



Agenda

DATE 8/18/15 TIME 4:15

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 25, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 25, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES: August 11, 2015**
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-15-060B, 2 Camino Pequeno

Case #H-12-059, 610 Garcia Street.

Case #H-15-071, 314 McKenzie Street.

Case #H-15-069, 530 South Guadalupe Street.

Case #H-14-108B, 317 Hillside Avenue.

Case #H-14-068, 525 1/2 Palace Avenue.

Case #H-15-072, 940 Acequia Madre.

Case #H-15-070, 325, 339, 341, and 343 Bishops Lodge Road.

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

1. Case #H-12-066, 100 East San Francisco. Downtown & Eastside Historic District. Barbara Felix, agent for La Fonda Holdings LLC, owners, proposes to remodel a significant commercial structure with an approximately 360 sq. ft. addition. (David Rasch).
2. Case #H-15-051, 1139 Camino Delora. Downtown & Eastside Historic District. Robert and Susan Mills owners/agents, propose to remodel a contributing residential structure, including raising the height of the parapets, adding an entry portal, constructing a 5' high fence with vehicle and pedestrian gates, and other miscellaneous renovations. (Lisa Roach).
3. Case #H-15-072, 940 Acequia Madre. Downtown & Eastside Historic District. Christopher Purvis, agent for Joshua Cooper Ramo, owner, proposes alternative door designs for a previously approved addition to a non-contributing structure. (Lisa Roach).
4. Case #H-14-112B, 904 Don Gaspar Avenue. Don Gaspar Area Historic District. Stephen Beili, agent for Wendy Wilson and Douglas Turco, owners, propose to remodel contributing residential structures including a 315 sq. ft. 2-story addition with replacing an asphalt roof with a metal roof and a 6' yardwall and other alterations. Two exceptions are requested to replace a roof not in-kind (Section 14-5.2(D)(6)) and to exceed maximum wall height (Section 14-5.2(D)(9)). (David Rasch).
5. Case #H-15-073A, 800 Gildersleeve Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure. (David Rasch).
6. Case #H-15-074, 463 Camino Don Miguel. Downtown & Eastside Historic District. Lorn Tryk, agent for Cathy Campbell, owner, requests designation of primary façades and proposes to construct a 6' high yardwall with pedestrian gate and to remodel a contributing residential structure. (Lisa Roach).

7. Case #H-15-075. 1246 ½ Cerro Gordo Road. Downtown & Eastside Historic District. Will McDonald, agent for Gary Stokoe, owner, proposes to construct a 536 sq. ft. garage to a height of 13' 3" where the maximum allowed height is 13' 10", a 6' high yardwall, and a vehicle gate and to demolish an existing yardwall at a vacant residential lot. (Lisa Roach).
8. Case #H-15-076A. 121 Jimenez Street. Westside-Guadalupe Historic District. David Vigil owner/agent requests a historic status review of non-contributing residential structure. (David Rasch).
9. Case #H-15-077. 829 West Manhattan Avenue. Westside-Guadalupe Historic District. Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure. (Lisa Roach).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.



Agenda

DATE 8/6/17 TIME 1:25
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- F. BUSINESS FROM THE FLOOR
- G. ACTION ITEMS

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3. Case #H-14-112. 904 Don Gaspar Avenue. Don Gaspar Area Historic District. Stephen Beili, agent for Wendy Wilson and Douglas Turco, owners, propose to remodel contributing residential structures including a 315 sq. ft. 2-story addition with replacing an asphalt roof with a metal roof and a 6' yard wall. Two exceptions are requested to replace a roof not in-kind (Section 14-5.2(D)(6)) and to exceed maximum wall height (Section 14-5.2(D)(9)). (David Rasch).
4. Case #H-15-073. 800 Gildersleeve Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure. (David Rasch).
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- H. COMMUNICATIONS
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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

August 25, 2015

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes July 28, 2015	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	None	3
G. Action Items		
1. <u>Case #H-12-066.</u> 100 East San Francisco	Approved as presented	5-6
2. <u>Case #H-15-051.</u> 1139 Camino Delora	Approved with conditions	6-9
3. <u>Case #H-15-072.</u> 940 Acequia Madre	Approved as recommended	9-11
4. <u>Case #H-H-14-112</u> 904 Don Gaspar Avenue	Approved with conditions	12-19
5. <u>Case #H-15-073A.</u> 800 Gildersleeve Street.	Retained status/ primaries designated	20-22
6. <u>Case #H-15-074.</u> 463 Camino Don Miguel	Approved as recommended	22-24
7. <u>Case #H-15-075.</u> 1246½ Cerro Gordo Road	Approved with conditions	24-25
8. <u>Case #H-15-076.</u> 121 Jimenez Street.	Retained Contributing status	25-27
9. <u>Case #H-15-077.</u> 829 West Manhattan	Retained Contributing status	27-29
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I. Matters from the Board	None	29
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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

August 25, 2015

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell [arriving later]
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chair [Excused]

OTHERS PRESENT:

Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Roach, Historic Planner Senior
Ms. Lisa Martínez, Land Use Department Director
Ms. Melessia Helberg for 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 Boniface moved to approve the agenda as published. Member Biedscheid seconded the motion and it passed by unanimous (4-0) voice vote. Member Powell was not present for the vote.

D. APPROVAL OF MINUTES: August 11, 2015

Ms. Biedscheid requested the following changes to the minutes:

On page 19, paragraph 7, it should say, "Ms. Biedscheid asked if the applicant would consider fenestration so the primary façade of the significant structure could be seen from the outside."

On page 20, paragraph 2, revise "Ms. Biedscheid said she ~~would prefer the coyote fence~~ was not partial to a particular fence style. That this is a significant property and we should consider adhere ..."

On page 22, the last paragraph should say, "Member Biedscheid said the ~~information~~ extension of the door doesn't seem to be in keeping with the rest of the house streetscape."

On page 32, paragraph 4 under Action of the Board, "...and a subsequent owner ~~has made it happen~~ assumed the responsibility to lath.

Member Bayer requested the following changes to the minutes:

On page 1 – correct the place of the meeting to Council Chambers at City Hall.

On page 19, paragraph 1 under Action of the Board, strike the last sentence and insert, "The suggestion for a wood and plank fence is more consistent with the other fences on the street."

On page 23, paragraph 6 under Public Comment, it should say, "Mr. Purvis needs to go back to his client, rather than ~~their~~ client.

Chair Katz requested the following change to the minutes:

On page 27, paragraph numbered 8, line should be Michael and Jennifer Cline instead of "~~Brent and Member Biedscheid Cline.~~"

Member Boniface moved to approve the minutes of August 11, 2015 as amended. Member Biedscheid seconded the motion and it passed by unanimous (4-0) voice vote. Member Powell was not present for the vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-060B. 2 Camino Pequeño

The Findings of Fact and Conclusions of Law for Case #H-15-060B are attached to these minutes as Exhibit A.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-060 as presented. Member Boniface seconded the motion and it passed by unanimous (4-0) voice vote. Member Powell was not present for the vote.

Case #H-12-059. 610 Garcia Street.

The Findings of Fact and Conclusions of Law for Case #H-15-059 are attached to these minutes as Exhibit B.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-12-059 as presented. Member Biedscheid seconded the motion and it passed by unanimous voice vote. Member Powell was not present for the vote.

Case #H-15-071. 314 McKenzie Street.

The Findings of Fact and Conclusions of Law for Case #H-15-071 are attached to these minutes as Exhibit C.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-071. Member Roybal seconded the motion and it passed by unanimous voice vote. Member Powell was not present for the vote.

Member Powell arrived at the meeting.

Case #H-15-069. 530 South Guadalupe Street.

The Findings of Fact and Conclusions of Law for Case #H-15-069 are attached to these minutes as Exhibit D.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-069 as presented. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

Case #H-14-108B. 317 Hillside Avenue.

The Findings of Fact and Conclusions of Law for Case #H-14-108B are attached to these minutes as Exhibit E.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-14-108B as presented. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

Case #H-14-068. 525½ Palace Avenue.

The Findings of Fact and Conclusions of Law for Case #H-14-068 are attached to these minutes as Exhibit F.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for Case #H-14-068 as presented. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

Case #H-15-072. 940 Acequia Madre.

The Findings of Fact and Conclusions of Law for Case #H-15-072 are attached to these minutes as Exhibit G.

Member Bayer moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-072 as presented. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

Case #H-15-070. 325, 339, 341, and 343 Bishops Lodge Road.

The Findings of Fact and Conclusions of Law for Case #H-15-070 are attached to these minutes as Exhibit H.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-070 as presented. Member Boniface seconded the motion and it passed by unanimous (5-0) voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

1. **Case #H-12-066. 100 East San Francisco.** Downtown & Eastside Historic District. Barbara Felix, agent for Lafonda Holdings LLC, owners, proposes to remodel a significant commercial structure with an approximately 360 sq. ft. addition. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

100 East San Francisco Street, known as La Fonda on the Plaza, was constructed in the Spanish-Pueblo Revival style in 1920 by Isaac Hamilton Rapp. A southwest addition was constructed in 1929 by John Gaw Meem and Mary Jane Colter. The Water Street addition was constructed in 1949 and the Garage addition was constructed in 1984. The building is listed as significant to the Downtown & Eastside Historic District and therefore, all elevations are primary.

The applicant proposes to remodel the building by expanding an existing non-historic approximately 85 square foot entry vestibule on the ground floor, north elevation, under existing upper floors to an approximately 360 square foot addition. The addition will be set back 11' from the north elevation. No exceptions to code are required.

Non-historic doors, windows, and walls will be removed. The base-flared column will be reduced in width at the base and incorporated into the proposed north wall. The north elevation will feature paired entry doors with 4-lites and 2-panels each and an 8-lite window with exposed headers. The east elevation will feature doors and windows that match the north elevation. The south elevation, not visible from the street, will reinstall the existing door and window. Finishes will match existing conditions.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Barbara Felix, 1828 Cristobal Lane, who had nothing to add to the staff report.

Questions to the Applicant

Member Boniface said the application is very thorough and covered everything from stucco finish to windows. The report said they were either going to use existing flagstone or colored concrete and asked if she had decided one way or the other or if the Board should require that be sent to Staff.

Ms. Felix said where Mr. Rasch was point to on the screen was where they proposed to do the flagstone. The thought behind that was that there is currently flagstone in that area so they would continue that language. Where the sidewalk and patching or repair existed was where the colored concrete would be installed.

Member Powell asked if the office was also from 1984 like the garage.

Ms. Felix agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Boniface moved in Case #H-12-066 at 100 East San Francisco, to approve the application as presented. Member Powell seconded the motion and it passed by unanimous (5-0) voice vote.

- 2. Case #H-15-051. 1139 Camino Delora.** Downtown & Eastside Historic District. Robert and Susan Mills owners/agents, propose to remodel a contributing residential structure, including raising the height of the parapets, adding an entry portal, changing windows and doors, constructing a 5' high fence, and other miscellaneous renovations. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1139 Camino Delora is an approximately 1,545 square foot single family residence constructed between the 1930s and the 1950s in a blend of Spanish Pueblo Revival and Vernacular stylistic elements. The

structure is listed as contributing to the Downtown and Eastside Historic District, and on June 9, 2015, the HDRB designated façades 1, 2, and 3 (south and west façades of the garage and southwest façade of the living room) as primary.

