



Agenda

CITY CLERK'S OFFICE

DATE 6.26.17 TIME 10:39am

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 27, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 27, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 13, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-038B. 715½ Manhattan Avenue.

Case #H-16-097B. 914 Canyon Road.

Case #H-17-043. 336 Camino Cerrito.

Case #H-17-046. 512 Agua Fria Street.

Case #H-17-040. 610 Garcia Street.

Case #H-17-044. 209 Ambrosio Street.

Case #H-13-100. 603 Garcia Street.

Case #H-17-042. 616 C Canyon Road.

Case #H-17-045. 122 Lorenzo Street.

Case #H-17-027B. 340 Delgado Street.

Case #H-17-041. 324 West Houghton Street.

Case #H-17-047. 329½ Otero Street.

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

1. Case #H-08-043. 325 & 325½ Delgado Street. Downtown & Eastside Historic District. James Kindgren, agent/owner, proposes to construct a 20 sq. ft. portal, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)
2. Case #H-17-048A. 520 Jose Street Unit 6. Westside-Guadalupe Historic District. Michael Wall and Rebecca Entwisle, agents/owners, request a historic status review with designation of primary elevations, if applicable, of a non-contributing residential property. (Nicole Ramirez Thomas)
3. Case #H-17-049A. 628 Gomez Road. Don Gaspar Area Historic District. HPD staff requests designation of primary elevations on a contributing residential structure. (David Rasch)
4. Case #H-17-050A. 335 Camino Cerrito. Downtown & Eastside Historic District. Richard Martinez agent for Robert Brady, owner requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential structure. (Nicole Ramirez Thomas)
5. Case #H-17-051A. 205 Delgado Street. Downtown & Eastside Historic District. Patrick Walker, agent for Karen Walker Trust, owner, requests a historic status review with designation of primary elevations, if applicable, of a significant accessory structure. (Nicole Ramirez Thomas)
6. Case #H-17-001. 110 Delgado Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners LLC, owner, proposes to construct 2,189 sq. ft. of additions to a height of 14'6", stuccoed yardwalls at less than the maximum allowable height of 6', and other minor sitework on a non-contributing residential property. (David Rasch)

7. Case #H-17-052. 613 West San Francisco Street. Westside-Guadalupe Historic District. Gerald Chavez Architect, agent for James Zimmerhanel, owner, proposes to remodel a contributing residential property by restoring the flat roof character, replacing the south elevation portal, altering opening dimensions, replacing the non-historic 1,133 sq. ft. addition with a 1,380 sq. ft. addition, and installing 3' high picket fence, coyote fence, and vehicle/pedestrian gates. Two exceptions are requested to alter opening dimensions on the primary elevation (Section 14-5.2(D)(5)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch)
8. Case #H-17-053. 113 Old Santa Fe Trail. Downtown & Eastside Historic District. Barbara Felix Architecture and Design, agent for Laura Randolph, owner, proposes to install multi-colored signage on a significant non-residential structure. An exception is requested to exceed three colors (Section 14-8.10(B)(4)). (David Rasch)

I. MATTERS FROM THE BOARD

1. Discussion to form a subcommittee and appoint HDRB members to work with the county staff regarding the project at 100 Catron Street (Case# H-17-037).

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6521 five (5) working days prior to the meeting date.



Agenda

CITY CLERK'S OFFICE

DATE 6/8/17 TIME 3:15pm

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HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

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

1. Case #H-15-104. 547 Hillside Avenue. Downtown & Eastside Historic District. John Clemens, agent for Coyote Development Group LLC, owners, proposes to amend a previous approval to remodel a non-contributing structure on remand from Governing Body to install a double-hung window. (Nicole Ramirez Thomas)
2. Case #H-08-043. 325 & 325½ Delgado Street. Downtown & Eastside Historic District. James Kindgren, agent/owner, proposes to replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)
3. Case #H-15-032. 401 East Alameda Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Susan Tolbert, owner, proposes to amend a previous approval to replace a 4' high picket fence and vehicle gate with a 4'10" high stuccoed yardwall with pilasters and a steel vehicle gate by changing the design to a 4' high coyote fence and vehicle gate. (David Rasch)
4. Case #H-17-048A. 520 Jose Street Unit 6. Westside-Guadalupe Historic District. Michael Wall and Rebecca Entwisle, agents/owners, request a historic status review with designation of primary elevations, if applicable, of a non-contributing residential property. (Nicole Ramirez Thomas)
5. Case #H-17-049A. 628 Gomez Road. Don Gaspar Area Historic District. HPD staff requests designation of primary elevations on a contributing residential structure. (David Rasch)
6. Case #H-17-050A. 335 Camino Cerrito. Downtown & Eastside Historic District. Richard Martinez agent for Robert Brady, owner requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential structure. (Nicole Ramirez Thomas)
7. Case #H-17-051. 205 Delgado Street. Downtown & Eastside Historic District. Patrick Walker, agent for Karen Walker Trust, owner, requests a historic status review with designation of primary elevations, if applicable, of a significant accessory structure. (Nicole Ramirez Thomas)

8. Case #H-17-001. 110 Delgado Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners LLC, owner, proposes to construct 2,189 sq. ft. of additions to a height of 14'6", stuccoed yardwalls at less than the maximum allowable height of 6', and other minor sitework on a non-contributing residential property. (David Rasch)
9. Case #H-17-052. 613 West San Francisco Street. Westside-Guadalupe Historic District. Gerald Chavez Architect, agent for James Zimmerhanzel, owner, proposes to remodel a contributing residential property by restoring the flat roof character, replacing the south elevation portal, replacing the non-historic 1,133 sq. ft. addition with a 1,380 sq. ft. addition, and installing 3' high picket fence, coyote fence, and vehicle/pedestrian gates. Two exceptions are requested to alter opening dimensions on the primary elevation (Section 14-5.2(D)(5)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch)
10. Case #H-17-053. 113 Old Santa Fe Trail. Downtown & Eastside Historic District. Barbara Felix Architecture and Design, agent for Laura Randolph, owner, proposes to install multi-colored signage. An exception is requested to exceed three colors (Section 14-8.10(B)(4)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 27, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes June 13, 2017	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	None	3
G. Communications	Comments	3
H. Action Items		
1. Case #H-08-043 325 & 325½ Delgado Street	Partially Approved	3-8
2. Case #H-17-048A 520 Jose Street Unit 6	Designated Contributing	8-10
3. Case #H-17-049A 628 Gomez Road	Primary elevations designated	10-13
4. Case #H-17-050A 335 Camino Cerrito	Designated Non-Contributing	13-15
5. Case #H-17-051A 205 Delgado Street	Changed to Non-Contributing	16-18
6. Case #H-17-001 110 Delgado Street	Approved with Conditions	18-21
7. Case #H-17-052 613 West San Francisco Street	Approved with exceptions	21-28
8. Case #H-17-053 113 Old Santa Fe Trail	Approved with exceptions	28-32
I. Matters from the Board	Comments	32-33
J. Adjournment	Adjourned at 7:20 p.m.	33

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

June 27, 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 at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. William Powell

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

Member Roybal moved to approve the agenda as published. Member Biedscheid seconded the motion and it passed by unanimous voice vote. Member Katz was not present for the vote.

D. APPROVAL OF MINUTES: June 13, 2017

Chair Rios requested a change on page 25, last sentence, where the word "with" should be changed to "to."

Member Biedscheid requested the following changes:

On page 32, 12th line, the word at the end should be "being."

On page 42, in the line before Public Comment, it should say, "not totally out of character."

Member Biedscheid moved to approve the minutes of June 13, 2017 as amended. Member Boniface seconded the motion and it passed by unanimous voice vote. Member Katz was not present for the vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-038B. 715½ Manhattan Avenue.

Case #H-13-100. 603 Garcia Street.

Case #H-16-097B. 914 Canyon Road.

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Case #H-17-044. 209 Ambrosio Street.

Case #H-17-047. 329½ Otero Street.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Member Biedscheid seconded the motion and it passed by unanimous voice vote. Member Katz was not present for the vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

Member Katz arrived at this time.

G. COMMUNICATIONS

Mr. Rasch reminded the Board that the appointment of the subcommittee to work with the County is at the end of this agenda.

