the house. An addition was made to the north/northeast corner of the home and it has a shed roof. A portal is added to the addition.

The 1960s aerial photograph indicates that all portions of the home are historic, though the portal structure has been altered. The 1985 Historic Building Inventory Form indicates changes to windows and doors. The field visit noted an eclectic collection of windows on the northeast side of the structure. The window types include wood double hung, steel casements, and aluminum sliding windows. The applicant is requesting a designation of primary elevations.

The character defining features of the property are the long front (west/southwest) elevation of the house which is visible as one drives up the hill to the home and the hipped gable roof. While the footprint of the home is historic, it does appear that the doors and windows have changed through time. The aerial photo indicates a change to the portal sometime after 1960.

STAFF RECOMMENDATION:

Staff recommends that the long west/southwest elevation (façade 1) and the east (façade 6) of the home be designated as primary. The east elevation is recommended so that the gable and hip of the roofline can be captured.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Purvis (previously sworn) agreed with the Staff recommendation with the exception of the nomenclature. He saw that the long elevation is west so #6 is the south elevation. He agreed with #1 and #6 as primary.

Ms. Ramirez Thomas apologized for incorrect directions of the façades.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Bayer moved in Case #H-17-026A at 645 East Palace Avenue Unit 3, to approve the primary elevations as #1 and #6 façades. Member Katz seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: March 14, 2017

Mr. Boaz explained the process he had to use in preparing the minutes and understood there were many mistakes and asked the Board to determine what should be done.

Member Katz suggested postponing the minutes for revisions.

Mr. Boaz explained that he would need direction from the Board since the policy of the City Clerk is not to allow minutes to be revised for resubmission.

Member Powell said it take considerable time to go over all the changes to the minutes.

Chair Rios asked Ms. Gheen if it would be okay to provide changes to the stenographer and have him resubmit them.

Ms. Gheen recommended the Board ask Mr. Boaz to review specific sections of the minutes that need to be corrected and he can go back to the recording to double-check, recommending corrections to him, and he would review the recording to see if those are correct.

Mr. Boaz said if the corrections are in writing, he could use those to make the corrections with what was recorded.

Chair Rios asked if she should submit them to him by email.

Ms. Gheen requested the Board members to submit them either to Mr. Rasch or to her and they could compile it and send it to him to make the corrections.

Chair Rios said they are in reference to the Old Santa Fe Trail case and asked if there were other changes to make.

Mr. Rasch asked if the Board could approve the remainder of the minutes and just have the one case resubmitted.

Member Bayer asked for the following corrections elsewhere:

On page 55, paragraph 11 where currently it says, "Member Bayer asked if there were any walls the Board should consider." It should say, Member Bayer said that the HCPI form noted that the landscape was designed by Garrett Eckbo, including terraces and retaining walls. She asked if there are any associated retaining walls or landscape features that the Board should consider in its review."

On page 56, in paragraph 6, it should say, "Member Bayer asked if any of them had associated retaining walls designed by Eckbo."

She also believed that Chair Rios made a comment during that case about the building that Mr. Rasch had recommended as non-contributing. She didn't see that referred to in the minutes.

Chair Rios said she did make a comment that she differed from staff's recommendation that the building that he had recommended as non-contributing be contributing.

Member Bayer believed that building was Santa Fe Hall.

Mr. Rasch agreed.

Chair Rios said it had certain features - those windows.

Mr. Rasch said that whole wall with no windows and then the cantilevered roofs over the windows.

Chair Rios felt those features, in her view, made it contributing and had character-defining features that fit in to the building very appropriately.

Chair Rios had one change on page 5, under Board Discussion where it should read, "Chair Rios was disappointed that the arches would not remain but understood that the arches are low."

Ms. Ramirez Thomas said she received an email from Kathleen Parks-Yoast that on page 66 and 68 that her name was misspelled.

Mr. Rasch requested a change on page 52 under Action of the Board where it should say, "**Member Biedscheid moved in Case #H-17-009 at 1594 Cerro Gordo Road, to approve the application as submitted with the condition that the wall screening parking on the north elevation be moved five feet back to protect the neighbor's view and that the Board finds this to be a contemporary interpretation of recent Santa Fe Style with many elements, inspired by historic references, including the corbels, and the battered and rounded edges of the massing and that the raised windows above grade.**"

Member Bayer moved to approve the minutes of March 14, 2017 as changed except the portion for 201 Old Santa Fé Trail. Member Powell seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Chair Rios asked about the awards nominations deadline.