Now, the applicant proposes the following alterations to the residence:

1. Repair concrete footing at north side of the residence, below the bedroom window;
2. Remove and rebuild in-kind a deteriorated canale/overhang above the bedroom window on the north elevation;
3. Replace the garage/studio roof, adding insulation in that location and repairing the remaining roof of the residence;
4. Lath and stucco the entire house and attached garage/studio in El Rey "Buckskin" and repaint trim to match existing;
5. Replace sunroom/entry roof, and raise the sunroom walls and parapets on the north and west elevations to a maximum of 11 feet, with a step down to a wide canale/overhang on the north to match the adjacent parapet design;
6. Raise the existing windows at the west elevation of the sunroom to accommodate an increased ceiling height;
7. Construct an approximately 120 square foot portal with stained wooden posts and beams and corrugated steel roof at the west elevation of the sunroom, main entry to the home;
8. Repair/replace concrete pad and sidewalk leading to the front entry at the west elevation of the sunroom;
9. Install 5-foot-high coyote fencing near the front (south) property line, with a vehicular gate at the southeast corner and surrounding the parking area at the southwest corner of the property, including a pedestrian gate; and
10. Replace existing non-historic garage doors on primary façade 2 with a pair of new doors that match the original carriage door style in the existing opening dimensions.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Susan Mills, 1139 Camino Delora, who said they are recent residents, having inherited this property from a paternal aunt who lived there since 1952 and died just shy of her 102nd birthday. Because of her age and her stubbornness, she didn't have a lot of work done on her house so it needs a lot of restoration work and they want to do it right way and make sure they are compliant with the Historic Ordinance requirements.

Questions to the Applicant

Member Powell's asked about the doors, realizing the existing doors were not the ones they intend to use on the proposed elevation.

Ms. Mills said the historic doors were shown at the top of the drawing. They were falling off when they inherited the house in 2007. They rented it for a while until they could retire and move here. One of their tenants offered to rebuild those doors but he did not duplicate them, as they had asked him to do. They would prefer to go back to the original style.

Member Powell asked if the doors drawn by architect were not what they want.

Ms. Mills clarified that the doors on the top are what they want.

Member Powell understood they want to reproduce the historic doors exactly. He asked about it since that is a primary façade.

Ms. Mills agreed. They want to go back to the original doors. Ms. Mills provided a photograph for inspection to the Board, but not for record.

Member Boniface asked if there will be rooftop mechanical equipment.

Ms. Mills said there would not be any. They are taking off some of the stove pipes connected to nothing now but were once connected to gas heaters. They are not adding anything like a swamp cooler.

Member Boniface asked about skylights.

Ms. Mills said there are no plans for any skylights.

Vice Chair Katz asked what the pedestrian gate will look like.

Ms. Mills said they have not decided, but they want a solid gate, because of dogs and to have it consistent with the style of the neighborhood.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Boniface moved in Case #H-15-051 at 1139 Camino Delora to approve the application with two conditions:

- 1. That there will be no publicly visible rooftop appurtenances, and**
- 2. That the pedestrian gate design will be submitted to staff for final approval.**

Member Powell seconded the motion and it passed by unanimous (5-0) voice vote.

- 3. Case #H-15-072, 940 Acequia Madre.** Downtown & Eastside Historic District. Christopher Purvis, agent for Joshua Cooper Ramo, owner, proposes alternative door designs for a previously approved addition to a non-contributing structure. (Lisa Roach)

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

940 Acequia Madre is a 3,074 square foot single-family residence with 380 square foot of portal space and a 550 square foot garage. A portion of the residence was originally constructed before 1940 in the Spanish-Pueblo Revival style. Due to numerous non-historic alterations, the most recent of which occurred in 2011, the structure is listed as non-contributing to the Downtown and Eastside Historic District.

On August 11, 2015, the HDRB partially approved the applicant's proposal to remove the garage, entryway and mechanical room, to construct a 1,013 square foot addition and yardwall, and to replace windows on the residence, but required that the applicant bring alternative door designs at the west and north elevations back to the Board for approval. Now, the applicant presents alternative door designs and proposes the following:

1. Change the gates leading from the north courtyard to a pair of traditional wooden doors that match the current gate on the west side of the property;
2. Change the doors on the north side of the studio to a pair of in-swing French doors; and
3. Lower the center door on the west elevation and change all the doors on this elevation to in-swing French doors.

Section drawings are also provided to demonstrate placement of the doors within the opening. The massing on the addition will increase in height to 15' 8" which complies with the maximum allowable height.

STAFF RECOMMENDATION:

Staff defers to the Board regarding door designs and otherwise recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

Ms. Biedscheid asked if the alternatives of the doors were in the packet because the Board asked for them at the last hearing and the applicant is proposing French doors.

Ms. Roach agreed.

Applicant's Presentation

Present and sworn was Mr. Christopher Purvis, 200 West Marcy, who said he did talk about providing several alternatives but in discussion with his client, realized he already has French doors on the right hand side of this elevation so to simplify it, they would continue a similar pattern. He listened to the Board's suggestion regarding changing the door height so he lowered them, more or less, into normal French doors and they will be 11 feet tall.

Questions to the Applicant

Member Powell clarified that those are the three the applicant is proposing.

Mr. Purvis agreed and not the other two in the packet. After reading the minutes, he realized he should be providing alternatives so he did.

Member Powell asked if this west elevation has street frontage.

Mr. Purvis agreed but added that it is set back 70' from the street and one could see the top of this building.

Vice Chair Katz asked, because of the height, and not having seen any doors like it at that height in this area, whether it would be possible to consider breaking up the doors, keeping them at 11' tall, but with a

wide board maybe a the second level down at 8 feet that made top look like there was a transom at the top rather than just a continuous door to make it look not so different from the other doors in the area.

Mr. Purvis said he probably could but was not sure it would accomplish what the Board intended. Part of the building is 4½ feet higher than the other part of the building and the part he is adding on is 4½ feet lower. So to the extent you can see over the six wall, even the tops of these doors are lower than the ones that are up there. But if it makes a difference to the Board they could do that but wasn't sure it would change the look.

Mr. Purvis explained that the height of the doors was just to bring light into the room.

Member Powell asked what the ceiling height is in that room.

Mr. Purvis said it is 12'. In the two weeks since the previous hearing, he has been talking to mechanical engineers and he has a small additional request and provided drawings to show the Board. [A copy of the drawings is attached to these minutes as Exhibit I.]

Mr. Purvis explained that the drawing shows a 5' x 3' mechanical room. They originally had a crawl space ventilation system planned for this house but after a number of considerations, the clients decided to use air to air heat exchangers so they are going back to traditional boiler unit and they need boiler room. It will be on the side that is already screened with a 6 foot fence, tucked in between the fireplace and the adjoining wall.

Member Powell asked if the chimney there was from the 1940's.

Mr. Purvis said no it was done during the remodel in 2011. That was the only room that had been remodeled.

Member Powell thought it was okay.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-072 at 940 Acequia Madre, to approve the application as recommended by staff with the addition of the new mechanical room. Member Boniface seconded the motion and it passed by unanimous (5-0) voice vote.

4. **Case #H-14-112. 904 Don Gaspar Avenue.** Don Gaspar Area Historic District. Stephen Beili, agent for Wendy Wilson and Douglas Turco, owners, propose to remodel contributing residential structures including a 315 sq. ft. 2-story addition with replacing an asphalt roof with a metal roof and a 6' yard wall. Two exceptions are requested to replace a roof not in-kind (Section 14-5.2(D)(6)) and to exceed maximum wall height (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

904 Don Gaspar Avenue is a two-story residence and garage constructed in the Bungalow style at approximately 1925 to 1928. Minor non-historic alterations include replacement of original windows at the west end of the south elevation, in the west dormer and elsewhere on the west elevation with aluminum slider windows, as well as removal and infill of windows on the east end of the south elevation. The residence and the garage are both listed as contributing to the Don Gaspar Area Historic District with the north and east elevations of both structures designated as primary elevations.

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

1. A 315 square foot addition will be constructed on the non-primary west elevation of the residence to match existing height, roof pitch, and finishes.
2. The asphalt shingle roof on the residence will be removed and replaced with a standing-seam metal roof. An exception to replace the roof not in-kind is requested and the required exception responses are at the end of this report (14-5.2(D)(6)).
3. Solar panels will be installed on the residence addition roof. The applicant states that the panels will not be publicly visible. If they are visible, then an exception is required.
4. A terrace with a 12' pergola will be constructed on the south elevation.
5. All non-historic windows will be replaced with windows that match the existing historic windows.
6. Gutters and downspouts will be installed on the residence and the garage.
7. The residence chimney will be insulated with 2" material and restuccoed.
8. The front terrace flagstone will be removed and replaced with brick.
9. Exterior lights will be installed on buildings and walls, as submitted.
10. The corrugated metal and plywood on the non-primary west elevation of the garage will be removed and replaced with Hardie Shingle Panels.
11. A pedestrian door from the residence west elevation will be reused as a new opening in the garage non-primary south elevation.
12. An existing window in the garage west elevation will be uncovered.

13. An HVAC unit will be ground-mounted beside the garage west elevation.
14. Miscellaneous repairs and site work will be performed.
15. The non-historic pergola near the south lotline will be removed.
16. The existing yardwall at the west end of the lot on the Houghton Street frontage will be remodeled to include a 6' height where the maximum allowable height is 5' 1". A height exception is requested and the required exception responses are at the end of this report (14-5.2(D)(9)).

The applicant submitted a detailed drawing of the existing yardwall at the west end with the proposed. The darker areas were not reproduced well in the packet. [A copy of the drawing is attached to these minutes as Exhibit J.]

EXCEPTION TO REPLACE ROOF FINISH NOT IN-KIND (14-5.2(D)(6))

(I) Do not damage the character of the district

We believe that a standing seam roof does not damage the character of the district; in fact, it is in keeping with the character as seen in the four attached photographs of other standing seam roofs nearby.

Staff response: Staff agrees with this statement.

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

One of the best ways to protect a home is by having a high quality roof. Wendy and Douglas love this home and this neighborhood and imagine themselves living here indefinitely. They are committed to preserving the home for future generations through its second century of existence. They'd rather spend the money on a high quality roof that will protect their home and all of the work they're doing to preserve it than on an asphalt shingle roof which will require much more frequent maintenance. Metal roofs are not degraded by heat and sun like asphalt shingle roofs are, so their lifespan can easily be four times that of asphalt shingles. Consumer Reports talks about asphalt shingles having a 10-year warranty and metal roofs going up to 50 years. Metal roofs are much lighter weight than asphalt shingles. A metal roof also keeps a house cooler, and since this house does not have air conditioning, that may become more important as temperatures rise. We are making great efforts to choose materials throughout the home that are healthier for the inhabitants, manufacturers, and construction workers; asphalt is toxic. We are collecting the water off the roof to water vegetable (and flower) gardens, and there is concern that this water would be contaminated at levels high enough to be inappropriate for growing food.

Staff response: Staff agrees with this statement.

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

A standing seam roof fits well within the unique heterogeneous character of the City, especially the Don Gaspar neighborhood. Installing a high quality roof once instead of multiple applications of less expensive roofs helps to ensure that residents can continue to reside within the historic districts without the ongoing expense of frequent maintenance or replacement of the roof because of wind damage and leaks.

Staff response: Staff agrees with this statement.

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

(I) Do not damage the character of the streetscape

Our design will not damage the character of the streetscape; this street has few yard walls of this nature, and our proposal will reduce the length of the yard wall along the northern property line and will lower the existing height for our new walls by 3".

Staff response: Staff agrees with this statement.

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

The existing yard walls narrow to 8'4" where cars are meant to go. A normal car is 6'0" wide or so (not including side view mirrors), and this makes for a challenge in pulling in and out of the driveway without scraping the car against the walls. Because the current situation is so tight and only allows for tandem parking, the tendency is to park on the street. Our proposal allows for two cars to park side by side off the street with much greater visibility for pulling in and out of the driveway. As you know, this neighborhood is very pedestrian-oriented, and the current non-historic walls prevent good visibility, whereas the new walls are designed according to current city standards for visibility at driveways. Also, the ground is higher on the inside of the yard wall by about 3'0" at the place where the driveway begins, so our proposal has the yard wall about 3'0" tall on the inside, enough we feel to contain the owners' dog and provide some privacy for their back yard.