Ms. Gheen said she received an email from Cathy Aten, complimenting the Board for their help in getting a new curb cut and wider sidewalk at Alameda and DeFouri which has helped her get around in her wheelchair. She said the colored concrete was great, too. [a copy of her email is attached to these minutes as Exhibit 1.]

H. ACTION ITEMS

1. **Case #H-08-043. 325 & 325½ Delgado Street.** Downtown & Eastside Historic District. James Kindgren, agent/owner, proposes to construct a 20-sq. ft. portal, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

325 Delgado Street is a 1,837 square foot single story Spanish Pueblo Revival residence constructed by 1949. An addition was added to the north elevation of the property sometime between 1951-1958. After 1959 the Hudspeths' Santa Fe City Directory notes the house as a duplex. A carport was infilled on the property at an unknown date and windows have been replaced on the property over the years. The duplex is designated as contributing to the Downtown and Eastside Historic district and the west elevation, excluding the west elevation of 325 ½, was designated as primary in 2007.

The applicant proposes the following items.

325 Delgado Street

- 1) Replacement in-kind of a steel casement window that is beyond repair. The window is located on the west elevation.
- 2) Replace the one plate glass window located to the south of the portal with two double hung divided lite windows. No exception is required as the window is not historic. The window header height and width will not change.
- 3) Remove and infill a horizontal window north of the 20-lite casement window on west elevation. No exception is required as this window does not appear to be historic. The applicant wishes to restore the wall mass. This window was deemed "likely not historic" in the Findings of Fact and Conclusions of Law from the HDRB hearing held on April 22, 2008 and it was stated that infill of this window would improve the character of this building.
- 4) Remove the door at the south end of the portal and replace with a wood divided lite window. The door does not appear to be historic. It appears to be a post 1970s door. The header height and width of the window will match the door header height and width. An exception is not required. However, removal of door would change character on a primary elevation. Owner would be willing to set it back so the door opening is retained.
- 5) Replace the door at the north end of the portal on the west elevation. No opening dimensions will change and the door does not appear to be historic.

325 ½ Delgado Street

- 1) Addition of a 20-square foot portal on the west elevation of the secondary unit at 325 ½ Delgado Street. The west elevation of the guest house is not a primary elevation.
- 2) The front door will be replaced with a wood door. Opening dimensions will not change.
- 3) Replace kitchen window. The fixed lite on the proposed window is greater than 30 inches on the diagonal. An exception was not requested to use a non-compliant lite pattern for the window. Applicant provided a new drawing on the site trip.
- 4) Addition of two double hung windows to the north elevation. The north elevation is not a primary elevation. The windows will be divided lite windows.

General

- 5) Re-stucco the house in cementitious El Rey "Cameo."
- 6) Windows will be "Soft White" wood clad divided lite windows, except casement which is in-kind.

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. The window that did not comply with the 30-inch lite standard has now been brought into compliance with a revised design. She said the exception for setback of the window where the door is currently located underneath the portal is amenable in that requirement. The Applicant may offer testimony that would help flesh this out. [A copy of the revised drawings is attached to these minutes as Exhibit 2.]

Questions to Staff

Chair Rios asked if this house is still being used as a duplex.

Ms. Ramirez Thomas said no.

Chair Rios reasoned that 325 is the main house with the primary west elevation and the portal. At one time, it was a duplex. Then 325½ was added later to the property and the duplex became a single-family residence once again.

Member Katz asked if the casement window to be replaced has any evidence that it is beyond repair.

Ms. Ramirez Thomas said yes. The window won't close correctly and there are no parts available to fix it.

Member Katz noted, on #3, the horizontal window to be infilled is said to be not historic. He asked if the opening was not historic.

Ms. Ramirez Thomas said it is hard to tell. The affidavit says that the window and opening are from the 1970's, which would mean they are not historic. [A copy of the affidavit is attached to these minutes as Exhibit 3.]

Member Katz found the idea of pretending a door is there to be less satisfactory than getting rid of the door altogether. The code says no opening should be closed on a historic façade so he would have them ask for an exception. It wouldn't preserve the spirit of the historic to have an outline.

Ms. Ramirez Thomas said the Applicant may be open to do that.

Applicant's Presentation

Mr. James Kindgren, 325 Delgado, was sworn. He said he was confused about it not being a duplex. It is being used as a duplex right now. There are two units and they are separately addressed. Perhaps that confusion should be cleared up.

Ms. Ramirez Thomas said she understood from the previous case that the two front doors exist under the portal because it was a duplex at one point.

Mr. Kindgren said, in speaking with the former owners, the way it evolved was that the far right portion of the structure existed when they purchased it. That is the far south door and window but not the living room. Anything to the north of that main column on that portal was not there. That owner had three kids and she added on to the living area with a fireplace and a second door for access. And the first door became obsolete but stayed there. So that became their house.

Where the bedroom is to the north was the carport with a gate out in front on the wall. And that got closed in and part of the back unit, where the mother used to live. So, they are two separate units right now.

Ms. Ramirez Thomas reasoned that in the discussions held earlier, the two doors underneath the portal are not representative of some historic aspect of the building being a duplex.

Mr. Kindgren said they first thought the living room was the main part of the structure and additions made to the south, but found it was just the opposite.

He said regarding the historic window, after finding out it was the original window, his first intention was to restore it. He had several people evaluate it and it was their opinion that it would be best to replace it with an historic window - another steel casement window, and get a thermal barrier on it. The installation is a little funky with some wood around the outside. And they felt his money would be better spent to get a historic window replacement. With the brochure, he shared with the Board this afternoon, the window looks just like that but without a thermal barrier. That would be an alternative if the one he proposed was not satisfactory.

Questions to Applicant

Member Biedscheid asked Ms. Ramirez Thomas if the 2008 minutes were in the packet and wondered if the duplex issue was investigated then.

Ms. Ramirez Thomas did not think those minutes were in the packet. The duplex issue was not investigated at that time but she inferred from those minutes and that it was a duplex.

Member Roybal asked the Applicant if asking for an exception to modify the door would be okay.

Mr. Kindgren said that makes sense. It was the original entry to the structure so he wondered if it should have a ghosting but, like Mr. Katz, he would rather not do that. He would be willing to bring back a request for an exception.

Chair Rios agreed and a fake outline doesn't do the house justice.

During the discussion, Ms. Ramirez Thomas located the 2008 minutes and quoted from them. The

Applicant had been asked to move the portal further north. Mr. Kindgren said having two front doors would not look good. Chair Wood disagreed since the duplex was part of its history. But Ms. Ramirez Thomas guessed that was not accurate.

Public Comment

Ms. Stefanie Beninato, P. O. Box 1601, Santa Fe, was sworn. She was happy the Board wanted an exception for that change. It is a house and does have a historic or original door, so it is appropriate for the Applicant to respond to the exception criteria.

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

Mr. Kindgren said regarding the window in the carport, that it was a casement window that was installed on its side. It no longer functions and it has to be propped up, because it doesn't seal. That is why they want to remove it.

Action of the Board

Member Katz moved in Case #H-08-043 at 325 & 325½ Delgado Street, to approve the application as recommended by staff except for the removal of the further south door under the portal for which an exception will be required. Member Boniface seconded the motion.

Ms. Gheen said Staff reviewed whether an exception is required. It appears there is an administrative gloss there and that an exception is not required.

Member Katz asked where that was. He was suspicious about a gloss that no one knows about and would not change his motion.

Mr. Rasch read Section 14-5.2 (D) (5) *"For primary façades on contributing structures, historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in size, style, and material of the original. Thermal pane glass may be used. No opening shall be widened or narrowed. No new opening shall be made where one does not presently exist, unless historic documentation supports its prior existence and three no opening shall be closed."*

Mr. Rasch said "We've always practiced that the header height shall be retained, but again, the Code is silent on that.

Chair Rios surmised that where there is a door, as there is in this case, in the past, she remembered for different contributing structures, the Board has allowed a window, as long as the window did not exceed the opening width.

Mr. Rasch said the Board has always allowed door to window changes without an exception, as long as the filling in doesn't change the header height or the width of the opening.

Member Biedscheid said- closing the bottom part is closing an opening so it is safer to go with an exception.

Ms. Ramirez Thomas asked the motion to be clear on what exception is being required.

Member Katz clarified the exception is to partially close an opening on a primary façade. The ambiguity in the code is shocking but it is safer to have an exception.

Mr. Rasch asked if the opening is character defining.