Mr. Rasch said they should be submitted by April 7, using the nomination form on the web page. The Board has the opportunity to vote at two hearings in April. Staff needs to give recipients a 15-day notice. He is working on a location for the event. A final vote at April 25 would still be okay.

Chair Rios said most of the applications that come here are in the Downtown and Eastside Historic District but encouraged the Board members to look nominations from the Westside and the Don Gaspar districts.

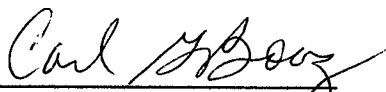
Mr. Rasch added that the projects must be completed before the Board votes on them - in the last year or so.

Member Katz apologized for not being present last time. And for the confusion that was caused by his letter.

J. ADJOURNMENT

The meeting was adjourned at 7:35 pm.

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Approved by:



Cecilia Rios, Chair

Historic Districts Review Board
March 28, 2017

EXHIBIT 1

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

Case #H-16-100B

Address – 1039 Camino San Acacio

Agent's Name – Tamar Hurwitz

Owner/Applicant's Name – Will McDonald

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 14, 2017.

1039 Camino San Acacio is a single-family residence constructed in a vernacular manner around 1940 with two rooms and was substantially enlarged in 1950, 1962, and 1965. In the 1970s, the front portal with stuccoed arches and projecting vigas along with a laundry room was added. In addition, a simple street-frontage yardwall was probably constructed during historic times, but, a stuccoed, stepped-arch pedestrian entry was installed at the middle of the wall sometime during the 1980s or 1990s. The building and yardwall are listed as non-contributing to the Downtown & Eastside Historic District.

On January 10, 2017, the Board approved remodeling of the property, including the retention of the non-conforming arched portal as it exists or raised in height.

At this hearing, the Applicant proposed to redesign the non-conforming arched portal as a Santa Fe Style rectilinear structure with exposed wooden elements: viga posts, carved corbels, header beam, and projecting viga tails in a stuccoed parapet. The portal dimensions in existing area and existing height will not change.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of this Application in that it complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was not applicable to this Application:
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
 X Additional conditions, which are: that the wooden elements will be stained light brown.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 2

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

Case #H-15-053

Address – 1300 Lejano Lane

Agent's Name – K.M. Skelly

Owner/Applicant's Name – Chris and Seren Clancy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

1300 Lejano Lane is a single-family residence and guest house constructed in the Spanish-Pueblo Revival style at an unknown date in the 20th century. The property is listed as non-contributing to the Downtown & Eastside Historic District. The Board approved remodeling at the property on June 9, 2015, including additions of a 1,088 square-foot garage, a 216 square-foot kitchen expansion, and a 157 square-foot sunroom expansion with an overall increase in height to 16’.

At this hearing, the Applicant proposed to amend the previous approval with the following two items:

1. A 177 square-foot addition to be constructed on the east elevation of the residence to a height of 11’ 6”, matching the existing adjacent height. The east and south elevations of the addition will have blue-painted, 6-over-6 windows with exposed wooden headers and cement stucco to match existing without identifying the color name.
2. Near the south end of the Armijo lane frontage, a 5’ high x 14’ wide coyote latilla vehicle gate will be installed at the existing driveway.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of this Application in that it complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was not applicable to this Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

- approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
 9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
 10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as submitted and as recommended by Staff.
 X No additional conditions.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 3

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

Case #H-16-108

Address – 510 Halona Street

Agent's Name – The Right Plumber

Owner/Applicant's Name – Jason Pike

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

510 Halona Street is a 5,697 square-foot vacant lot in the Downtown & Eastside Historic District. On February 14, 2017, the Board postponed action to construct a two-story residence and casita pending redesign for less square footage or eliminating the second story. At this hearing, the Applicant proposed to remodel the property with the following three items:

1. A 1,988 square foot single-family residence with an attached one-car garage will be constructed in the Spanish-Pueblo Revival style to 14’ 2” high where the maximum allowable height is 16’ 1”.

The building features wall-dominated room block massing with rounded corners. Finishes include aluminum-clad divided-lite windows and doors in “Red Brick” color, cementitious stucco in El Rey “Buckskin” color, and wooden elements, including the front entry door, will be stained a light brown color.

2. A 604 square-foot guest house will be constructed in the Spanish-Pueblo Revival style to 13’ 6” high where the maximum allowable height is 16’ 1”. The building features and finishes will match the primary residence.