Staff response: Staff agrees with this statement.

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

Our proposal takes what is there and makes it function better while maintaining the general character of the streetscape and even dropping the new yard walls' height to 3" below what they are currently at the

property line.

Staff response: Staff agrees with this statement.

(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

Since we are proposing to revise yard walls that were permitted to be built, as opposed to starting from scratch with yard walls around the property, this makes our situation peculiar to the land. The retaining situation is also unique as others in the streetscape have yards that come directly off the height of the sidewalks.

Staff response: Staff agrees with this statement.

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

We are proposing to revise yard walls that were built by the previous owner.

Staff response: Staff agrees with this statement.

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

We see this as a positive impact taking yard walls that prevent good visibility and making them ones that allow for good visibility and are 3" lower than what would otherwise be there if we didn't change the existing yard wall configuration.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the two exceptions to replace the residence roof not in-kind (14-5.2(D)(6)) and to exceed the maximum allowable wall height (14-5.2(D)(9)) and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Vice Chair Katz asked what Mr. Rasch's assessment was of visibility of the solar panels.

Mr. Rasch said the elevation showing the addition on the bottom right, the panels on the addition on the south roof and at the height of the roof pitch. As the Board looked at the property from the street today, they saw the large Junipers that block a lot of the area. But it is hard to say if it would be visible or not. Since it is a contributing historic building, any publicly visible rooftop equipment would require an exception.

Member Roybal asked in solar applications if it makes a difference they are on the roof or on the ground.

Mr. Rasch said ground mounted panels are acceptable even if publicly visible because they would not be on a historic structure.

Applicant's Presentation

Present and sworn was Mr. Stephen Beili, 727 Galisteo Street who said he wanted to make a correction on the staff report. Item #11 talks about a door on the back of the house they are moving to the garage. It is actually a window and want to move to the south side of the garage.

Regarding the solar panels, he couldn't say 100% that it would not be visible but he would be happy with a condition that once the building is framed Staff could meet him there and decide if it would work.

Questions to the Applicant

Vice Chair Katz asked if there are panels that don't look like panels but look like the roof that could be used.

Mr. Beili agreed but said they are expensive. He pointed out that that roof has a 3 and 12 pitch and is very high so people probably couldn't see them. If the panels would show he would come back for an exception or submit a proposal for a ground-mounted system.

Vice Chair Katz thought that would work. His sense was that it would be visible but before building, it is hard to know and that would be a good way to deal with it.

Member Roybal asked Mr. Rasch to show the pictures of the house itself.

Mr. Rasch said the west elevation is where the addition goes and he showed that one.

Member Biedscheid asked if the standing seam roof has a color of it or if it had been decided yet.

Mr. Beili said the roof is Galvalume, which is a duller version than galvanized. That is the color they are proposing for the roof. He provided samples of the four different colors of bricks they planned to use.

Member Powell asked if the door he had listed as the front screen door was the new front door on the west side or the one facing the street.

Mr. Beili said it is the door facing street.

Member Powell concluded it was the door that will be covered.

Mr. Beili agreed.

Member Powell asked if the chimney shown on the screen he was proposing to remove and replace it with a new chimney on the west side.

Mr. Beili agreed. The existing chimney serves no purpose and if left, would be engulfed by the addition. They were planning to take over some of that square footage where chimney is on the second floor.

Mr. Beili went back to the screen door and said there is a screen door on the house right now and is not a very nice door. The wood screen door they are choosing is in keeping with the look of the front door.

Member Powell asked him to share the changes to yard wall.

Mr. Beili said the yard wall was built in 1996 so it is not historic but was approved. They are proposing is to take the very narrow wall in the back northwest corner and widen so his clients can park their two cars next to each other. The job on the north side, east of the driveway is to allow for the visibility according to the City rules about visibility. The height is 75 inches now. He is proposing to come back with a new wall that is further from the street and maintain a six foot three inch height.

Mr. Rasch explained that the zoning ordinance has a maximum 6' height so they would have to apply to the Board of Adjustment for a three inch variance. The historic code maximum is five feet so an exception is required, no matter what.

Member Powell asked if he was proposing to change the height of the yard wall facing Don Gaspar and asked if he would consider windows in the walls.

Mr. Beili said the one that jogs around on West Houghton is the one they would alter. Most of what is on West Houghton would remain just as it is. It was just the northwest corner where they were lowering it

three inches. He explained that the dirt on the inside of that wall is 3 feet higher and they have a large dog they want to keep inside so hoped not to have to change all of that.

Member Boniface said the Applicant stated earlier that the reason for jog in this parking area was for the clear sight triangle. But he noted the Applicant didn't have to do that on the west wall.

Mr. Beili said it was confirmed with the City. That wall is on the property line and they didn't have anything to do with the neighbor's yard wall.

Member Boniface said the other question was on the gutters and downspouts what the material is.

Mr. Beili said it is Galvalume.

Public Comment

Present and sworn was Mr. John Eddy, 227 E. Palace Suite D, who said the HVAC would be ground mounted and wondered if there was any further discussion. He said when they are ground mounted, there is often noise pollution from reverberation off the wall.

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

Vice Chair Katz asked where it would be ground mounted.

Mr. Beili pointed to the west side of the garage toward the southern corner so it is between the garage and the tall yard wall that surrounds it. He added that it is not a regular HVAC but half of a mini-split that goes outside. It is a very small system.

Vice Chair Katz asked how close it was to the yard wall.

Present and sworn was Ms. Wendy Wilson, 904 Don Gaspar, owner, who said the unit is probably 5 feet from yard wall and neighbors house with casita is another 15 feet away. She showed the photo with the driveway entrance on page 25 at the bottom.

Member Powell asked Mr. Rasch if he would be more comfortable, when the structure is framed out that he come to the Board for verification.

Mr. Rasch said Staff usually approves solar installations if they are not publicly visible. It is a fairly common occurrence. So once the roof is framed and they do the assessment, if it is visible it will come

back to the Board as an exception or they would come up with another location. But if it is not visible, it is easy enough for Staff to do it administratively.

Member Powell suggested they might put on garage since it is not a contributing building but they would lose some gain since that would be on the east and west in case they got into a bind.

Mr. Beili said the garage is also a contributing structure.

Mr. Rasch added that the north and east are primary, just like the residence.

Member Powell suggested putting it on the pergola instead of the house.

Mr. Beili thought it would be more visible there. Mr. Rash agreed.

Action of the Board

Member Boniface moved in Case #H-14-112 at 904 Don Gaspar Avenue to approve and acknowledge, all criteria for the roof replacement not inn-kind and maximum allowable wall height have been met, with the condition that at the time of framing, it will come back to staff for confirmation of non-visibility of solar panels, if staff decides it is visible, to come back to the Board for further consideration. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

5. **Case #H-15-073A. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features rounded edges, battered walls, stepped parapets,

deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south façades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Andy Lyons, P.O. Box. 8858, who said he is requesting a historic status on the main house and on the casita. Then he would take that information and do design plans for a later review.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Member Boniface noted the south part of the portal was infilled with a non-historic sliding patio door. It also appeared there was something similar to that going on the north side of that same portal. He asked if Staff was suggesting the north side of that portal would not be primary.

Mr. Rasch said that was a good question. He did not suggested the north elevation of the portal should be primary. It does have that massing interest but he didn't see anything on the north being different from the east or the west. And on any of the portal, if the Board does make the east, north or south parts of the

portal primary it would exclude the nonhistoric infills.

Member Boniface said it would include the existing opening size and width, so the applicant would need to honor the opening size. He asked if Mr. Lyons understood that.

Mr. Lyons asked him to explain further.

Member Boniface said the opening that the patio door is in, would have to remain (at its present dimensions). It could not change in size but the applicant could infill the opening with something more historically in keeping with the rest of the house. But it would have to come back to the Board for approval. If a motion was made to have that south side designated as primary and later they decided they wanted to upgrade those patio doors, they could not infill that opening.

Mr. Lyons said they could go back to the original configuration. Member Boniface agreed.

Member Boniface said he just wanted the Applicant to understand what the implications were.

Action of the Board

Member Boniface moved in Case #H-15-073A at 800 Gildersleeve Street, to retain contributing status and approved per staff's recommendation, to designate the east and south façades, elevations 1, 2, 3 and 6 as primary and to assign contributing historic status to the converted garage with the east elevation, #1, designated as primary and indicating that the Applicant has recognized non-historic windows and doors in some openings he might later request to upgrade. Member Roybal seconded the motion.

Member Bayer asked for clarification that the north side of the entryway is not being recommended as primary.

Mr. Rasch said the entire façade facing east and facing south is recommended.

Member Bayer said that would include the entire entryway. Mr. Rasch agreed.

The motion was approved by unanimous (5-0) voice vote.

- 6. Case #H-15-074. 463 Camino Don Miguel.** Downtown & Eastside Historic District. Lorn Tryk, agent for Cathy Campbell, owner, proposes to construct a 6' high yardwall with pedestrian gate

and to remodel a contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

463 Camino Don Miguel is an approximately 1,730 square foot residence with approximately 175 square feet of portal space. The residence was originally constructed between 1935 and 1945 and features an attached garage that has since been converted to living space. Also located on the property is a freestanding 470 square foot carport. The residence is listed as contributing to the Downtown and Eastside Historic District, and the façade 1 (west) is recommended as primary.

The applicant proposes the following alterations to the residence:

1. Construct a 6' high yardwall stuccoed to match the residence (color not specified) with wooden gate and decorative fenestration with wooden grille;
2. Lower two existing skylights, removing their current angled installation such that they will lay flat on the roof and not be publicly visible from the street;
3. Add rooftop and ground mounted mechanical and rooftop ductwork that will not be publicly visible from the street;
4. Replace non-historic solid panel bi-leaf doors at the former garage entry and replace them with a pair of white, 15-lite French doors in the same opening dimensions;
5. Add a 12" deep overhang above the doors of the former garage.

STAFF RECOMMENDATION:

Staff recommends designating façade 1 (west) as primary and otherwise recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who said the overhang requested is a continuation of the existing overhang on the north. The color of the stucco in the application letter is El Rey Fawn. The gate proposed has 1 x 1 square pickets. The roofscape is not visible from the street because of the extreme angle. The garage likewise is not visible. The (HVAC) units they are using are only one foot tall, mini-split units. Neither the units nor the ductwork would be exposed to anyone in the public way. Their intention is to reroof the house. He didn't know at the time of application that the existing roof has dirt on it, so it will be reroofed and that will have no impact on visibility.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Biedscheid moved in Case #H-15-074 at 463 Camino Don Miguel to approve the application as recommended by staff, noting that the west side is primary, and including reroofing the house. Member Boniface seconded the motion and it passed by unanimous (5-0) voice vote.

7. **Case #H-15-075. 1246½ Cerro Gordo Road.** Downtown & Eastside Historic District. Will McDonald, agent for Gary Stokoe, owner, proposes to construct a 536 sq. ft. garage to a height of 13' 3" where the maximum allowed height is 13' 10", a 6' high yardwall, and a vehicle gate and to demolish an existing yardwall at a vacant residential lot. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1246 ½ Cerro Gordo Road is an approximately 8,870 square foot vacant lot located on a private drive off of Cerro Gordo Road.

The applicant proposes to construct a 536 square foot free-standing garage to a height of 13'3" where the maximum allowable height is 13'10". The proposed garage features simplified Pueblo Revival style details with a shed roof accent on the west elevation. Stucco color is El Rey "Buckskin;" metal roof will be corrugated galvanized steel; and the exposed wood, window cladding and garage door will be white.

Also proposed is a 6' high stuccoed yard wall on the north, east and south lot lines, featuring a 14' wide vehicular gate of coyote fence with irregular cedar latillas. The existing wall between 1242 and 1246 ½ Cerro Gordo will be demolished, connecting the two properties.