Ms. Ramirez Thomas said the exception would be to change the character on a primary elevation.

Member Katz said he was sympathetic to the Applicant.

The motion passed by unanimous voice vote.

2. **Case #H-17-048A. 520 Jose Street Unit 6.** Westside-Guadalupe Historic District. Michael Wall and Rebecca Entwisle, agents/owners, request a historic status review with designation of primary elevations, if applicable, of a non-contributing residential property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

520 Jose Street Unit 6 is a vernacular style residential structure located within the Jose Street Condominiums. The estimated date of construction for the house was post-1935 based on information from a Santa Fe directory. The current historic status of the property is noncontributing however the property is up for a status review due to the age of the existing inventory form. At the time the 1980s historic inventory form was completed the house would have been less than 50 years old.

The house appears to have started as a two-room block. Its construction is of stuccoed covered adobe on the older parts of the house and frame construction on the additions. The original two rooms are noted on the floor plan as the living room and the dining room. The south elevation of the property retains two historic windows with divided lites and concrete sill. To the west of the original windows a 1970s greenhouse addition was added to the property. Later, and likely historic additions based on construction materials, include the kitchen which is located at the north elevation and the bathroom located off the dining room. The master bedroom, master bathroom, and sunroom all appear to be of the same construction and assumed to have been built at the same time; sometime after 1970.

Despite the retention of two historic windows on the south elevation of the residence the addition of the greenhouse overwhelms the elevation. The two elevations of the home that appear to retain the most historic character are the north facing façade of the living room and the east facing façade of the kitchen as they retain simple massing and what appear to be original door openings. The historic footprint of the house measures to approximately 800 square feet and the more modern addition measures to 462 square feet, just over half the historic square footage. However, given the location of the addition, it does not appear to overwhelm the historic portions of the home.

RELEVANT CODE CITATION

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts (Ord. No. 2004-26)

(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.

STAFF RECOMMENDATION:

Staff recommends historic status be designated as contributing to the Westside-Guadalupe Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts and that the north elevation façade 3 and the east elevation façade 4 be designated as primary elevations.

Questions to Staff

Chair Rios asked to see the photo of the south elevation. This portion (pointed out as #1) should also be primary because of character defining features, particularly the original windows, except the non-historic portion.

Member Roybal asked if #3 and #4 are the north and east elevations.

Ms. Ramirez Thomas agreed.

Chair Rios said #3 is north and #4 is east.

Applicant's Presentation

Mr. Michael Wall, 112 W. Coronado, and Ms. Rebecca Entwisle were sworn and stood for questions.

Questions to Applicant

Chair Rios asked if he agreed with staff's recommendation. They did.

Chair Rios asked if they felt the south elevation should also be designated as primary.

Ms. Entwisle said they had focused on the way when one approaches from the east side and main entrance is through the kitchen as the primary façades.

Public Comment

Ms. Beninato (previously sworn) said, although 3 and 4 make sense, she thought #1, without the greenhouse, is a contributing façade. The windows plus the wall to the end are vernacular and add to that building and hoped the Board would consider #1 as well.

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

Action of the Board

Member Boniface moved in Case #H-17-048A at 520 Jose Street, Unit 6 to follow staff's recommendation to designate the building Contributing and to designate façades 1, 3, and 4 as primary. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-17-049A. 628 Gomez Road. Don Gaspar Area Historic District. HPD staff requests designation of primary elevations on a contributing residential structure. (David Rasch)**

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

628 Gomez Road is a single-family residential structure that was built by 1938 in a vernacular manner. A small laundry room addition was added to the back of the house in the late 1980s. The structure is listed as contributing to the Don Gaspar Area Historic District. The 1995 Historic Building Inventory recommends significant historic status, but the structure does not meet that definition due to loss of all historic windows, a non-historic addition, and no important relevance from persons or events. Character-defining features include the southeast corner porch with a red-painted metal Spanish tile shed roof, simple massing, and an exterior fireplace on the south elevation. Staff is unsure if the front picture window shall be considered as character-defining because all the other windows have no divides too.

Staff requests a primary elevation designation.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the east and south façades, i.e. elevations 1-3 of 6, excluding the south elevation of the rear laundry room non-historic addition to be primary elevations on this contributing structure.

Questions to Staff

Chair Rios asked if Staff don't know the age of the picture window.

Mr. Rasch agreed. All the windows are non-historic replacements but the openings are original.

Chair Rios noted that picture windows were usually from the 1950's.

Member Biedscheid asked for clarification on façade #2, if it includes the front door facing south and the portal.

Mr. Rasch agreed.

Member Boniface asked if there was an history on the door on façade #2.

Mr. Rasch did not have any evidence in the inventory for that door but believed it is a historic door on the front.

Member Boniface clarified that all windows on façade #3 have been replaced.

Mr. Rasch -non-historic agreed but with original openings.

Applicant's Presentation

Ms. Gudrun Hoerig, 723 Gomez Road, was sworn. She thought it would be important to the owners to have the front window replaced.

Chair Rios clarified that in this case, we are not talking about the proposal but only the historic status.

Ms. Hoerig agreed with the Staff recommendation.

Member Katz asked about the age of the picture window.

Ms. Hoerig said she did not know but an evaluator thought it was from the 1970's, as were all the other windows.

Member Biedscheid noticed the survey in the packet described the windows as six-lite wood casements but doesn't mention the picture window.

Mr. Rasch pointed out the mention of the picture window in the packet on page 7.

Member Biedscheid asked if the other windows are not divided lite windows.

Mr. Rasch agreed. They were replaced without Board approval.

Member Roybal pointed out that if it was replaced in the 1970's, it would not qualify as contributing.

Mr. Rasch explained that it is still up to the Board regarding integrity. The definition of a Contributing building says there can be alterations that don't destroy its historic integrity. The survey recommended a Significant designation but he didn't agree with that. There are no historic windows but the openings are retained.

Chair Rios added that the original footprint remains.

Questions to Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) hoped the Board would designate it Contributing. It is typical of housing in the area especially with the red tile porch roof and openings that are original, even though windows were replaced. It can still be Contributing with the rhythm of it.

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

Chair Rios thought the red tile is metal, but it still looks very nice.

Mr. Rasch agreed that the roof is metal.

Chair Rios said if the opening of the picture window is original, it should be considered historic.

Mr. Rasch thought the opening was original but asked if the picture window is character-defining feature.

Action of the Board

Member Roybal moved in Case #H-17-Ms. Felix at 628 Gomez Road, to designate it as Contributing as Staff recommended and that the east and west elevations, façades 1-3, be designated as primary elevations, excluding the nonhistoric portions on this structure. Member Biedscheid seconded with a request for a friendly amendment to clarify that façade #2 includes the picture window and the historic front door. Member Roybal accepted the amendment as friendly.

Ms. Gheen clarified that the structure is already Contributing and this is just for designation of primary elevations.

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

- 4. Case #H-17-050A. 335 Camino Cerrito.** Downtown & Eastside Historic District. Richard Martínez agent for Robert Brady, owner requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

335 Camino Cerrito is a vernacular style home and guesthouse that are in the Downtown and Eastside Historic District and currently has no historic status. The residence is constructed of adobe in some parts and of frame construction in others. The exterior is stuccoed and the windows are from a variety of decades as are the additions to the house. The main house was constructed by 1955 and only one wall and two 3/1 lite windows are retained. A portal on the south elevation was enclosed in the 1970s and an addition was added to the north elevation in 1985. In the 1990s a portal was enclosed to create a sunroom and a guesthouse was added. The dates for construction on the property are from existing plan sets from those time periods. The City of Santa Fe HPD has no previous cases for this property. The applicant is requesting that the historic status of the house be designated as non-contributing.

The house has undergone significant changes over the course of its history and retains only a couple of historic windows. The additions from the 1970s, 1980s, and 1990s have overwhelmed any historic aspects of the house. No unique features, finishes, or construction techniques can be discerned in the construction of the house and no historic integrity remains.

RELEVANT CODE CITATION

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts
(Ord. No. 2004-26)

(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.

DEFINITIONS

SIGNIFICANT STRUCTURE

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.

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, it adds to the

historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Staff recommends historic status be designated as non-contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Chair Rios saw the 1955 original footprint and all the additions and asked if they exceed 50% of original footprint.