3. Stuccoed yard walls will be constructed along the east lotline between 3’ high and the maximum allowable height of 5’ 1” and along the north, west, and south lotlines to the maximum allowable height of 6’. Cementitious stucco will be El Rey “Buckskin” color. A wooden pedestrian gate will be installed under a stuccoed arch in the yardwall at 7’ 6” high.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of this Application in that it complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - 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 was not applicable to this Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
 X Additional conditions, which are: that there shall be no publicly-visible rooftop appurtenances; the wooden garage door and pedestrian gate shall be stained; and that the windows shall be inset 3" from the exterior wall surface.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 4

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

Case #H-17-005

Address – 912 Canyon Road

Agent's Name – Bruce Wollens

Owner/Applicant's Name – Victoria Seale

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

912 Canyon road is a single story residential structure listed as contributing to the Downtown and Eastside Historic District. The house is built in the Spanish Pueblo Revival style and the Territorial Revival style, and is constructed of adobe. The house was evaluated in 1984 and a new evaluation of the property was conducted in 2016. The house was built before 1931 with a possible date as early as 1913.

The house appears to have been two different structures which were connected by an addition sometime in the 1950s or 1960s. The western section appears to be the oldest area of the house which overtime was added to and connected to a free standing shed structure. The additions to the western portion of the home included a kitchen with exterior buttresses among other small rooms. The north and west elevations of the home had the windows redone in 2004. Metal sills, iron grates, and single pane glass were part of the window repair/changes. The massing appears to have remained the same. The yardwall may have been built before 1966 but a date for the yardwall cannot be confirmed.

The Board designated three façades on the west portion of the property as primary. Those elevations are the north (façade 1 on the map), south (façade 3 on the map), and the east (façade 19 on the map) which includes the portal and fireplace.

The Applicant proposed to remodel the property with the following 13 items.

1) Raise the south elevation parapet to 12’-0” to 14’-0”, depending on the slope, where the maximum allowable height is 15’-10”. The raising of the parapet on this elevation includes façade 3 which is designated as a primary. An exception is requested to alter a primary façade (14-5.2(D)(5)(b)). Exception responses are found at the end of the case synopsis.

2) Create straight angles on the north elevation where there is a hall/walk through between the west side and the east side of the house. Replace the window with a double awning simulated divided lite unit.

3) Remodel south elevation at the area of the external, attached, storage area to the east of the kitchen. The storage area will be removed and a window will be added to that location.

4) Installation of mini-split units. The original plan was to install rooftop HVAC units, however this would trigger exceptions. The applicant will provide information about the mini-split units at the hearing.

5) Remove each of the south facing canals to redirect the drainage.

6) Replace insulated glass at the primary north façade (façade 1) with double hung, 8 lite, white clad windows. The current window is non-compliant and will be brought into conformance with replacement. Replace exterior window trim.

7) Replace insulated glass on the non-primary west façade (façade 2) with an egress window. The current window is non-compliant and will be brought into conformance with replacement. Window trim will be removed and replaced.

8) Restoration of the windows on the primary south facing façade (façade 3) and east facing façade under the portal (façade 19).

9) Windows not located on primary elevations will be replaced with double hung simulated divided lite window units.

10) The buttresses on will remain in place.

11) Re-roof with spray foam roofing.

12) Re-stucco with cementitious El Rey "Adobe" or "Buckskin" colored stucco.

13) All windows will be white clad or painted white.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception criteria have been met and recommended approval of the Application in that 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 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 alter a primary façade (14-5.2(D)(5)(b)) was applicable to this Application:
 - X The Board affirms those findings by staff that particular exception criteria were met.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

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

X Additional conditions: the location of the mini-split units and removal of the south elevation portal shall be approved by HPD staff before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 5

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

Case #H-17-009

Address – 1594 Cerro Gordo Road

Agent's Name – Suby Bowden

Owner/Applicant's Name – Robert Gaylor

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

1594 Cerro Gordo Road is a vacant lot in the Downtown & Eastside Historic District. On February 28, 2017, the Board postponed action to construct primary and secondary residences on a sloping street-frontage site for redesign that meets the 3’ corner standard on an east elevation window and portals that comply more closely with Santa Fe Style.

At this hearing, the Applicant addressed the Board’s concerns and proposed to remodel the property with the following four items.

1. A 3,190 square-foot residential structure will be constructed in a simplified Santa Fe Style to a street-facing height of 16’ on sloping grade where the maximum allowable height is 13’ 2”. The Board may grant up to 4’ additional height without an exception, or up to 17’ 2”.