STAFF RECOMMENDATION:

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

Questions to Staff

Vice Chair Katz asked what the height of the wall to which this is attached along the road.

Ms. Roach apologized that she did not know the answer.

Applicant's Presentation

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, who clarified the about yard wall that the Applicant lives at 1242, adjacent to this property and will connect these two properties. The wall is about 6 feet high, and didn't seem higher than what is normal.

Questions to the Applicant

Member Powell asked what the material used for the garage door and the pedestrian door on the north façade and facing the street which everyone would see was.

Mr. McDonald said they will be steel doors for both.

Member Powell asked if they would be painted white.

Mr. McDonald agreed, in keeping with existing trim.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-075 at 1246½ Cerro Gordo Road to approve the application per staff recommendations. Member Boniface seconded the motion.

Vice Chair asked for a friendly amendment that the design of the garage door and the pedestrian door go to staff for review and approval. Member Roybal accepted the amendment as friendly and the motion passed by unanimous (5-0) voice vote.

- 8. Case #H-15-076. 121 Jimenez Street.** Westside-Guadalupe Historic District. David Vigil owner/agent requests an historic status review of non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

121 Jimenez Street is a single-family residential structure that was constructed in a vernacular manner with the original adobe 465 square feet in 1947. A 465 square foot CMU block addition was constructed in 1965. Therefore, all square footage is historic in date. All original windows were replaced when the addition was constructed with aluminum windows that exist today. The original pedestrian door on the rear, east elevation appears to have been infilled with stuccoed wall. Metal security doors were installed in 2008. The property owner, David Vigil, retains all original documents for the construction of this building. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

STAFF RECOMMENDATION:

Staff recommends that the Board retain the historic status of this residential structure as non-contributing due to the lack of character to contribute to the historic district even though the footprint and windows are historic. If the Board finds that the building shall be upgraded to a contributing structure, then staff recognizes that the west façade, elevations 1 and 2, should be considered as primary.

Questions to Staff

Member Roybal asked what it would take to make this building contributing.

Mr. Rasch said it is eligible right now with historic footprint and historic windows, but he questioned if the building does contribute to the district even at sufficient age. The Board could make it contributing now. It does have historic massing and historic windows. But d those contribute to the district or not. If not, then it would retain the non-contributing status.

Applicant's Presentation

Present and sworn was Mr. David Vigil, 6911 Acosta Drive, Albuquerque, who said he was requesting a non-contributing status for this house. He pointed out that it is at the very end of a dead-end street with no through traffic and is right next to Arroyo Mascareñas.

Questions to the Applicant

Member Roybal asked if they were then looking at making no changes to it.

Member Powell explained that by age, it could be considered, but due to quality of materials not being significant he would concur with staff.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-076 at 121 Jimenez Street to retain non-contributing

status as recommended by Staff. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

- 9. Case #H-15-077. 829 West Manhattan.** Westside-Guadalupe Historic District. Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

STAFF RECOMMENDATION:

Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jon Jayet, 200 Rendón Road, who said the garage needs work. It is not contiguous with the house. It has a shed roof that drains to the north and the foundation need work. The only thing historic is the window. It has no canale. It shares stucco with the main house which is contributing.

Questions to the Applicant

Vice Chair Katz said when the Board looked at it on the site visit from this view, that window looked nice.

Mr. Jayet said the roof was constructed with substandard 2 x 6 framing spanning 20 feet and the roof deflects and needs to be removed.

Vice Chair Katz asked, if the roof was done, whether it would change the west façade and make the wall higher.

Mr. Jayet said no.

Vice Chair Katz reasoned that if the house stayed contributing and the west façade was primary, it wouldn't inhibit him doing his project.

Mr. Jayet said, "No sir."

Member Powell asked if he would retain the drainage to the north.

Mr. Jayet said he wouldn't. He would probably drain to the east with canals but through a drainage pipe either to a catchment system or a French pit.

Member Powell commented that it has nice proportion and nice to see a parapet that steps down. But the Board is sympathetic to allow him to do what he needed to do and not harm his intended purposes. He asked if Mr. Jayet would retain the doors.

Mr. Jayet said he would just leave them as they are at this point.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-077 at 829 West Manhattan to retain the contributing status and identify the west façade as primary. Member Bayer seconded the motion and it passed by majority (3-2) voice vote with Member Boniface and Member Biedscheid dissenting.

Mr. Jayet asked what would happen if he wanted to change the garage. It doesn't work as a garage.

Vice Chair Katz explained that he could not change anything on the west side but everything else was not restricted.

Vice Chair Katz said the Applicant could ask for exception if he needed to change something on the west façade. The roof and the inside is completely open.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

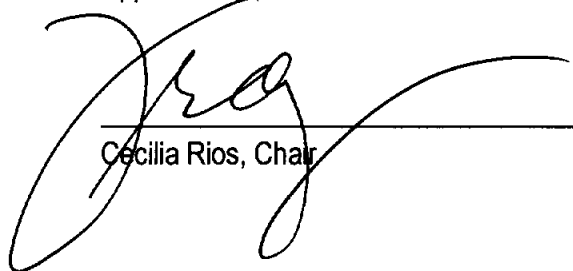
There were no matters from the Board.

J. ADJOURNMENT

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

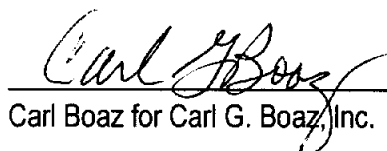
The meeting was adjourned at 6:50 p.m.

Approved by

A large, stylized handwritten signature in black ink, likely belonging to Cecilia Rios, is written over a horizontal line.

Cecilia Rios, Chair

Submitted by:

A handwritten signature in black ink, likely belonging to Carl Boaz, is written over a horizontal line.
Carl Boaz for Carl G. Boaz, Inc.

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

Case #H-15-060

Address-2 Camino Pequeno

Owner/Applicant's Name-Courtenay Mathey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Courtenay Mathey** ("Applicant").

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

In June of 2015, the HDRB approved the construction of a freestanding garage and entry trellis, the enclosure of the southwest portal (including a 3' corner rule Exception), the enclosure of the southeast portal (including a 3' corner rule Exception), replacement of windows, construction of a new portal on the north façade, repair of wood framing and construction of a 6' high fence. The Applicant proposes to amend the approval with the following:

- 1) Determine whether to have the garage to become an open 552 square foot carport in the same location;
- 2) Eliminate the tall portion at the east end of the southeast portal enclosure, and replace it with an approximately 368 square foot bedroom and hallway addition to a height of 12'6" (still requiring the 3' corner rule Exception as requested in the previous approval);
- 3) Add a 145 square foot storage room to the east end of the north façade;
- 4) Revise the door and window layout of the north portal enclosure; and
- 5) Construct a free-standing 322 square foot garden shed with portal.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff finds that the criteria for an Exception to Section 15-5.2(E)(2)(b) have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), Height, Pitch, Scale, Massing and Floor Stepbacks
 - b. Section 14-5.2(E)(2), Downtown and Eastside Historic District
 - c. Section 14-5.2(C)(5)(b)(i-iii), Height, Pitch, Scale, Massing and Floor Stepbacks Exceptions.
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), and 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.
6. 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.
7. Under Section 14-5.2(E)(2)(b), the general rule is that the “No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade.”
8. The Exception meets the Section 14-5.2(C)(5)(b)(i) criterion because the design feature will not damage the character of the district as it will not be visible from Camino Pequeño.
9. The Exception meets the Section 14-5.2(C)(5)(b)(ii) criterion because the portal addition will prevent a hardship to the Applicant or an injury to the public welfare because if the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence.
10. The Exception meets the Section 14-5.2(C)(5)(b)(iii) criterion regarding heterogeneous character because the proposed improvements will strengthen the unique heterogeneous character of the city because this design option blends well with the original “ranch house” design aesthetic of the ‘60’s and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.
11. The Applicant at the hearing requested to have the option to have a garage or a carport.
12. The information contained in the Application, and provided in testimony and evidence, is sufficient to establish that all applicable requirements 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 and Exception as recommended by Staff with the condition that the Applicant may build a garage or a carport.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-12-059

Address-610 Garcia Street

Owner/Applicant's Name- Doug & Peggy McDowell

Agent's Name- Jack Robinson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Jack Robinson**, agent for **Doug & Peggy McDowell** ("Applicant").

610 Garcia Street Lot 6 is an 11,661 square foot vacant lot in the Downtown & Eastside Historic District. The applicant received Board approval in 2012 to construct a single-family residence.

The Applicant proposes change the design to construct a 3,597 square foot single-family residence to a height of 15' 4" where the maximum allowable height is 15' 11". The building is designed in a simplified Spanish-Pueblo Revival style with stepped massing, battered and rounded edges, and exposed wooden elements. The finishes will be cementitious stucco in a special mixture of "Buckskin" and "Adobe", a light brown-stained wood, and clad windows and doors in a "bronze" color. A covered entry zaguan will be constructed at the existing south easement yardwall. The zaguan will be 8' 6" high with a stucco finish. The wooden gate will not be fenestrated. A coyote fence will be constructed on top of the existing yardwall on the north lotline to 3' above grade.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. 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.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(F), Downtown and Eastside Historic District
5. 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), 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.

6. 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.
7. The Applicant at the hearing stated he was willing to take the stucco color to staff for review and approval.
8. The Applicant at the hearing stated there is no fenestration on the gate because he has not drawn the design detail yet.
9. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 with the conditions:
(a) the stucco color shall be submitted to staff for review and approval; (b) fenestration of the gate shall be submitted to staff for review and approval; and (c) the correct drawings on the design of the garage door shall be provided to the Board.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk
APPROVED AS TO FORM

Date:

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-15-071

Address-314 McKenzie Street

Owner/Applicant's Name- Milton Johnson

Agent's Name- Conron and Woods Architects

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Conron and Woods Architects**, agent for **Milton Johnson** ("Applicant").

314 McKenzie Street, known as the McKenzie House, was constructed in the Territorial style before 1882. The building is listed as significant to the Downtown & Eastside Historic District.

The Applicant proposes to convert the east parking area into a patio by constructing a coyote fence with a vehicular gate between pilasters. The coyote fence will have irregular latilla tops at a maximum of 6' high running west from the east elevation of the building to the pilasters/gate and then south along the east property line. The height is not regulated by the historic streetscape averaging since it is located more than 30' from the front property line. The pilasters will be stuccoed with brick caps. The street address number will be affixed to the west pilaster and a mission bell will be installed in a nicho in the east pilaster. The wooden bileaf vehicular gate will be 8' wide and designed to harmonize with design on the building.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - c. Section 14-5.2(F), Downtown and Eastside Historic District
5. 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), 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.

6. 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.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 with the conditions:
(a) the Applicant shall remove the mission bell; (b) the coyote fence shall be replaced with a picket fence.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-15-069

Address-530 South Guadalupe Street

Owner/Applicant's Name- Gross Kelly Warehouse LLC

Agent's Name- Hogan Group

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Hogan Group**, agent for **Gross Kelly Warehouse LLC** ("Applicant").

530 South Guadalupe Street, known as the "Gross Kelly and Company Warehouse," is listed as a Landmark structure, located outside of one of the City's historic districts. The original portion of the structure, at the far north end, was constructed in 1913 as a long, rectangular, flat-roofed stuccoed brick warehouse in the Spanish Pueblo Revival style. The north façade of the building is Mission Revival in style, with identical short towers on either side with a portal in between. A large addition was made before 1930 and again in 1942, extending the warehouse further south in the same Pueblo Revival style as the original massing. In the 1950s, a Quonset hut was added to the far south portion of the building. The building is located in the Railyard Redevelopment District but not in an official historic district.