Ms. Ramirez Thomas agreed that the additions do exceed 50%. Everything was constructed around the 1955 footprint and they didn't retain, even on the interior of the home, those walls from the 1955 date.

Chair Rios asked if the openings were changed also.

Ms. Ramirez Thomas said yes. The only openings from the original part of the building are right in one point where she pointed. You can see on the inside it is original adobe massing but is surrounded by frame.

Member Roybal asked if the house is being used as a residence.

Ms. Ramirez Thomas said it is a residence but has been vacant for a while.

Applicant's Presentation

Mr. Richard Martínez, P. O. Box 925 was sworn. He stated that the five openings that do exist to the street in the living room were altered and have non-historic undivided windows from 2000. He agreed with staff recommendations.

Questions to Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-050A at 335 Camino Cerrito, to follow staff recommendations and designate the structure as Noncontributing. Member Roybal seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-051A. 205 Delgado Street.** Downtown & Eastside Historic District. Patrick Walker, agent for Karen Walker Trust, owner, requests a historic status review with designation of primary elevations, if applicable, of a significant accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

205 Delgado Street is a Craftsman style bungalow and detached garage located at the corner of East Alameda and Delgado Street. The house was built sometime after 1912 and before 1920. The detached garage, built in a simplified Recent Santa Fe style, is known to have existed in its current location since 1958. Both structures are designated as "significant" to the Downtown and Eastside Historic District. The applicant is requesting a historic status downgrade from "significant" to "noncontributing" for the detached garage only. No status change for the main house is being requested.

The applicant has provided an HCPI form indicating the history of change to the detached garage. As previously stated, the garage is known to have been in existence by 1958. The HCPI form indicates a change to the garage occurred in the 1980s when the house went from residential to commercial in terms of its use. The garage at that time became a storage facility according to the 1986 historic building inventory. Major alterations that have occurred to the building include infill of the garage door and according to aerial photographs the roofline changed from a shed roof to a roof with parapets. The building itself no longer retains any character that would suggest the use of the building as a garage, or anything other than a storage area.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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.

DEFINITIONS

SIGNIFICANT STRUCTURE

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.

CONTRIBUTING STRUCTURE

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

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Staff recommends the historic status of the detached garage be downgraded from “significant” to “noncontributing” to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Chair Rios asked if no garage doors remain.

Ms. Ramirez Thomas agreed. There are modern doors only that are for storage.

Applicant's Presentation

Mr. Patrick Walker, 208 West San Mateo, was sworn and had nothing to add to the Staff Report. He agreed with staff recommendations.

Questions to Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) agreed with Staff. It doesn't evoke a garage at all at this point.

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

Action of the Board

Member Roybal moved in Case #H-17-051A at 205 Delgado Street, to change the status of the detached garage to non-contributing. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-17-001. 110 Delgado Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners LLC, owner, proposes to construct 2,189 sq. ft. of additions to a height of 14'6", stuccoed yardwalls at less than the maximum allowable height of 6', and other minor site work on a non-contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

110 Delgado Street is a group of four residential/commercial structures (Units A-D) and a free-standing garage. Units A, B, and D and the free-standing garage are listed as contributing to the Downtown & Eastside Historic District. Unit C is listed as non-contributing.

Unit C was constructed between 1930 and 1948 in a vernacular manner. All windows and doors are non-historic, as well as the character defining Spanish-Pueblo Revival portal on the north elevation. Historic integrity is limited to the rectangular massing with inset penetrations.

The applicant proposes to alter the property with the following four items.

1. A metal pitched roof shed at the rear of the property will be removed.
2. A large addition of 2,189 square feet will be constructed on the west elevation to a maximum height of 14' 6", making Unit C into four Units (C1-C4). Nothing in the original Unit C (now Unit C4) will be altered except for the infill of two windows on the west elevation for a party wall with Unit C3.

The additions feature rounded edges and corners, portals with exposed headers, carved corbels, and vigas posts, eyebrows on the east and west elevations above doors at a maximum depth of 18", an exterior fireplace on the north elevation, and divided-lite windows and doors. Exterior finishes include El Rey cementitious "Adobe", "Blue Denim" window and door cladding, and "Light Walnut" wood stain.

Floorplans and elevations do not match for the proposal of window locations and dimensions on the north and east elevations. He believed corrections were made by applicant.

3. Yardwalls will be constructed at 4' high around the rear, west elevations of Units C1-C3 to enclose private courtyards. Pedestrian gates will be installed at the north and south end walls.

Floorplans and elevations do not match for the proposal of a pedestrian gate on the west entry to the portal of C3 and that ground-mounted condensers are proposed in each courtyard. There is no indication where lines sets will run.

4. The driveways and parking areas at both the north and south sides of the property will be defined with gravel and wheel stops will be provided for with railroad ties.

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 and Eastside Historic District with the conditions that the Board clarify where line sets will run from the condensers and that design errors

between floorplans and elevations shall be corrected and approved by staff before a construction permit application is submitted.

Questions to Staff

Chair Rios asked if the public visibility is very limited or non-existent.

Mr. Rasch agreed.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fé Trail, was sworn. He apologized for errors in the drawing. He had to revise it very quickly and had the revision reflected on the handout. [A copy of the revised drawing is attached to these minutes as Exhibit 4.]

He reviewed the changes in the elevations from what was submitted. On Sheet A -2, the gate at the portal was eliminated.

The next page was the east elevation. The building shifted back for required parking and fire access and he showed the windows flanking the doors in relation to the corner of the unit Those are the only changes made.

Questions to Applicant

Chair Rios asked if the building has access by two driveways.

Mr. Enfield clarified that it has a driveway that goes all the way around it. The existing site plan is shown on sheet C-1 and all the space in back is dirt - an undeveloped parking area. C-2 shows two separate driveways with two separate parking areas. Unit A is still commercial. He told the owner to take down the awning but the owner put it back up after the review. It is illegal.

He said it is a simple building and not an incredible architectural thing. There are no headers or anything and will match the style of the existing building.

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

Mr. Enfield said no. The condensers are on the ground. But the plumbers are attaching the lines on the face of the building. They do it all over town but here, they will have it put the lines within the wall. We will plan for that to be done. He thought that was a condition of staff and he agreed with them.

Member Boniface asked him to describe the eyebrows.

Mr. Enfield said they are wood fascia with 2x decking below and no beams.

Member Boniface understood no brackets are needed.

Mr. Enfield agreed.

Public Comment

Ms. Beninato (previously sworn) said this is a really good and large addition and it works well with existing façades. She liked the symmetry and also the asymmetry.

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

Action of the Board

Member Boniface moved in Case #H-17-001 at 110 Delgado Street, to approve the application, following staff recommendations with two conditions:

- 1. That all condenser line sets be concealed in the wall or inside the building, and,**
- 2. That the drawings be revised and submitted to Staff and approved before getting a building permit.**

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

- 7. Case #H-17-052. 613 West San Francisco Street.** Westside-Guadalupe Historic District. Gerald Chávez Architect, agent for James Zimmerhanel, owner, proposes to remodel a contributing residential property by restoring the flat roof character, replacing the south elevation portal, altering opening dimensions, replacing the non-historic 1,133 sq. ft. addition with a 1,380-sq. ft. addition, and installing 3' high picket fence, coyote fence, and vehicle/pedestrian gates. Two exceptions are requested to alter opening dimensions on the primary elevation (Section 14-5.2(D)(5)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. However, a date has not been provided for the pitched roof and the 1996 HCPI form states that the roof was over 50 years old at that time. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary to preserve the

street-facing massing of the original rectangular structure.

Mr. Rasch added that there was a significant remodel of this property approved but that owner is no longer the owner and that application approval has expired.

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

1. The oddly overhanging pitched roof will be removed and the structure will be restored to its original flat roof character with parapets. As a result, the building height will be lowered to approximately 13'.
2. The portal on the south elevation, which was added to the structure with the pitched roof, will be redesigned and reconstructed. The design is in the Territorial character with chamfered square posts and what appears to be a standing seam shed roof. A balustrade will be installed at the front edge of the portal.
3. Historic documentation of the south elevation is lacking. Windows and doors on the south, primary elevation will be replaced with alteration of some opening dimensions. An exception is requested to 14-5.2(D)(5) and the required exception criteria responses are at the end of this report.
4. The non-historic 1,133 square foot addition on the north side of the lot will be replaced with a 1,380-square foot addition. An exception is requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

The addition features divided lite windows and doors and a simplified portal with what appears to be a standing-seam metal shed roof.