Generally, the building lacks typical details of Spanish-Pueblo Revival or Territorial Revival, but it does have room block massing and all surfaces and edges will be hand applied with some degree of irregularity. Two portals have been eliminated and the remaining non-visible portal on the south elevation has been designed with unpainted wood instead of steel and lowered in height by 2.5 feet. In addition, simple corbels will be added to the portal.

Other modifications include the compliance with the 3’ corner standard at the southeast corner, raising the largest east elevation window above grade (perhaps intending for all three to be raised as stated in the proposal letter), and deleting one window on the east elevation.

2. A 1,499 square-foot guest house will be constructed in a Simplified Santa Fe Style to a height of 13’ on sloping grade.

3. Stuccoed yardwalls and coyote fencing will not exceed 6’ in height.

4. Stucco finish will be El Rey cementitious “Adobe” for all structures, exposed wood will be natural, and trim color will be one of the two “bronze” colors shown at the previous hearing.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff deferred to the Board as to whether or not this project can be characterized as Santa Fe Style. Staff stated that if the project were considered more as Regional Modernism, then a style exception would be required. Otherwise, staff found that this Application complied with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).

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 was not applicable to this Application.
7. The Board considered the proposed style to fit into the parameters of Recent Santa Fe Style under 14-5.2(E)(2).
8. 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.
9. 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.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

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

X Additional conditions: That the stuccoed yardwall on the north side of the parking area be moved 5 feet to the south.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 6

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

Case # H-17-017A

Address – 1160 Camino de Cruz Blanca

Agent's Name – Andy Lyons

Owner/Applicant's Name – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 14, 2017.

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential group of twenty-four structures that have no assigned historic status in the Historic Review Historic District. The Applicant requested a historic status review of the following structures (listed by number on the Campus Map):

(1) Peterson Student Center

This three-story structure, the largest of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with brick coping on parapets, cast concrete portal columns, lintels, and sills, and metal windows and doors. Noted individuals who were also involved with this structure are John Gaw Meem, Alexander Girard, Frank Woods, and the son of President Grover Cleveland, Richard Cleveland. The only documented alteration is the three-part aluminum entry at the east elevation from an unknown date. The architectural historian recommends non-contributing historic status for this structure due to the mid-century lack of wall dominated massing. But, staff believes that this historic structure is a good example of mid-century Territorial Revival as it represents the evolution of Santa Fe Style through the 20th century. Each of the four overall facades are unique in the massing and character-defining features.

(7) Santa Fe Hall

This two-story structure, connected to the southeast corner of 8. Evans Science Laboratory, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with oddly angled walls lacking fenestration and cantilevered small roof features over windows. No alterations are documented. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. Staff disagrees that this structure is a good representation of contemporary Territorial Revival style, but finds that the character-defining features are held in the east and south overall facades.

(8) Evans Science Laboratory

This three-story structure, the northernmost of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a similar mid-century Territorial Revival style as Peterson Student Center. The only documented alteration is the replacement of "various" doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its modernistic and practical interpretation of Santa Fe Style. The east overall façade appears awkward in design and lacks character, but the remaining three overall facades have their own character-defining features.

(15-26) Lower Dorm Area

Also known as the Women's Dormitories, this triangular-massed two-story structure was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The exterior and interior overall facades of the northern block holds the most distinctive features and the exterior and interior overall facades of the southeastern block hold additional character out of the ten overall facades presented.

(27-38) Upper Dorm Area

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways was designed by Holien and Buckley and constructed in 1963-64 at the east side of campus. Documented alterations include replacement of windows in nine of the eleven blocks. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The original architectural site plan and elevation drawings are not complete enough to assign primary elevations, but the relative north overall facades have the most character.

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 designating (numbers as listed on the Campus Map):
 - (1) Peterson Student Center as significant wall all facades as primary;
 - (7) Santa Fe Hall as non-contributing, or if the Board desires to designate this structure as contributing, then staff identifies East and South overall facades as primary;
 - (8) Evans Science Library as contributing with North, West, and South overall facades as primary;
 - (15-26) Lower Dorm Area as contributing, with exterior and interior overall facades of North and East blocks as primary; and
 - (27-38) Upper Dorm Area as contributing, but primary elevations are inconclusive.
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 Historic Review District (Section 14-5.2(F))
5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”