The Applicant proposes modifications to the non-historic entry and portal on the east façade of the Quonset hut, at farthest south portion of the building. An Exception is requested to modify a primary façade of a landmark structure. The proposed scope of work includes the following:

- 1) Replacement of the existing non-historic wooden portal with a new, larger portal structure, featuring brick columns and metal architectural elements common on the Quonset hut portion of the building and elsewhere in the Railyard; and
- 2) Replacement of two existing, non-historic windows and entry door with a larger assembly of true-divided lite windows and doors that are better suited to a retail use.

An Exception is requested to place two additions on a primary facades.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff finds that the criteria for an exception to place an addition on a primary elevation have been met and recommends approval of this application, which otherwise complies with Section 14-5.2 (D)(9) General Design Standards, Height, Pitch, Scale and Massing.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(C)(5)(b), Design Standards and Signage Exception
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. 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), 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.
6. 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.
7. Under Section 14-5.2(D)(2)(c), the general rule is that "Additions are not permitted to primary facades."
8. The Exception meets the Section 14-5.2(C)(5)(b)(i) criterion because the proposed entry modifications to the metal building at the south end of the Gross Kelly Warehouse maintain the size, mass, scale and appearance of the original building. The changes to the entry have no significant or irreversible impact on the structure and support its transition from a building designed to bulk store and wholesale goods to a building commissioned to the display and selling of retail goods.
9. The Exception meets the Section 14-5.2(C)(5)(b)(ii) criterion because the accommodation of this request prevents a hardship in that it will allow the building to continue to function as a viable reuse of the existing historic structure.
10. The Exception meets the Section 14-5.2(C)(5)(b)(iii) criterion because this project supports the goals of the Railyard, which supports the unique character of the city and a vital city supports a full range of options to help ensure that residents can continue to enjoy residing within the historic districts of Santa Fe.
11. The Applicant at the hearing stated he could take the colors to staff.
12. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 and Exception as recommended by Staff with the condition: (a) colors and finishes shall be submitted to staff for review and approval.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-14-108B

Address-317 Hillside Avenue

Owner/Applicant's Name- Robert Jordan

Agent's Name- Jeff Seres

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Jeff Seres**, agent for **Robert Jordan** ("Applicant").

317 Hillside is a two-story, single-family residence and free-standing two-car garage that were constructed in the Spanish-Pueblo Revival style between 1926 and 1928. The buildings are listed as contributing to the Downtown and Eastside Historic District. In December 2014, the HDRB assigned primary façades for both structures – south and west façades of the main residence, and east façade of the garage.

The Applicant proposes to construct an addition to the main residence and to build a free-standing guest house at the rear of the property. The proposed scope of work includes the following: (1) Construct an approximately 475 square foot addition on the north façade of the main residence to a height of 12'6" to match the existing parapet height. The historic French doors on the north façade will be re-used on the north façade of the addition, and historic windows will be re-used on the east façade of the addition. Two small portals are also proposed and will feature wooden posts, beams, and corbels; (2) Construct an approximately 620 square foot free-standing guest house at the rear of the property to the maximum allowable height of 14'. The guest house will mimic the Spanish Pueblo Revival style of the main residence, with stone wainscot, rounded stuccoed massing, a stone chimney, divided lite windows, and a small portal with wooden posts, beams and corbels. A stone walkway framed by 4' high stone retaining walls will connect the main residence to the proposed guesthouse; (3) Re-stucco the main residence and stucco the addition to match the existing cementitious custom stucco color; (4) Re-paint the existing windows on the main residence to match the existing medium blue; (5) Repair viga tails on the south primary façade in-kind; (6) Raise the existing stone yard wall at the south elevation to a height of 4'6", and include a new pedestrian gate at the southeast corner, painted medium blue; (7) Repair and extend existing wire fence along the west, north and east sides lot lines of the rear of the property; and (8) Construct new 6' high and 3' high coyote fencing along the east side of the property in two locations.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.

2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - c. Section 14-5.2(F), Downtown and Eastside Historic District
5. 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), 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.
6. 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.
7. The Applicant at the hearing stated the project could have frame walls of 2x8" to get more dimension and get more return back into the window.
8. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 with the conditions:
 - (a) the guesthouse shall be constructed with 2x8 frame walls on the exterior and (b) the windows shall be set as far to the interior as possible.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-14-068

Address-525 ½ Palace Avenue

Owner/Applicant's Name- Linda Osborne

Agent's Name- John Rutherford

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **John Rutherford**, agent for **Linda Osborne** ("Applicant").

525 ½ East Palace Avenue is a two-story, single-family residence constructed in 1993 in a blend of Territorial Revival and Northern New Mexico Vernacular styles. Due to its age, it is listed as non-contributing to the Downtown and Eastside Historic District. In August 2014, the HDRB approved the construction of a vehicular gate at the property.

The Applicant proposes to construct a 187 square foot deck at the second floor, above the roof of the existing portal on the north (rear) side of the home. The deck will consist of wood frame with Ipe Brazilian hardwood decking with a natural brown finish. A 36" high, white-painted redwood railing will enclose the east, west and north sides of the proposed deck. The Applicant also proposed installation of a divided lite Dutch door to access the proposed deck from the master bedroom, and installation of a 4-lite double hung window at the master bedroom for increased light in the bedroom from the proposed deck. The window, door and trim will all be white to match the existing features of the home.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(F), Downtown and Eastside Historic District
5. 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), 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.

6. 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.
7. The Applicant at the hearing stated the window on the north elevation could be made to match the window on the west elevation.
8. The Applicant at the hearing stated he would be willing to extend the balustrade so there would not be a small triangular opening between the new deck and the shed roof.
9. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 with the conditions:
(a) the window on the north elevation shall be reduced in size to match the existing window on the west elevation, as well as the casing and trim around the window; (b) the door shall have a recessed panel; (c) the Applicant shall infill the triangular space between the new deck and the shed roof.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-15-072

Address-940 Acequia Madre

Owner/Applicant's Name- Joshua Cooper Ramo

Agent's Name- Christopher Purvis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Christopher Purvis**, agent for **Joshua Cooper Ramo** ("Applicant").

940 Acequia Madre is a 3,074 square foot single-family residence with 380 square foot of portal space and a 550 square foot garage. A portion of the residence was originally constructed before 1940 in the Spanish-Pueblo Revival style. Due to numerous non-historic alterations, the most recent of which occurred in 2011, the structure is listed as non-contributing to the Downtown and Eastside Historic District.

The Applicant proposes to remodel the residence with the following: (1) Replace the 550 square foot garage/studio and 134 square foot entryway with a 1,013 square foot kitchen and living area constructed with rammed earth and featuring a fireplace on the north end and doors on the west façade; (2) Remove the gate and curb cut at the northwest corner of the yard wall and infill with stuccoed block wall to match existing; (3) Remove the gate at the northeast corner of the yardwall and infill with stuccoed block wall and a smaller pedestrian gate; (4) Demolish the mechanical room addition on the north façade of the residence, and replace the window and door on this façade with a pair of doors; (5) Square off the curve on the inside of the existing courtyard of the northeastern portion of the house, replacing and adding windows in this location; (6) Replace windows and doors on the interior of the courtyard on the north side of the house with two pairs of sliding glass doors; and (7) Remodel the southern bedrooms within the home, adding one pair of egress windows on the south façade.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District; however, more information is needed regarding the doors on the west and north façades.

4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(F), Downtown and Eastside Historic District
5. 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), 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.
6. 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.
7. The information contained in the Application, and provided in testimony and evidence, except for the doors on the north and west elevations, establishes that all applicable requirements 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.
3. The Board did not approve:
 - a. The wooden doors on the north and west elevations;
4. The Applicant at the next meeting:
 - a. submit information to show how the exact fenestration of both the doors and windows would actually look like once the wooden items are opened;
 - b. provide more detail on how the doors are located within the wall on the north elevation within the plane of the wall;
 - c. present alternative design for these doors, including the removal of the upper sections in the middle door on the west elevation.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

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

Case #H-15-070

Address-325, 339, 341 and 343 Bishops Lodge Road

Owner/Applicant's Name- Brent and Jennifer Cline

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 11, 2015 upon the application ("Application") of **Brent and Jennifer Cline** ("Applicant").

325 Bishops Lodge Road is a residential structure that was constructed before 1935 in the Spanish-Pueblo Revival style and it is listed as contributing to the Downtown & Eastside Historic District.

339 Bishops Lodge Road is a residential structure that was constructed before 1935 in the Spanish-Pueblo Revival style which may have been designed by T. Charles Gaastra (1879-1947) or A.C. Henderson (1874-1921) and it is listed as contributing to the District.

341/343 Bishops Lodge Road is a residential structure that was constructed at an unknown date in the 20th century and it is listed as non-contributing to the District.

The Applicant proposes to remodel the properties with the following two items.

1. A pedestrian door on the south elevation of 339 will be removed and replaced with a simulated divided-lite window in the existing opening height and width. The lower portion of the opening will be infilled with wall and stuccoed. An Exception is not required for this work.

2. The yardwall at 325 and the buildings at 339 and 341/343 will be restuccoed with synthetic stucco in "Prairie Clay", "Spectrum Brown" and "Monastery Brown". An Exception is requested to place a non-traditional finish on listed historic structures that require a traditional mud or cement stucco finish.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends denial of the Exception request to restucco historic structure with synthetic stucco because the Exception criteria have not been met, subject to further testimony from the Applicant, but otherwise recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - b. Section 14-5.2(C)(5)(b), Design Standards and Signage Exception
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. 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), 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.
6. 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.
7. Under Section 14-5.2(C)(1)(c), the general rule is that: "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved."
8. Under Section 14-5.2(E)(2), the general rule is that: "Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail."
9. The Exception does not meet the Section 14-5.2(C)(5)(b)(i) criterion because elastomeric stucco on a contributing structure detracts from the character of the district.
10. The Exception does not meet the Section 14-5.2(C)(5)(b)(ii) criterion because a request does not depend solely on what someone has to spend on a project.
11. The Exception does not meet the Section 14-5.2(C)(5)(b)(iii) criterion because elastomeric stucco on a contributing structure detracts from the character of the district and the Applicant did not provide other preservation options in its submittal.
12. The information contained in the Application, and provided in testimony and evidence, but for the restucco request for 339 Bishops Lodge Road, establishes that all applicable requirements 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 with the condition: (a) colors and finishes shall be submitted to staff for review and approval.
3. The Board denied the Exception Request for use of elastomeric stucco on the restucco project at 339 Bishops Lodge Road.
 - a. The re-stucco project shall use cementitious stucco.

**IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC
DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios
Chair

Date:

FILED:

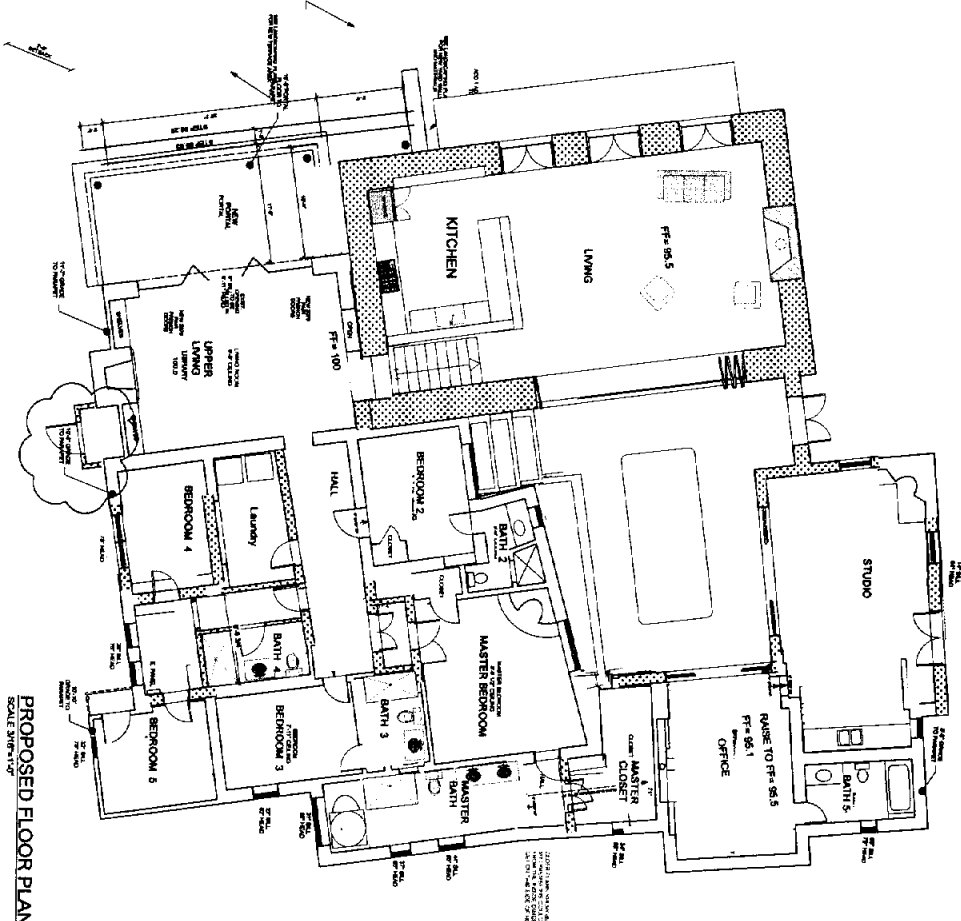
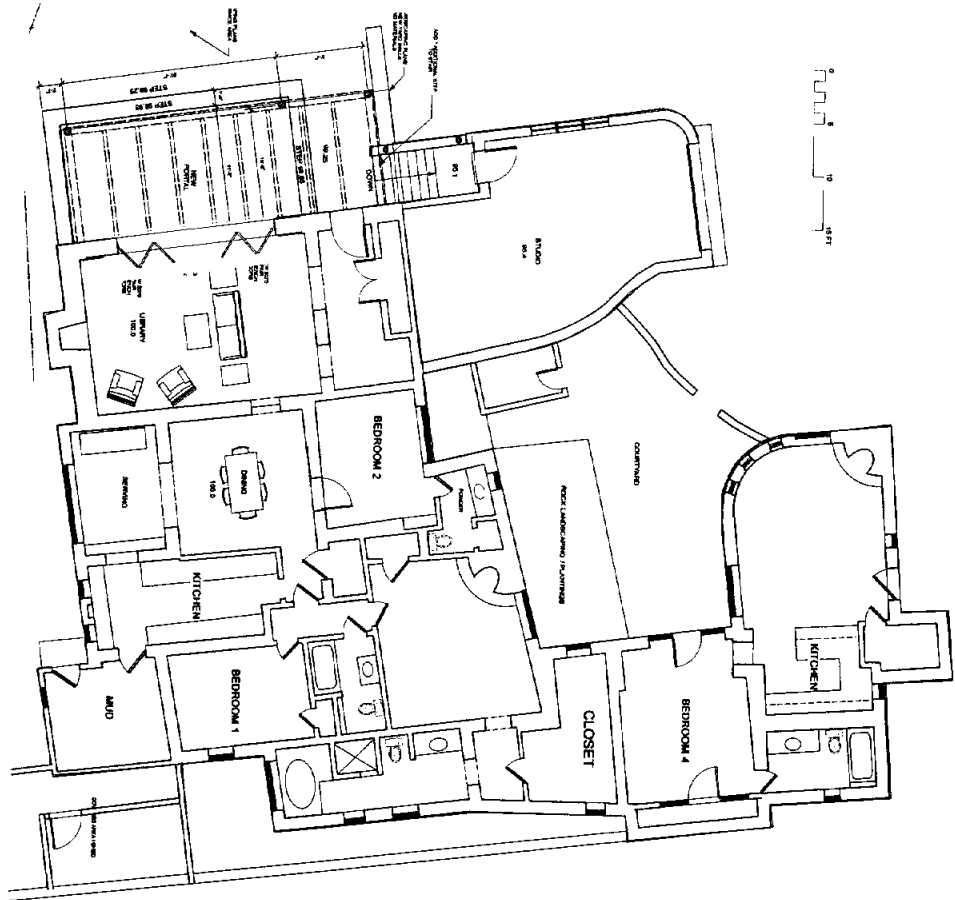
Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:



8/20/2015

A-2

JOB NO. 3502

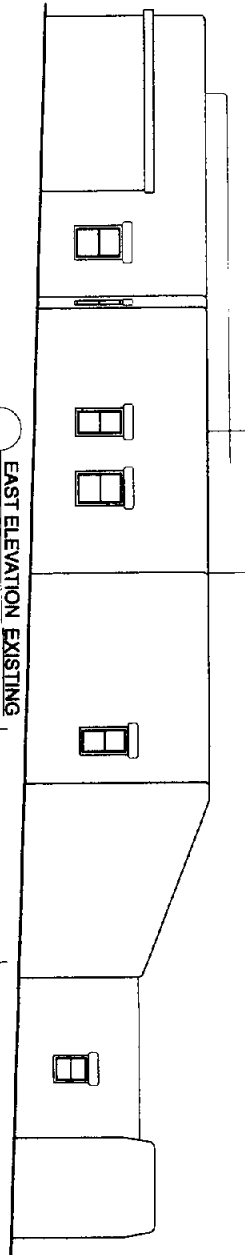
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SANTA FE, NEW MEXICO

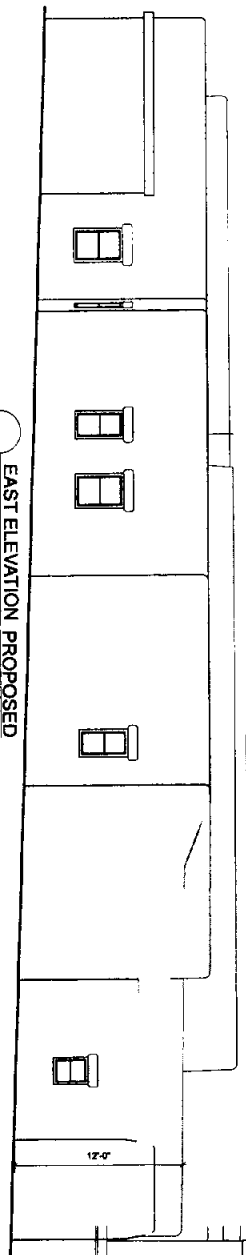
A. CHRISTOPHER RIVIS

200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 546
E Mail Architect@ACP-AIA.com

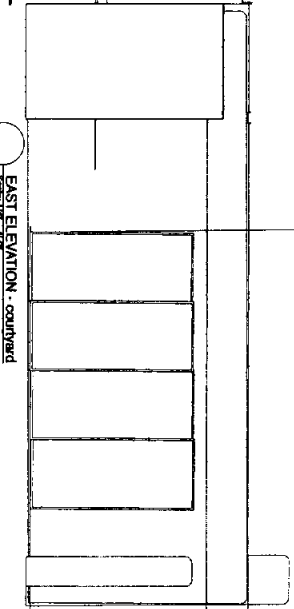
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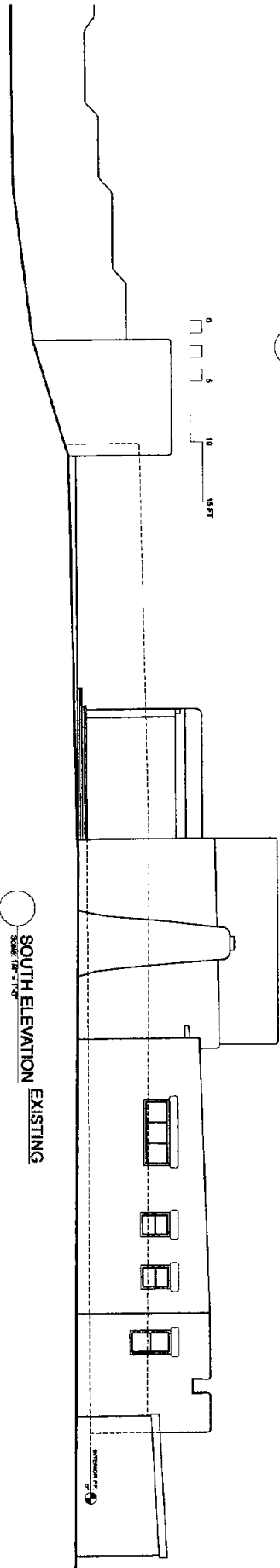
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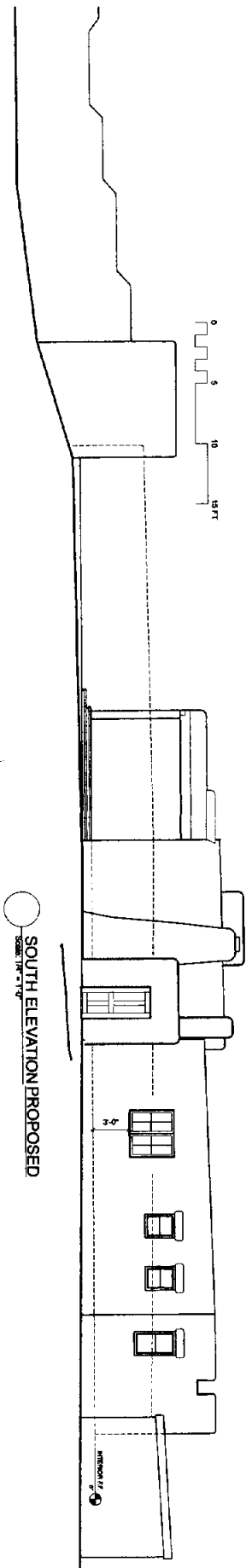
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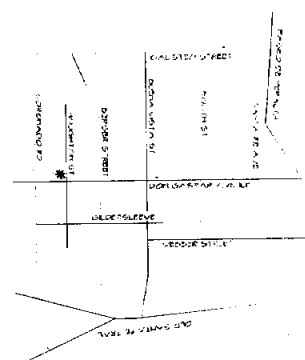
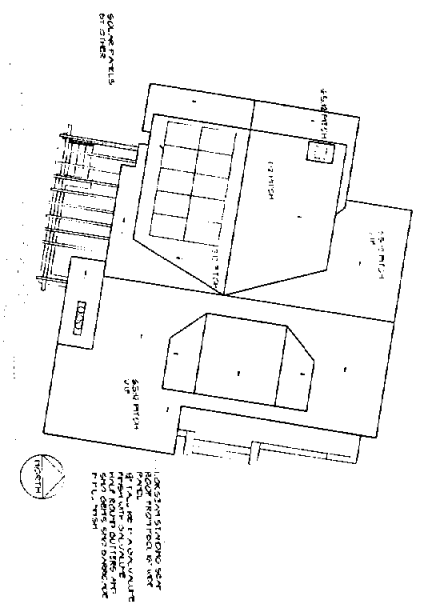
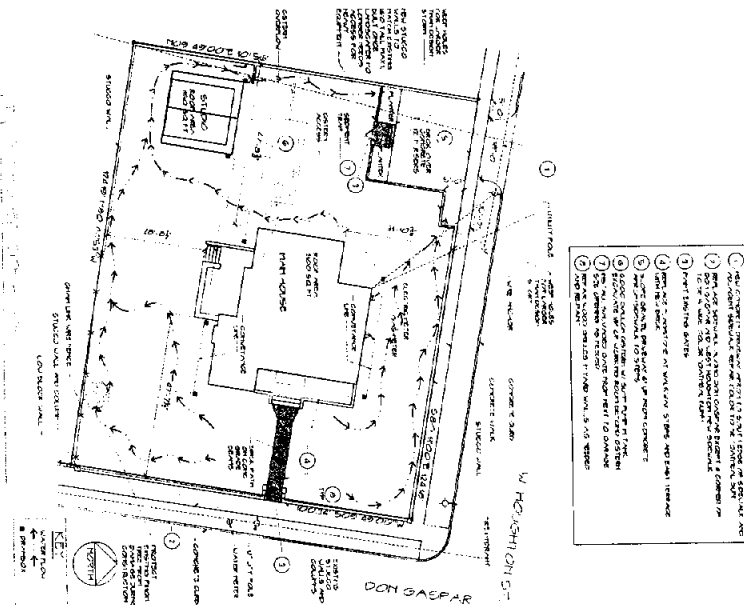
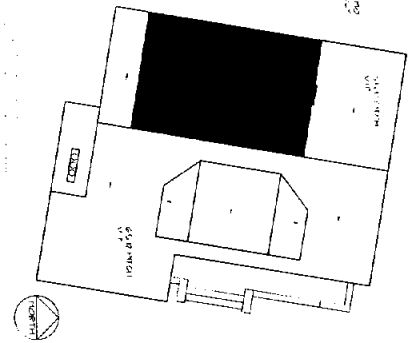


○ SOUTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"





904 DOM GASPAR

DON GASPAR RENOVATION
904 DON GASPAR
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ph: 699 2112
shopper@studio.com

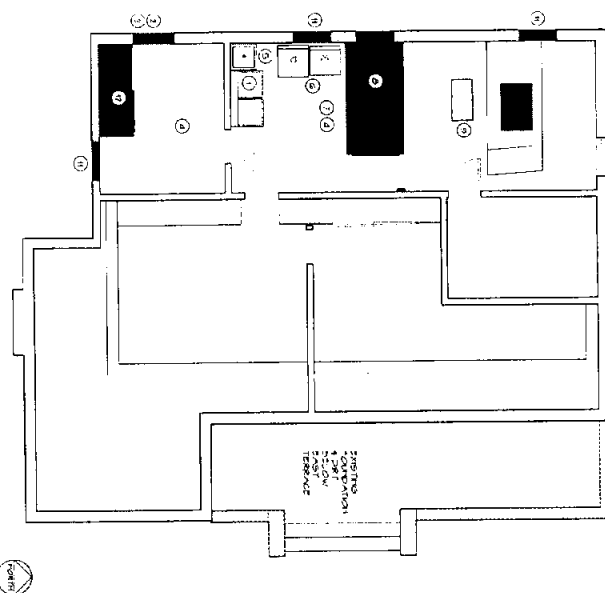
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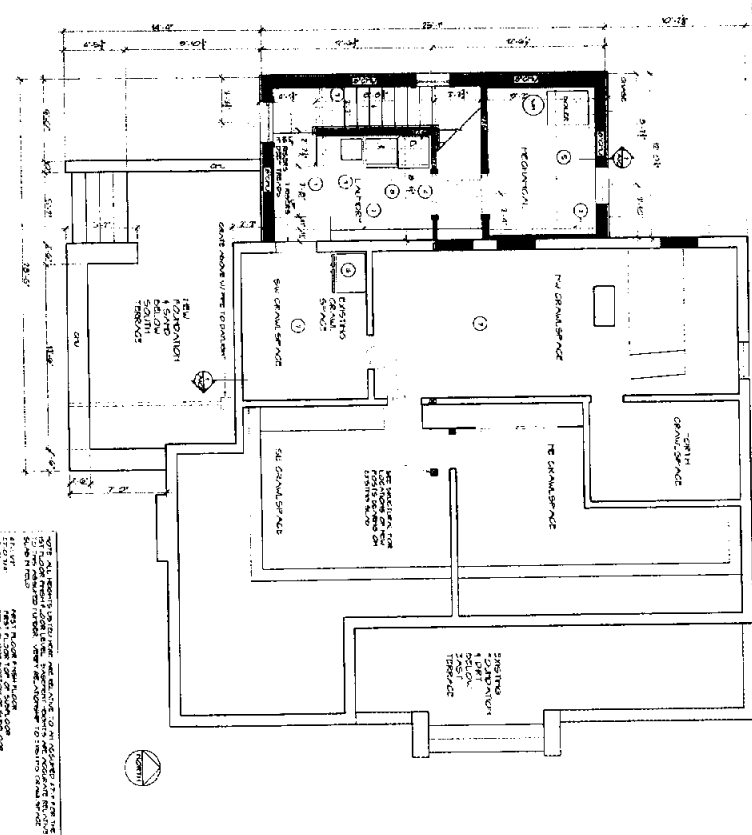
A

ROOF PLANS
SITE PLANS

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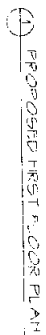
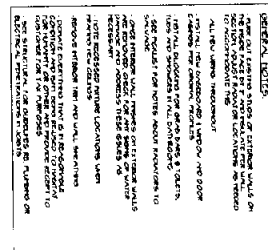
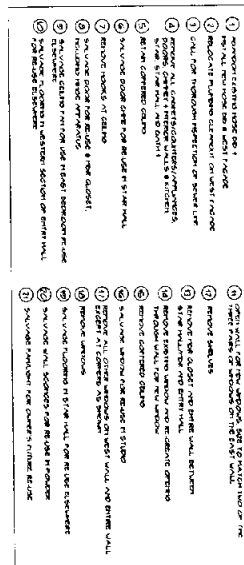
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6. CLOSET: 4' x 4' (4' x 4' island)
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1. KITCHEN: 10' x 10' (10' x 10' island)
2. LIVING: 12' x 12' (12' x 12' island)
3. DINING: 10' x 10' (10' x 10' island)
4. BEDROOM: 12' x 12' (12' x 12' island)
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NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 BASEMENT &
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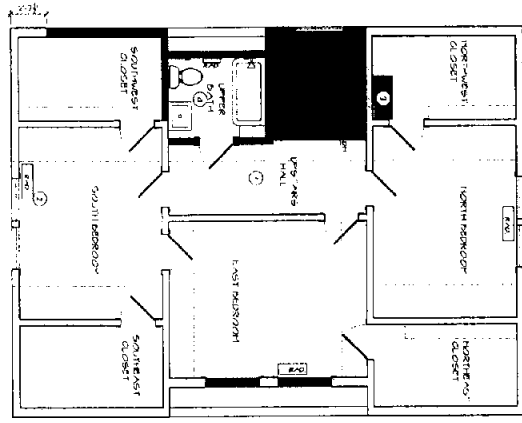
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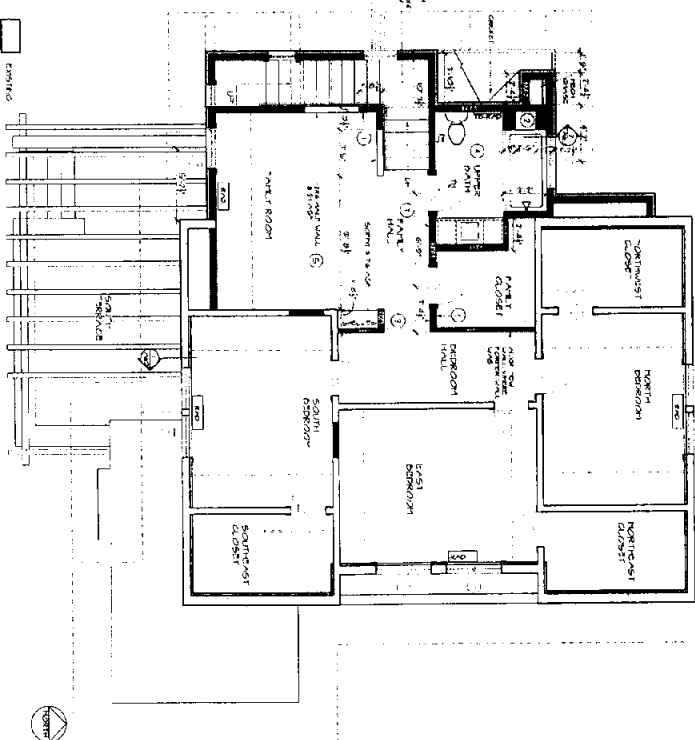
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2. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.
3. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.

GENERAL NOTES:
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2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

- 1. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.
- 2. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.
- 3. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.
- 4. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.
- 5. NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE.