5. A 3' high coyote fence will be constructed on the Candelario Street frontage and a similar fence and vehicle gate will be constructed on the San Francisco Street frontage.
6. Finishes include El Rey cementitious "Desert Rose" with "Colonial White" under the portals and all trim will be "white".
7. Additional site work will include a garden at the northeast side of the lot with a flagstone area that appears to have a fountain and a bench, not shown in elevations.

EXCEPTION TO ALTER OPENING DIMENSIONS ON A PRIMARY FAÇADE

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

The current openings are not historic and do not contribute to the character of the district as the original historic openings have been changed long ago. The historic openings were vertically oriented and the remodel reflects the vertical openings that once existed.

Staff response: Staff agrees with this statement, although we do not have good documentation of historic materials, opening dimensions, and dates of alteration.

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

The current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not standard size and the impact of custom windows would be a hardship.

Staff response: Staff agrees with this statement. The windows are not historic and not in keeping with the architectural style.

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

The proposed windows are entirely compliant with the City Historic regulations for the district. The proposed windows strengthen the character of this district because they would be more harmonious with the historic building and its' relationship to the street.

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

EXCEPTION TO EXCEED THE 50% FOOTPRINT STANDARD

(i) Do not damage the character of the streetscape

The addition and its Portal do not damage the character of the district because these areas are located in the rear corner for the property, not on the street.

Staff response: Staff does not agree with this statement. The addition has street-frontage on Candelario Street and thus the applicant should address the excess square footage in relation to the two streets, i.e. the applicable streetscape for the property.

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

This addition, as proposed, prevents an inferior and less usable interior space that would be more difficult to live in. The proposed addition infills the existing roofed porch area.

Staff response: Staff finds that the applicant did not describe a hardship that requires excessive square footage.

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

The addition ensures that the resident can continue to reside in the historic district by providing adequate living room and dining room space adjoining the historic adobe portion of the residence for bedroom and bathroom use.

Staff response: Staff finds that the applicant did not address the criterion to discuss other design options and why they were not chosen, such as a free-standing structure or specific square footage numbers. The historic heated, roofed structure is 1,043.25 square feet, so an addition of 521.62 square feet can be added without an exception for a structure totaling 1,564.87 square feet.

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

The historic adobe is a typical vernacular of the typical vernacular of small adjoining rooms. The remodel restores the historic portion to appropriate bedroom and bathroom uses. The new construction will complement the bed and bath use with a modern living room, dining room and kitchen function suited to the Owner's needs.

Staff response: Staff finds that the applicant did not address the criterion. Other structures in the applicable streetscape were not discussed and how they differ from this structure.

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

The special condition and circumstance that is not the result of an action of the applicant is that the addition already existed when the property was purchased.

Staff response: Staff agrees with this statement, but the owner should have been aware of the 50% footprint restriction and maybe they should have considered reconfiguring the interior spaces.

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

The proposed addition has the least negative impact as it is located in the rear property corner hidden behind the existing historic adobe, behind the fence and garden courtyard.

Staff response: Staff agrees with this statement that this is the best area for an addition.

STAFF RECOMMENDATION:

Staff finds that the exception requests to alter openings on a primary elevation and to exceed the 50% footprint standard have not been met. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Questions to Staff

Chair Rios asked about the existing material used.

Mr. Rasch said the overhanging roof is metal fascia with a pitched roof all of wood and aluminum. It appears to have been added over 50 years ago.

Chair Rios asked if the changes will allow it to remain Contributing.

Mr. Rasch said the Board would have to grant exceptions to alter the south primary elevation opening dimensions. If the Board grants those exceptions then it would retain its Contributing status. The addition on the rear is greater than 50% of the original footprint and doesn't affect the street frontage. It is the best location for an addition so if the Board approves both exceptions, it will retain its Contributing status.

Member Boniface noted the roof is over 50 years old, so it is historic material and he would need an exception to remove historic material.

Mr. Rasch said "We've always allowed people to go back to an original status without an exception. It is just restoring it to another point in time." He used the San Miguel Mission as an example.

Member Boniface asked, if the Applicant removed that non-historic addition on the north side and built with exactly the same footprint, if it would still need an exception, since it is already there.

Mr. Rasch believed it would need an exception because it exceeds 50% of the original square footage. Really, the only expansion in this application is the portal.

Member Biedscheid asked what is character-defining on the primary south elevation.

Mr. Rasch explained that was determined in the other hearing. There is not good documentation of the south elevation. It was designated primary only because it was a rectangular building right on the street frontage and was to preserve the massing. Staff was not able to document the dimension but any changes need an exception since it is primary and he didn't know the original dimensions. The Applicant is changing several of them. Mr. Rasch reviewed those windows. The three doors remain.

Member Biedscheid asked if the banco remains.

Mr. Rasch didn't think so. He didn't think the banco was original either.

Applicant's Presentation

Mr. Gerald Chávez, 1229 San Jose avenue, was sworn. He made a correction to the Staff Report. The roof will be galvanized corrugated metal and Staff said standing seam. They want corrugated with a natural finish. They agreed with conditions of staff.

Questions to Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) thought it is a contribution to remove that roof and go back to an earlier period. It is common for older houses to have a door for each room. Those horizontal windows are not historic. She was not disturbed by these changes. The addition is of more concern because the Board is allowing an increased nonconformity. Technically, they should have sought an exception. It was like grandfathered in and now needs a new exception. She didn't know if it overwhelms the building. But the Board keeps allowing that kind of creep past the 50%.

Mr. Adrian Bell, 138 Candelario Street was sworn. That intersection is kind of a death trap and the portal in the visibility triangle there. He asked if it is three feet from the street or from where his portal is. That was his only concern. Coyote fences tend to go up and it would be a deadly situation.

Chair Rios assured him that the City does review that.

Mr. Bell said the portal is within the visibility triangle.

Mr. Rasch explained that if the Board approves this application, the traffic engineer will examine it closely when the permit is requested. Nothing in that visibility triangle can be over three feet high. He didn't see a traffic sign-off in the preliminary zoning sheet but it will be closely examined at the time of permit.

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

Action of the Board

Member Biedscheid said because Staff did not agree with the exception criteria responses, the Board needs to have further testimony to approve the exception. She asked him to elaborate on that.

Mr. Chávez said the proposed floor plan is already under current approval by this Board. The only change was to the pitch on the roof. The addition was covered in stone and they removed that. So, both the windows and the roof were approved under the prior application. This is an exact fit over the existing floor plan and the porch just squares off that space with 40 square feet. So, he thought they had covered that before. Changing the windows to doors, he felt was appropriate for the rhythm under that portal. They just revised the application to change the roof pitch and the stone facing.

Member Biedscheid thought the exception criteria for the opening on a primary façade had been adequately addressed as they considered to leave it as it and the rhythm of the door placement. She

agreed with that.

Mr. Chávez said he would gladly submit a revised statement for that.

Member Biedscheid didn't think that would be necessary but they needed to cover all of the criteria. Staff suggested he address the square footage related to Candelario and street frontage and how it relates to the streetscape and not damage it.

Mr. Chávez said it is completely behind the block structure on West San Francisco frontage. You would have to look through the fence and the cars and the significant trees. It is in the farthest back corner from either street. It couldn't be less conspicuous on that site.

Member Biedscheid asked if he considered the option of a free-standing structure or other design options.

Mr. Chávez said his client bought this with the approved project and planned to execute the project as it was approved but he didn't like that roof and couldn't figure out the stone facing so they resubmitted with correction of those two items.

Member Biedscheid asked about preventing a hardship to the Applicant.

Mr. Chávez said the layout of the existing box, you could not have a living room with a modern kitchen without that portion of 40 square feet. It would not be a usable room with modern appliances and furniture without it.

Member Biedscheid asked about any special conditions that requires the addition to be done this way compared with other lots on the streetscape.

Mr. Chávez said there is no room on the lot. The addition is the living space and kitchen. The existing portion is all bedrooms and bathrooms. If they separated the building, there would be no way to have a functional kitchen and living room. So, the hardship would be to have living space in those areas.

Chair Rios felt the proposed building is much improved.