6. Under Section 14-12.1, the definition of a “significant structure” is a “structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.”
7. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
8. (1) Peterson Student Center meets the Section 14-12.1 criterion for “significant structure,” with all facades designated as primary;
9. Each of the four overall facades are unique in the massing and character-defining features of (1) Peterson Student Center.
10. (7) Santa Fe Hall meets the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report
11. The East and South overall facades have the most character-defining features of (7) Santa Fe Hall.
12. (8) Evans Science Library meets the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report.
13. The North, West and South overall facades have the most character-defining features of (8) Evans Science Library.
14. (15-26) Lower Dorm Area meets the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report.
15. The North and Southeast Blocks are the most character defining features of (15-26) Lower Dorm Area out of the ten overall facades presented.
16. The (27-38) Upper Dorm Area meets the criteria for “contributing” as provided in the presentation and Staff Report
17. The Board lacked sufficient information to determine the primacy facades of the Upper Dorm Area.
18. 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 designate:
 - (1) The Peterson Student Center as significant, with all facades designated as primary.
 - (7) Santa Fe Hall as contributing, with its East and South overall facades as primary.

(8) Evans Science Library as contributing with its North, West and South facades designated primary.

(15-26) The Lower Dorm Area as contributing, with its exterior and interior courtyard overall facades of the North and East blocks designated primary

(27-38) The Upper Dorm Area as contributing, with the condition that more information must be submitted before its primary facades can be designated.

IT IS SO ORDERED ON THIS 28th DAY OF MARCH 2017, BY 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
March 28, 2017

EXHIBIT 7

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

Case # H-17-018A

Address – 518 & 518 ½ Calle Corvo

Agent's Name – Lisa Roach

Owner/Applicant's Name – N. Abruzzo Holdings LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

At the time of the hearing, 518 and 518 ½ Calle Corvo (comprised of the main house, guest house and the garage), were designated as noncontributing to the Downtown and Eastside Historic District. The house was built in the Spanish-Pueblo Revival style and sometime after 1945. The existing inventory form for the property lacked information about the home, however the Applicant provided an aerial photograph from 1958 and a statement from the father of the current owner detailing the history of the house. The Applicant requested a review of the property, including the garage, to determine its historic status and to designate the primary elevation if applicable.

The aerial photo indicates that the footprint of the property is the same seen today. The statement provided by Mr. Lujan, the former resident of the home, states that the property changed very little, though he notes that the windows and doors have changed and the concrete pad noted on the survey plat was removed.

The photographs of the house that the Applicant provided demonstrate that the windows in both the front and back property are not historic. The field site visit also noted that the house has been painted and the wooden garage door has had a walk-through opening cut into it.

The historic character of the property lies in the corbels noted at the carport and the overall massing of the structures on the property. Of the three buildings on the property the garage is the most intact and retains the most historic material. There has been no change to the square footage of the home, as indicated by the aerial photograph.

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 deferred to the Board to determine if the any of the structures on the property retain enough historic character to be contributing under 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts. If the historic status of the property is designated contributing, staff recommends: the north elevation (façades 1 & 2) of 518 primary; the west elevation (façade 7) of 518 ½ as primary; and the north (façade 1) and east (façade 2) of the garage 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 main house at 518 Calle Corvo meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
8. The main house's footprint is historic.
9. The main house's street-facing façade – the north elevation – contributes to the streetscape, has intact massing over time.
10. The guest house at 518 ½ Calle Corvo meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
11. The guest house's portal over the front entry – the west elevation, façade 7 -- has the most character-defining features.
12. The garage at 518 ½ Calle Corvo meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
13. The garage has an historic garage door and opening, and, as such, the north elevation – Façade 1 --has the most character defining elements.
14. 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 the main house from non-contributing to contributing, with the north elevation as primary; and
X upgrade the guest house from non-contributing to contributing, with the west elevation as primary; and
X upgrade the garage from non-contributing to contributing, with the north elevation as primary.

IT IS SO ORDERED ON THIS 28th DAY OF MARCH 2017, BY 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
March 28, 2017

EXHIBIT 8

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

Case #H-17-019B

Address – 808 Canyon Road

Agent's Name – Dale Zinn

Owner/Applicant's Name – David Salazar

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

808 Canyon Road is a vernacular style building located within the Downtown and Eastside Historic District. The building is designated as contributing to the district and its north elevation of the building. A building was known to have existed on the property by 1912. The building has served as a retail space, dining and drinking establishment, a gallery, and a residence throughout its history. A timeline of the property is provided in the packet as a supplement to the existing inventory form. The Applicant requested to remodel and perform maintenance on the property with the following 21 Items:

- 1) Removal of unpermitted portal addition at the west end of the north elevation portal.
- 2) Removal of unpermitted enclosed portal area “Flamenco Room” on south elevation.
- 3) Removal/resizing the north elevation main entrance door by removing 1” from either side of the door and frame. (An exception was not requested to change the opening dimensions on a primary elevation.)
- 4) Removal of non-historic tile on the north elevation of the portal. The existing tile will be replaced with “Inca Iron Spot” modular brick set in a sand base. Brick edging will be used for a cap at the top of the concrete pad where the modular brick will be laid. The base of the concrete patio pad which is street-facing will be stuccoed.
- 5) Construction of a pocket roof to improve drainage and conceal a required sprinkler system. The pocket roof will be located on top of the existing flat roof areas. The east elevation parapet will be raised 24” to accommodate the new roof system. The increased parapet height will not exceed the elevation of the roof on the street-front and the proposed parapet increase is not adjacent to the primary elevation. The maximum allowable height is 18’-9”.
- 6) Construction of 36” high stucco wall with metal railings and a ramp on east elevation.
- 7) Construction of 36” high stucco wall with metal railings on south and west elevations.
- 8) Construction of 36” high stucco wall with metal railings on the south elevation at the kitchen.
- 9) Construction of 6’-0” high concrete and cedar post fence as a screen at west side of the structure.
- 10) Construction of a 6’-0” high CMU wall with stucco finish along the west property line to delineate a patio area.
- 11) Replacement of a non-historic aluminum sliding window on the north elevation with two double hung wood windows. The windows will be 3/1 true divided lite wood windows finishes with a medium stain. The dimensions of the window opening will not change.
- 12) Repair of dormers and chimneys by re-stuccoing and re-facing with in-kind materials.
- 13) Repair of brick stairs on the north elevation patio.

- 14) Repair of existing gutters and downspouts on the north elevation where possible.
- 15) Repair of existing CMU and cedar post wall at the west and south property line. This will include straitening the posts.
- 16) Refinishing existing doors and windows. No historic materials will be removed or replaced.
- 17) Refinishing the wood and railings on the portal. The wood will be stained a medium brown and given a clear finish. The color of paint for wood painted areas of the project has not been selected and the applicant requests that staff be allowed to approve the color once it has been selected.
- 18) Painting under portal on the north elevation in the colors "Dado" and "Navajo White."
- 19) Re-roofing with pitched roof areas with a rolled roofing mineral faced with a "tan" or "light brown" color mineral texture similar to the existing roof material.
- 20) Flashing, facing, drip edges, and gutter with downspouts will be an unfinished galvanized metal with a pre-treatment to help the metal age in-place.
- 21) Stucco will be cementitious El Rey "Adobe."
- 22) Wood stain will be a medium "Walnut Brown."

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of the Application, but not the increase in door width in Item 3 which required an exception. The Applicant did not request an exception. Otherwise staff found the Application complied with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - 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. Applicant failed to request an exception to change the opening dimensions of a primary elevation, specifically to Item 3 in the Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application with Items 1, 2, 4-22, but not Item 3, as recommended by Staff.
 X Decision on Item 3 – the door width – is postponed until an exception request is submitted.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 9

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

Case #H-17-021

Address – 750 Old Santa Fe Trail

Agent's Name – Sommer, Karnes & Associates

Owner/Applicant's Name – Ellen York

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

750 Old Santa Fe Trail Unit D is a Territorial Revival style condominium built after 1985. The building is noncontributing to the Downtown and Eastside Historic District. The Applicant was given a stop work order while replacing two windows on the property with non-compliant windows, as the lites are greater than 30 inches in their dimension (14-5.2(E)(1)(c)). The Applicant requested an exception to replace the existing non-compliant windows in-kind. The Applicant requested the following two items.

1) Replace five (5) windows on the south elevation of the home with single lite, white clad casement windows. An exception is requested to exceed the 30-inch lite standard in 14-5.2(E)(1)(c). The exception responses were provided at the end of staff's report.

2) Repair damaged wall areas around the windows. At the hearing, the Applicant provided the color and type of stucco as being El Rey elastomeric Pueblo, to match the existing stucco.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception criteria have been met and recommended approval of the application as it complies with 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request to exceed the 30-inch lite standard in 14-5.2(E)(1)(c) was applicable to this Application:
 - X The Board affirms staff findings that all exception criteria were met.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

- approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
 9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
 10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
X The stucco will be El Rey elastomeric "Pueblo," to match the existing stucco.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 10

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

Case #H-17-022A

Address – 1674 Cerro Gordo Road

Agent's Name – Architectural Alliance

Owner/Applicant's Name – Alexandra Pyle

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

1674 Cerro Gordo Road is a single-family residence constructed in the mid to late 1970s with an addition in the mid 1980s in a vernacular manner. The Applicant did not provide a Historic Cultural Property Inventory (HCPI), but instead provided an owner statement affidavit. Most of the windows are non-conforming to the 30” lite standard. There are one or two divided-lite windows that appear to be historic. Historic Preservation Division (HPD) files have no information regarding approvals to replace any windows at the property. The affidavit lacks information about the divided-lite windows, the non-compliant windows, or anything about window replacements.