EXISTING
NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE



EXISTING
NEW ENTRY TO BE LOCATED AT THE CORNER OF THE HOUSE



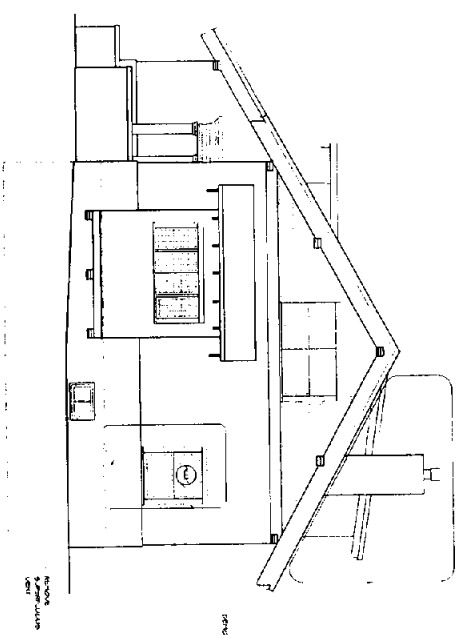
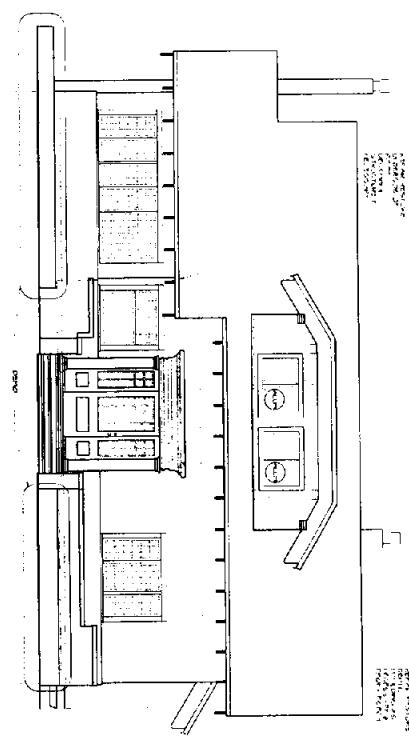
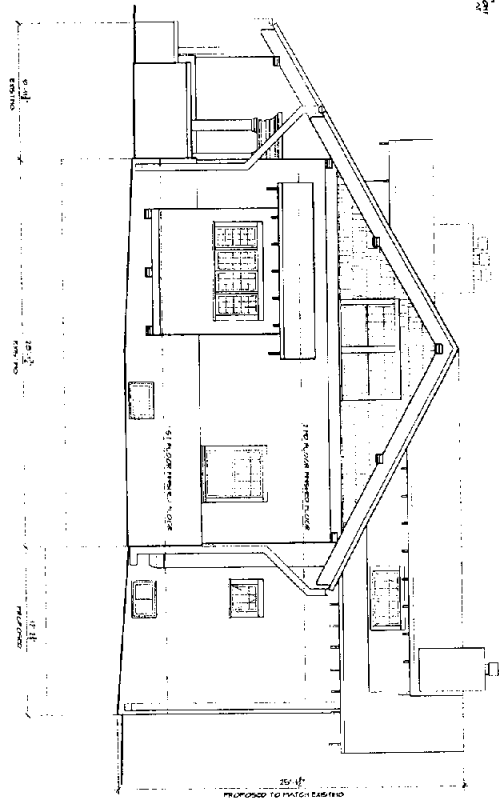
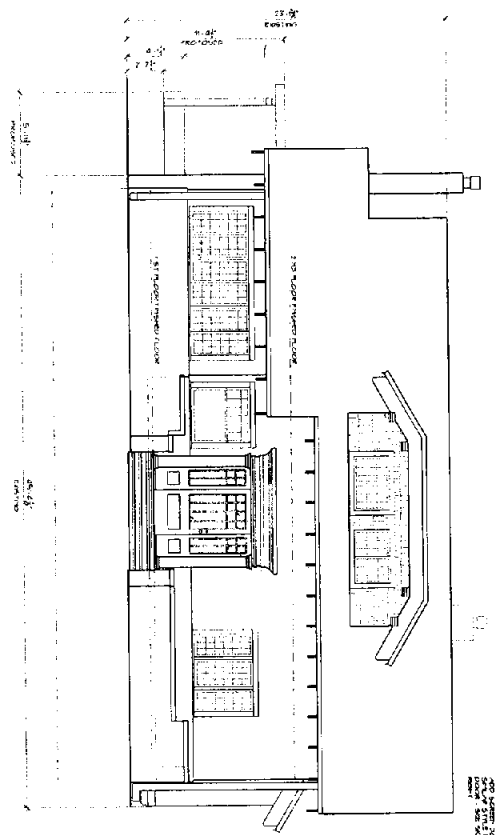
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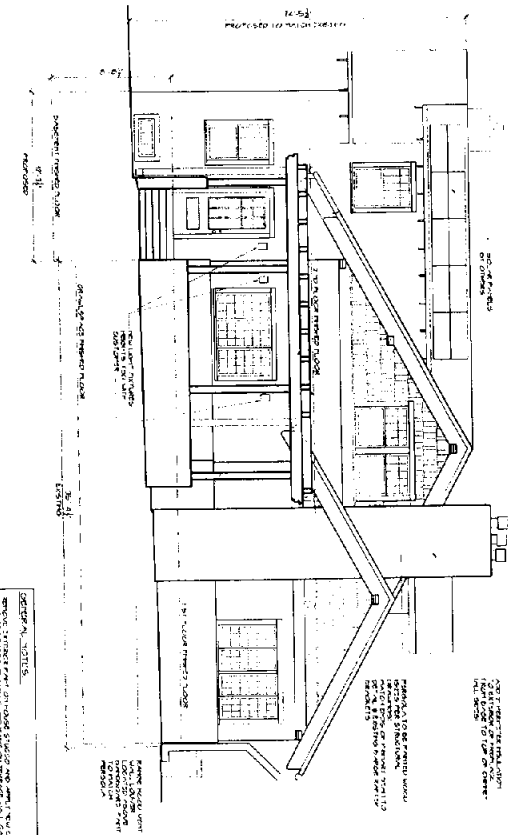
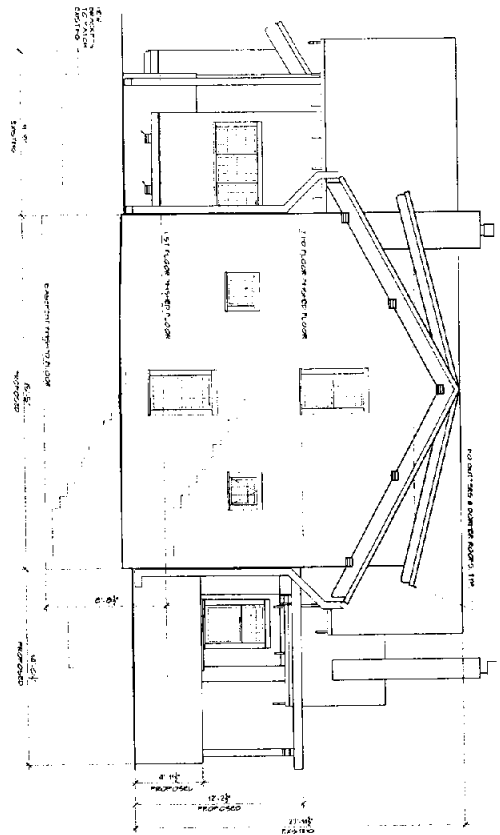
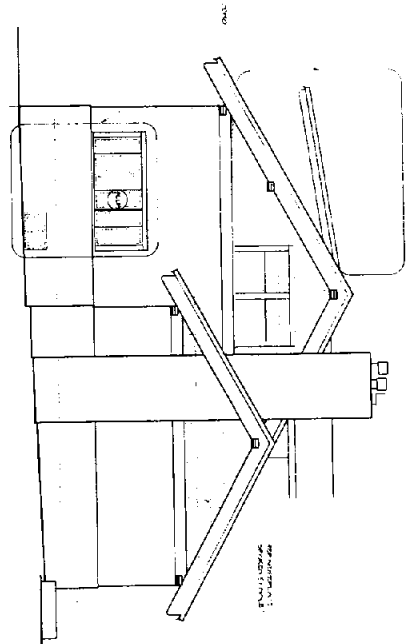
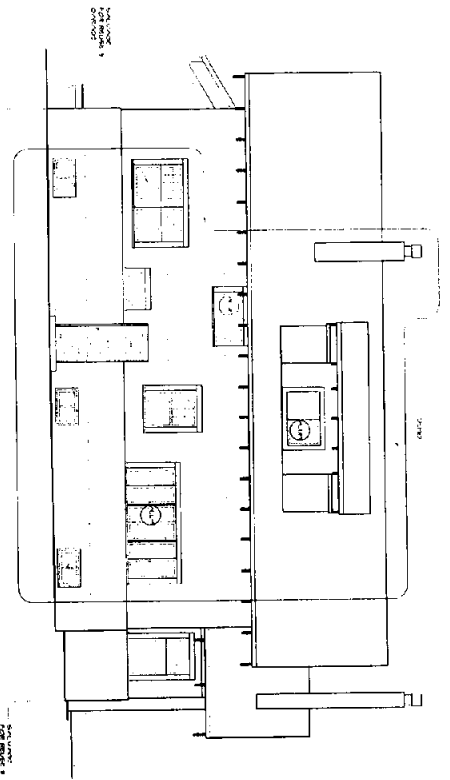
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PLANS

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 100. 1/1267650600228229401496703205376" = 1'-0" (1/5070602400912917605986812821504" = 1'-0")
 101. 1/2535301200456458802993406410752" = 1'-0" (1/10141204801825835211973625643008" = 1'-0")
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 155. 1/45601557422413052470473151022383844364247891968" = 1'-0" (1/182406229689652209881892604089535377456991567872" = 1'-0")
 1



1. THE HOUSE IS TO BE RENOVATED TO REFLECT THE ORIGINAL DESIGN AND MATERIALS. THE ROOF IS TO BE REPLACED WITH A NEW GABLE ROOF. THE CHIMNEY IS TO BE REBUILT. THE EXTERIOR WALLS ARE TO BE REPAIRED AND THE WINDOWS AND DOORS ARE TO BE REPLACED. THE INTERIOR IS TO BE REFINISHED.

DON GASPAR RENOVATION
 904 DON GASPAR
 SANTA FE, NEW MEXICO

studio
 dionisi incorporated
 JUL 2015
 ph 505 599 2372

217-277-15

A6

MAIN HOUSE
 ELEVATIONS

SCALE 1/4" = 1'-0"
 SHEET 20 OF 24

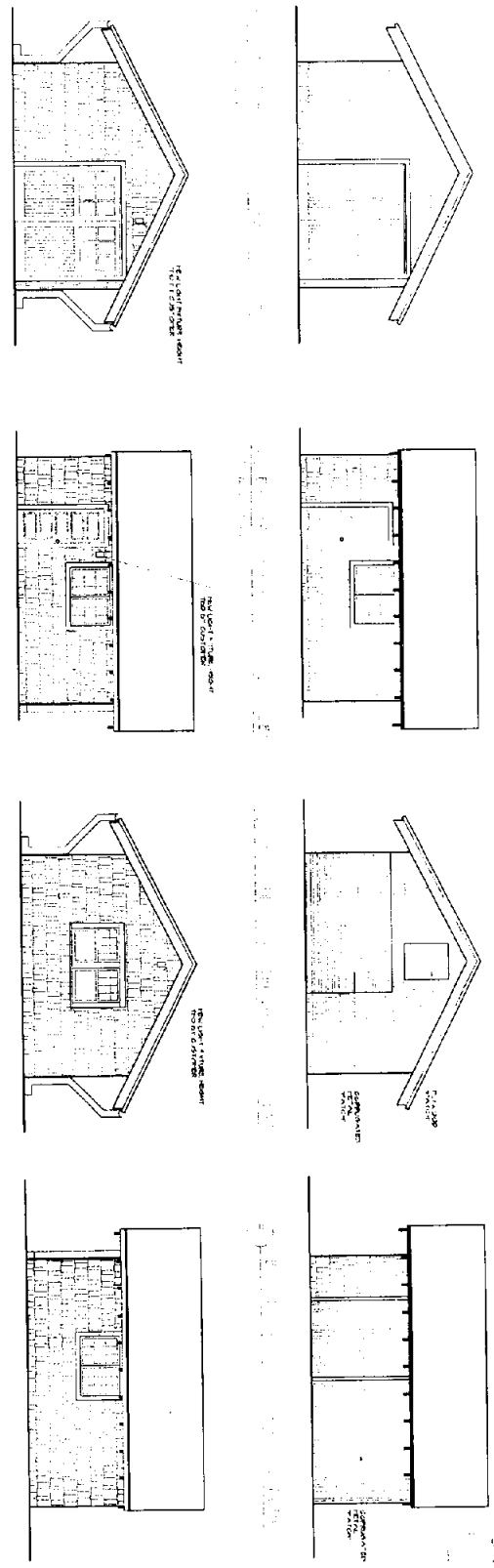
JUL 2 2015

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505.699.2372
stephen@bell.com

studio
dionisi

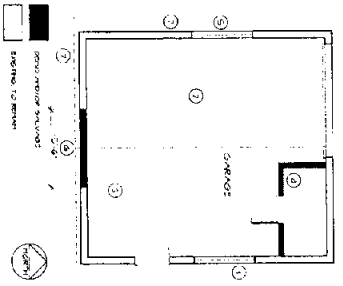
DON GASPAR RENOVATION

904 DON GASPAR
SANTA FE, NEW MEXICO



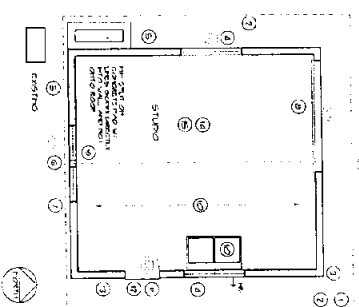
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.



GENERAL NOTES

1. REMODEL EXISTING KITCHEN WITH A NEW KITCHEN ISLAND.
2. REMODEL EXISTING BATH WITH A NEW BATH TUB AND SHOWER.
3. REMODEL EXISTING BEDROOM WITH A NEW BEDROOM SET.
4. REMODEL EXISTING LIVING ROOM WITH A NEW LIVING ROOM SET.
5. REMODEL EXISTING DINING ROOM WITH A NEW DINING ROOM SET.
6. REMODEL EXISTING PORCH WITH A NEW PORCH SET.
7. REMODEL EXISTING PATIO WITH A NEW PATIO SET.



GENERAL NOTES

1. REMODEL EXISTING KITCHEN WITH A NEW KITCHEN ISLAND.
2. REMODEL EXISTING BATH WITH A NEW BATH TUB AND SHOWER.
3. REMODEL EXISTING BEDROOM WITH A NEW BEDROOM SET.
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5. REMODEL EXISTING DINING ROOM WITH A NEW DINING ROOM SET.
6. REMODEL EXISTING PORCH WITH A NEW PORCH SET.
7. REMODEL EXISTING PATIO WITH A NEW PATIO SET.

SCALE 1/4" = 1'-0"
GARAGE/STUDIO PLANS
& ELEVATIONS
A9

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