Member Biedscheid moved in Case #H-17-052 at 613 West San Francisco Street, to approve the application as submitted, finding that with the added testimony, they are meeting the exception criteria to alter opening dimensions on a primary façade and in particular, criterion #3 which Staff disagreed with. He considered retaining the existing façade and decided on this design which presents a better rhythm for doors and windows and for the exception to exceed the 50% footprint standard, she found that criterion #1, did not damage the streetscape has been met because the new addition mimics the old addition and the streetscape on both Candelario and West San Francisco Street are not impacted; on criterion #2, prevent a hardship to the Applicant or injury to the public welfare, that the hardship hinges around the fact that the historic structure is a long rectangle which does not allow for the addition of a modern living room and furniture, that the addition is in the back and does not impact the original structure; on criterion #3, strengthen the

unique heterogeneous character of the city by providing a full range of design options, a separate structure would not achieve the objective of the Applicant which were considered and the presented design attached to the house is the best choice; on criterion #4, special conditions and circumstances have to do with the placing of the original house on the lot and Staff's indication that this location of the new addition exceeds the 50% footprint is the best location for the addition; criterion #5 and #6 are met and with the condition that the application should be carefully considered by the Traffic Engineer to ensure that driveway visibility triangle is protected.

Member Boniface seconded and commended Member Biedscheid for an excellent job as she answered all of the questions for the applicant and has helped the applicant immensely. The motion passed by unanimous voice vote.

Mr. Chávez thanked Member Biedscheid for her help in that motion.

8. **Case #H-17-053. 113 Old Santa Fe Trail.** Downtown & Eastside Historic District. Barbara Felix Architecture and Design, agent for Laura Randolph, owner, proposes to install multi-colored signage on a significant non-residential structure. An exception is requested to exceed three colors (Section 14-8.10(B)(4)). (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

113 Old Santa Fe Trail is a commercial retail space located on the west façade of La Fonda Hotel, a significant structure that was built in stages during the early twentieth century in the Spanish-Pueblo Revival style by Isaac Hamilton Rapp, John Gaw Meem, and Mary Colter. The building is listed as significant to the Downtown & Eastside Historic District with all elevations recognized as primary.

The applicant proposes to install two signs at one of the many small shops along the west façade. The logo on the signage exceeds the allowable three colors and an exception is requested to 14-8.10(B)(4) with the criteria responses at the end of this report.

Both signs will have raised letters on a black background with a full color graphic of a nautilus design. One sign will be placed on the west façade to the right of the entry door and window and a second sign will be placed on the north side of a fireplace or mechanical chase to the left of the entry door.

RELEVANT CODE CITATION

14-8.10 SIGNS

(A)(1) Purpose

Section 14-8.10 is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the city, and the need for effective communications including business identification. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the city by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:

- (a) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
- (b) To safeguard and enhance private investment and property values;
- (c) To control public nuisances;
- (d) To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;
- (e) To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
- (f) To eliminate excessive and confusing sign displays; and
- (g) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy.

(B) General Provisions

(4) Maximum Number of Colors and Lettering Styles

For any one sign, including frame and poles, there shall be no more than three colors and no more than two lettering styles. At least one of the colors shall match one of the predominant colors in the building.

Land Use Department staff has interpreted the code standards due to lack of clarity about what is a color. Background information includes the facts that in light white is the presence of all color and black is the absence of all color and in pigments white is the absence of all color and black is the presence of all color. Since signage involves pigments, white is allowed anytime because it is not a color and black is allowed only as one of three allowable colors.

EXCEPTION TO EXCEED THREE COLORS FOR SIGNAGE (14-8.10) (B)(4)

- (I) Do not damage the character of the district**

Gaea is a mineral and fossil store whose logo is part of their identification. The size, color, and character of the graphic is such that it does not detract from Santa Fe's unique New Mexican flavor. The other colors represent the multi-colored New Mexican sky. Its prominent red echoes the red chili, a landmark for our State, and seen throughout the Plaza.

Staff response: Staff finds that the applicant did not respond to the criterion which should address the character of the district not the philosophy behind the logo's colors. Statements like the relatively small size of this logo and multiple colors on other existing signage downtown. This small amount of color does not detract from the large significant historic structure and with all

structures in this historic district requiring a predominance of earth-tone wall finishes.

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

Gaea's logo is a 5-colored nautilus and part of the business's branding. It is part of Gaea's identity and will help customers find their store. The branding effectiveness for Gaea will be less efficient without the logo and may detract from future sales ultimately reducing NMGR which may affect Santa Fe residents.

Staff response: Staff does not agree with this statement. Branding is important to businesses. But, the same graphic design with three colors should not eliminate recognition of the brand, since it is the only nautilus design on the streetscape.

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

The proposed nautilus logo provides color and life to the area. The subtle mixing of several background colors with the red strengthens the unique heterogeneous character of the city and provides an organic range of colors much like the Santa Fe sunsets that attract tourists and artists.

Staff response: Staff finds that the applicant did not respond to this criterion which should address the use of only three colors or less and why that design was not chosen given the published standard in the Land Development Code.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met to exceed the signage standard for a maximum of three colors (14-8.10(B)(4)). Otherwise, this application complies with Section 14-8.10.

Questions to Staff

There were no questions to Staff.

Chair Rios commented that normally, signage doesn't come to the HDRB. This one is here because it needs an exception.

Applicant's Presentation

Ms. Barbara Felix was sworn. She said this sign is coming to the Board because Laura Randolph wants to do the right thing. There are 12 other stores downtown that have at least five different colors on their signs.

She spoke to the three exception criteria:

1. Doesn't damage the character - the sign is 8" x 8" and it has to do with branding of the store.
2. Prevents a hardship - the nautilus and the idea is that the nautilus colors tell that story further.
3. Strengthens the City character - other options were looked at and discarded. The sign is somewhat smaller but tied in with the brand of the store. She also owns the Minerals store for many years. The reality is that the sign is tiny but very important to her.

Ms. Laura Randolph sworn and thanked the Board for hearing her. She has been there 21 years and recently opened a second store with a different product. As Ms. Felix said, we hired a branding consultant for the logo. The logo is predominantly red but it is to achieve the effect of a vibrancy in the logo by including a blending of other colors. So, she asked for an exception. She didn't feel it harms or hinders the downtown area. It is a professional sign to represent her store's products.

Ms. Randolph said she has already put out the logo in other signage but not on the street. It will match their letterhead, etc. The logo is critical to help the public know where they are.

Questions to Applicant

Chair Rios said the Board confirmed the statement about other signs around downtown with many colors.

Ms. Randolph clarified that it is not a justification for them but she didn't think it harms the city at all and she was a stickler for the rules.

Public Comment

Ms. Beninato (previously sworn) said it is mixed for her. People don't comply with the ordinance and many are in violation with signage and sandwich boards everywhere and putting chairs and tables out on the public sidewalk without a City lease. But it is distressing that they did all the other marketing without the signage being approved first. It is commendable that this owner came forward to comply.

Mr. Rasch said Staff would like advice as they are rewriting the sign ordinance regarding earth tone colors and whether they should exclude logos. The ordinance is very restrictive right now.

Chair Rios considered the proposed sign appropriate and very classy.

Member Biedscheid agreed.

Action of the Board

Member Roybal moved in Case #H-17-053 at 113 Old Santa Fe Trail, to approve the application, finding that all criteria for an exception are met. Member Katz seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

- 1. Discussion to form a subcommittee and appoint HDRB members to work with the county staff regarding the project at 100 Catron Street (Case# H-17-037).**

Member Katz had asked for this to be on the agenda. The Board agreed that it works well to have a subcommittee for consulting with the County. It happened with the State Parking Garage and facilitated the comfort level for everyone.

Member Katz moved to form a subcommittee to work with other entities as required in Section M and Section N.

Chair Rios reminded the Board that it cannot be more than three members because of the quorum rule.

Member Roybal was concerned that the County could override anything we come up with that we might spend a lot of time and not accomplish anything.

Mr. Rasch explained the two sections in the statute. If state money is used in the project, an ad hoc board composed of three members from the City and four from the State would prevail. That has not been tested yet. But with the County and the Santa Fe School Board, this H Board does have jurisdiction. Member Katz wants a more collaborative effort before getting to that point. The subcommittee would meet only with City staff - with Mr. Rasch or Ms. Gheen.

Chair Rios hopes the County would be cooperative.

Member Boniface and Member Katz were interested in serving.

Member Boniface wanted to see Member Powell on it also but wondered about his availability. They are half way done already so we need to meet next week.