The building is listed as non-contributing to the Downtown & Eastside Historic District. The 1983 HCPI form on file in HPD does not resemble this structure and it lacks substantive evidence of date of construction and dates and types of alterations. Staff requested a historic status review of this structure.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended maintaining the non-contributing historic status for this property in compliance with Section 14-5.2(C) Regulation of Historic Structures.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 X Downtown and Eastside Historic District (Section 14-5.2(E))
6. A structure was originally built on the property in 1963.
7. In 1978, the house was split and a casita was built .
8. In 1986, there were plat additions and a lot line adjustment and at around this time, another portion was added.
9. The vast majority of property, except for one room and portal, was built after 1978.
10. The property lacks historic integrity.
11. 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.”

12. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
13. The Board, in response to the application, finds the structure:
 X does not meet the Section 14-12.1 criterion for “contributing” as provided in the presentation and Staff Report
14. 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 Retain the existing non-contributing status.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 11

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

Case #H-17-022B

Address – 1674 Cerro Gordo

Agent's Name – Architectural Alliance

Owner/Applicant's Name – Alexandra Pyle

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

1674 Cerro Gordo Road is a single-family residence listed as non-contributing to the Downtown & Eastside Historic District. Its non-contributing status was re-affirmed in the immediately prior hearing on this same day. The Applicant proposed to remodel the residence with the following 4 Items:

1. Windows and doors will be replaced with non-conforming lites, clad in the color “Tan”. An exception has been requested to exceed the 30” lite-standard and the required exception responses are at the end of this report.
2. One window on the south elevation will be removed and infilled with stuccoed wall.
3. Remove white painted wooden surrounds and replace with stuccoed bullnose edges.
4. Re-roof the building, apply exterior insulation at an unidentified depth, and re-stucco with Sto “Amarilla”.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception request to exceed the 30” lite standard has not been met and otherwise recommended approval of this application which complies with Section 14-5.2(E) Downtown & Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
☒ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
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 exceed the 30-inch lit standard was applicable to this Application:
☒ Exception criteria were met.
7. The window and door openings have existed since the 1970’s and replacing the windows and doors in kind will not damage the character of the district; many of the openings are original to the residence.
8. The Exception Request is required to prevent a hardship to the Applicant in that the majority of the present doors and windows are non-divided and non-compliant windows

and doors, and changing the opening sizes would require significant structural changes to the residence.

9. The Exception Request strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts, in that a compliant design would otherwise require reconfiguration of the entire façade.
10. 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.
11. 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.
12. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
13. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as submitted.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, 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
March 28, 2017

EXHIBIT 12

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

Case #H-17-021

Address – 750 Old Santa Fe Trail

Agent's Name – Sommer, Karnes & Associates

Owner/Applicant's Name – Ellen York

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 14, 2017.

750 Old Santa Fe Trail Unit D is a Territorial Revival style condominium built after 1985. The building is noncontributing to the Downtown and Eastside Historic District. The Applicant was given a stop work order while replacing two windows on the property with non-compliant windows, as the lites are greater than 30 inches in their dimension (14-5.2(E)(1)(c)). The Applicant requested an exception to replace the existing non-compliant windows in-kind. The Applicant requested the following two items.

1) Replace five (5) windows on the south elevation of the home with single lite, white clad casement windows. An exception is requested to exceed the 30-inch lite standard in 14-5.2(E)(1)(c). The exception responses were provided at the end of staff's report.

2) Repair damaged wall areas around the windows. At the hearing, the Applicant provided the color and type of stucco as being El Rey elastomeric Pueblo, to match the existing stucco.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception criteria have been met and recommended approval of the application as it complies with 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request to exceed the 30-inch lite standard in 14-5.2(E)(1)(c) was applicable to this Application:
 - X The Board affirms staff findings that all exception criteria were met.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

- approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
 9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
 10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
 X The stucco will be El Rey elastomeric "Pueblo," to match the existing stucco.