Ms. Gheen suggested the Chair could appoint these two and have Member Powell as an alternate.

Chair Rios agreed.

By unanimous consensus, Member Boniface and Member Katz were appointed to be the subcommittee with Member Powell as an alternate.

Member Boniface reported that the downtown Post Office is now painted in a bright Pumpkin color.

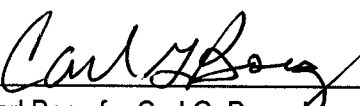
J. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Approved by:


Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz Inc.

Historic Districts Review Board
June 27, 2017

EXHIBIT 1

GHEEN, THERESA E.

From: BRENNAN, KELLEY A.
Sent: Monday, June 19, 2017 5:02 PM
To: GHEEN, THERESA E.
Subject: FW: thank you

----- Original message -----

From: Cathy Aten <cathy@cathyaten.com>
Date: 6/17/17 8:15 PM (GMT-07:00)
To: "CATANACH, DAVID R." <drcatanach@ci.santa-fe.nm.us>
Subject: thank you

Dear Santa Fe street and bridge workers,

I am writing to thank you for your superb work on the new bridge and sidewalks on Alameda at Defouri. I use a wheelchair and the wider sidewalks as well as the new curb cuts help me so much. Just wanted to tell you all your hard work is so appreciated!

Warmly,

Cathy Aten

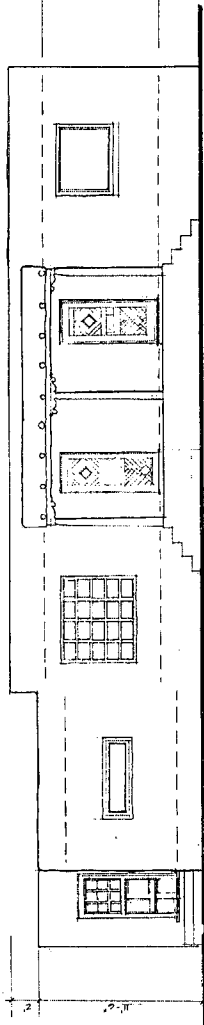
ps- the color of the cement is great. I am an artist and we care about these things.

Historic Districts Review Board
June 27, 2017

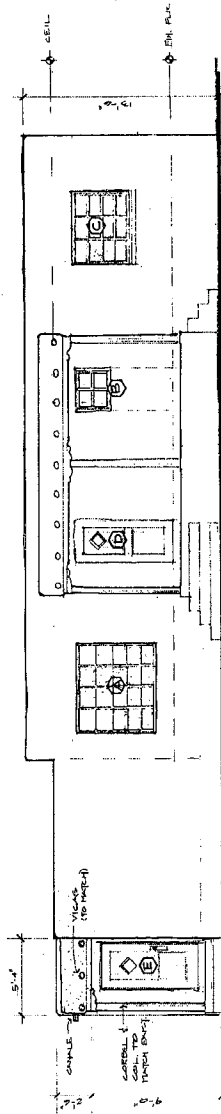
EXHIBIT 2

RECEIVED
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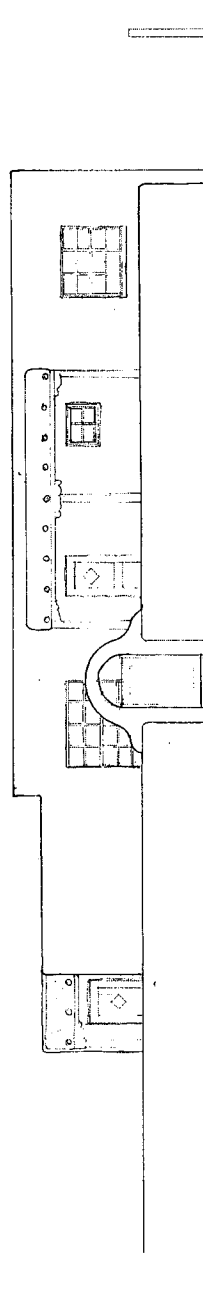
BY: _____



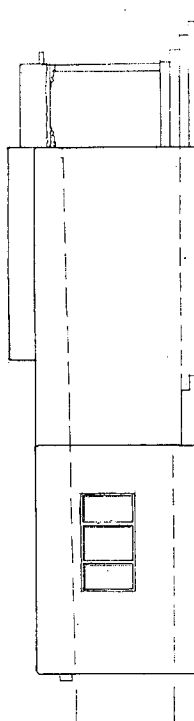
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SCALE: 1/8" = 1'-0"



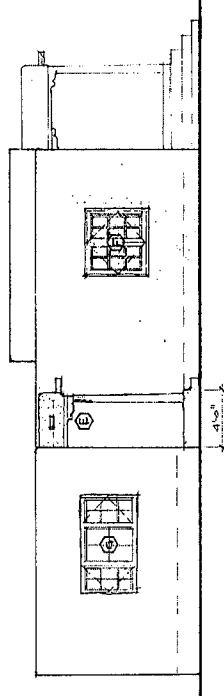
PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEV.
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEV.
SCALE: 1/8" = 1'-0"



Historic Districts Review Board
June 27, 2017

EXHIBIT 3

EXHIBIT A

To : David Rasch
Historic Preservation Division
200 Lincoln Avenue
Santa Fe , NM

Re: A Conversation on 22 May, 2017 with the former Owners of 325 - 325 1/2 Delgado

The following are the notes from said conversation with:

Jim Spray - Former owner / resident beginning 1948 , 77 years old (has Parkinson's disease) current resident of Santa Fe.

Jerry Spray - Former owner / resident beginning 1948 , younger brother. currently lives in Hawaii , In town for a "couple months"

James and Valerie Kindgren - Current owners , purchased 2001

- Spray family moved to Santa Fe in 1947 /1948, from Akron CO via Fort Collins CO . Father died in 1946 , Mother Esther Spray and three children made 325 Delgado home.
- Purchased property from Trent family (owners of the De Vargas Hotel) 1947 / 1948 Started work as a School Teacher.
- The structure at purchase was the far south portion of the exist house. Entry , kitchen, 2 rooms , bathroom and the perimeter wall. Penn- tile construction.
- Window to south of original entry was the " picture window " in the "living room" Cannot confirm when replaced.
- The first addition was current living area with fireplace, added entry door to the north, and portal (1952) Steel sash window is the original. Adobe construction. Off street parking space evolved to the north of addition, coinciding with gate opening, later to be enclosed. Talked of adding heat to the house.
- The second addition was added to the back, to house Esther, and then subsequent family members. Adobe construction. Seems like it was completed over time. Sons had gone to college, peace corps.
- Windows in addition are double pane, fixed and casements. We're guessing early 70's. Parking space enclosed for bedroom.
- Gates in perimeter wall not original, rebuilt in 70-80's.
- Apricot and black loquist trees are original
- Jim Spray was married in the yard to the north.

Although a bit reluctant at first, we found Jim and Jerry to be honest and earnest about what they could remember. There were a few gaps , to be expected.

Sincerely,

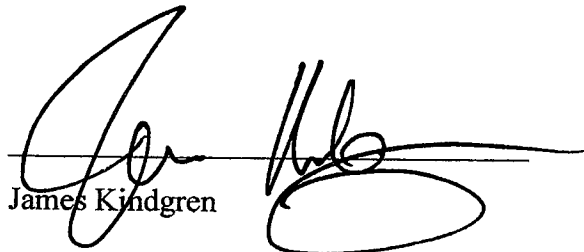
James & Valerie Kindgren

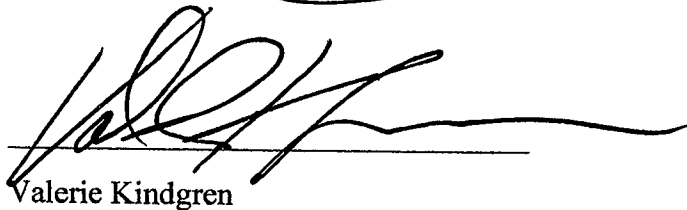
The block contains two handwritten signatures in black ink. The signature on the left is for James Kindgren, and the signature on the right is for Valerie Kindgren. Both signatures are fluid and cursive.

Affidavit

Before me, a notary public, on this day, James Kindgren and Valerie Kindgren personally appeared, and said that to the undersigned's best knowledge:

See Exhibit A attached hereto and incorporated herein by this reference.


James Kindgren


Valerie Kindgren

STATE OF Colorado)

COUNTY OF Boulder) ss.

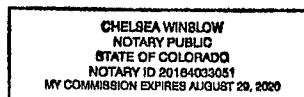
The foregoing instrument was acknowledged before me this 23rd day of June, 2017,
by James Kindgren and Valerie Kindgren.

WITNESS my hand and official seal.

My commission expires: August 29, 2020



Notary Public



Historic Districts Review Board
June 27, 2017

EXHIBIT 4

FOR SCALE DRAWINGS
FOR CONSTRUCTION AND
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DIMENSIONS NOTED ARCHITECT
TO BE SHOWN AS SHOWN
TO BEGINNING CONSTRUCTION

NO.	REVISION/DESCRIPTION	DATE

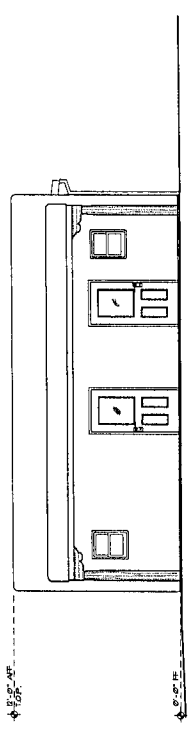
PROJECT TITLE
NEW
VACATION
RENTAL
UNITS

110 DELGADO STREET
SANTA FE, NM 87501

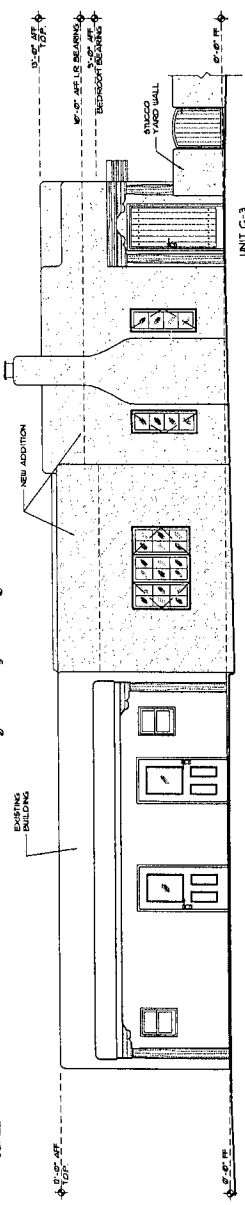
PROJECT NO.	15-26
CHECKED BY	EE
DATE	6/20/11
DRAWN BY	HR
DATE	6/20/11

SHEET TITLE
EXISTING &
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ELEVATIONS

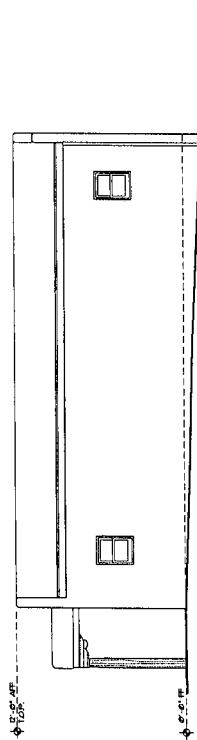
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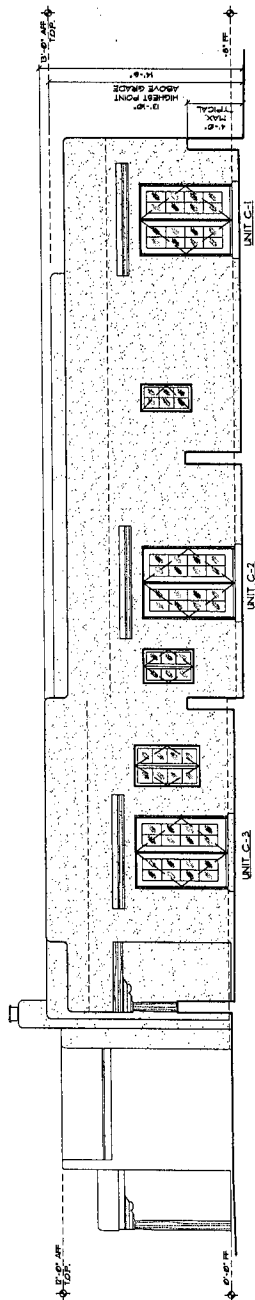
EXISTING NORTH ELEVATION - UNIT C
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PROPOSED NORTH ELEVATION - UNIT C
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION - UNIT C
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION - UNIT C
SCALE: 1/4" = 1'-0"

ARCHITECTURAL
ALLIANCE
INC
611 OLD SANTA FE TRAIL
SANTA FE, NM 87505
Phone 505-986-1239
FAX 505-986-1238
WEBSITE www.aalliance.com

DOUBLE SCALE DIMENSIONS
CONTRACTOR TO VERIFY
ALL DIMENSIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

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PROJECT TITLE

NEW
VACATION
RENTAL
UNITS

110 DELGADO STREET
SANTA FE, NM 87501

PROJECT NO. 15-26

CHECKED BY: EE DATE: 6/28/17

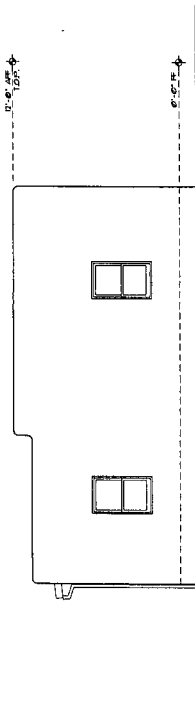
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SHEET TITLE

EXISTING &
PROPOSED
ELEVATIONS

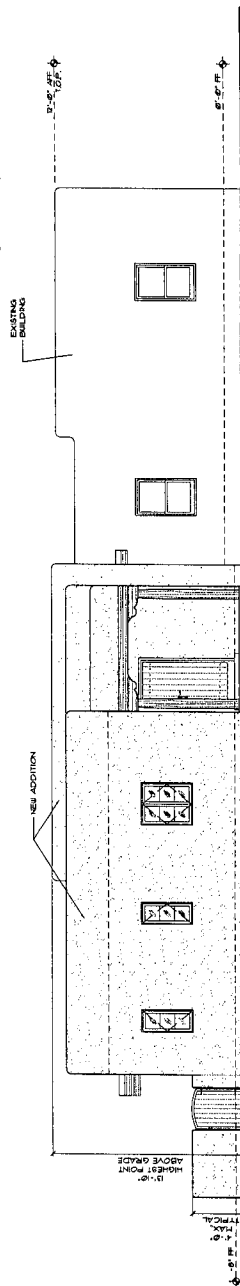
SHEET NO.

A-3



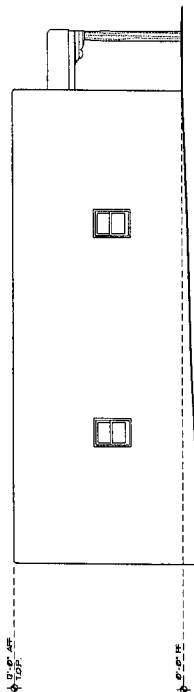
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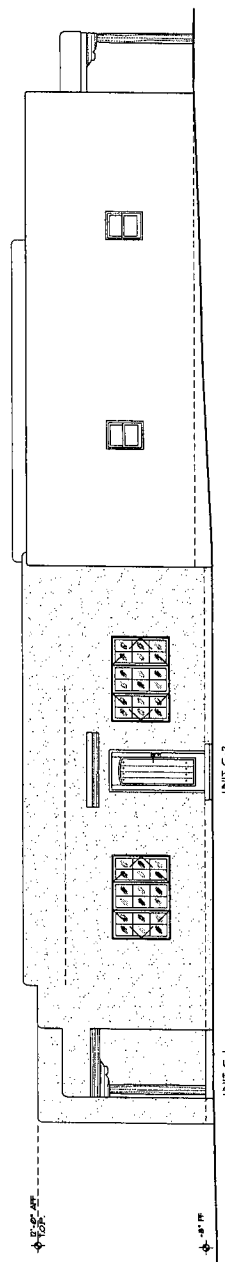
PROPOSED SOUTH ELEVATION - UNIT C

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION - UNIT C

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION - UNIT C

SCALE: 1/4" = 1'-0"