IT IS SO ORDERED ON THIS 28 DAY OF MARCH 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

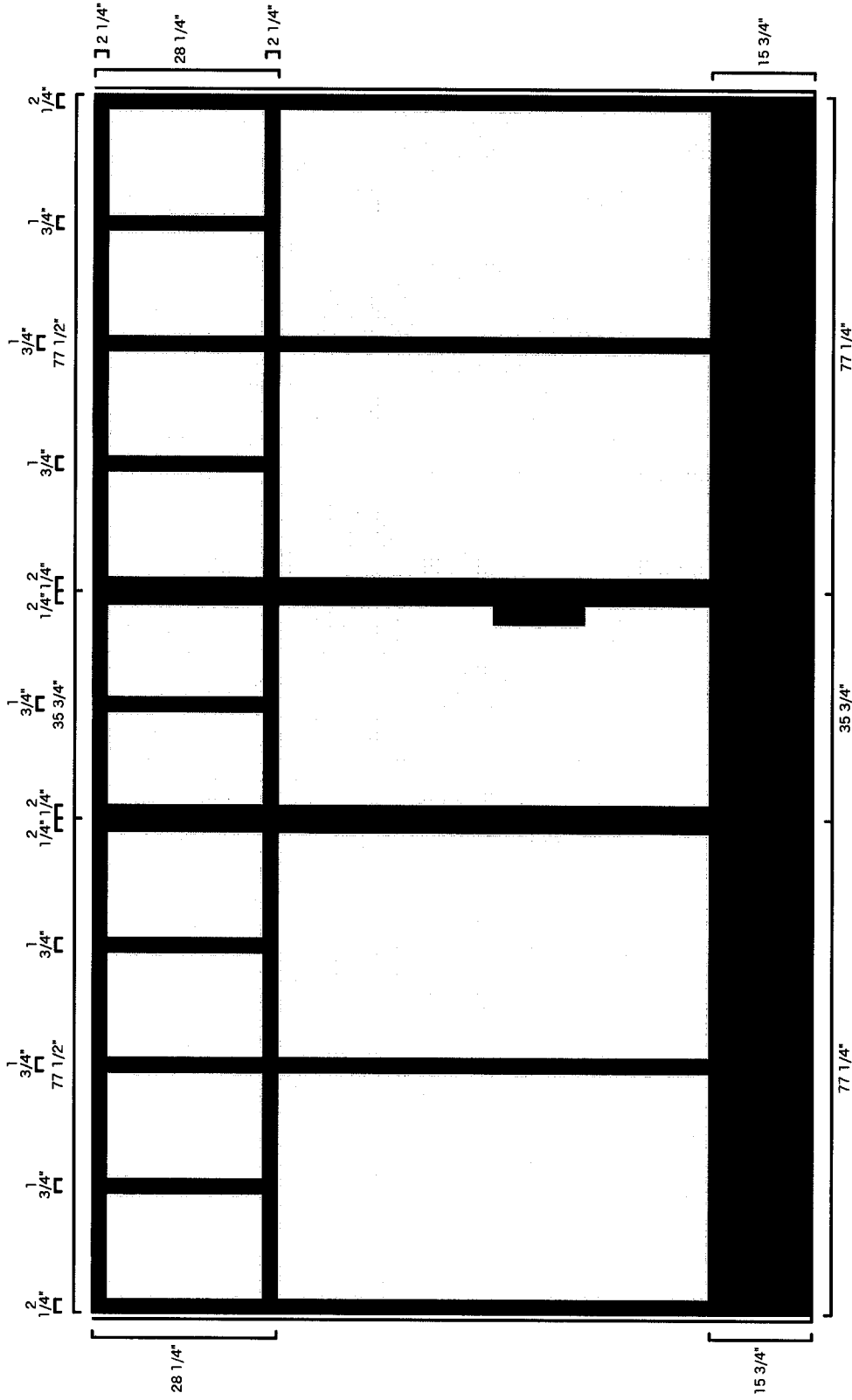
APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
March 28, 2017

EXHIBIT 13



1405 PASEO DE PERALTA
 MACKLEY / SCHLESINGER
 CHILDFUSE
 RESIDENCE / GALLERY

DETAIL D:

EAST
 (GALISTEO ST.)
 GALLERY
 ENTRANCE

1 MM = 1 IN

NEW MEXICO WPA 1930'S
 STOREFRONT

PAINTED METAL

RAISED PANELS UNDER
 WINDOWS

DIVIDED LIGHT 4 OVER 2