



Agenda

DATE 12/17/16 TIME 1:45 PM

SERVED BY M. Kelly

RECEIVED BY N. Ramirez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP
TUESDAY, December 13, 2016 at 12:00 NOON
HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL
HISTORIC DISTRICTS REVIEW BOARD HEARING
TUESDAY, December 13, 2016 at 5:30 P.M.
CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: November 22, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-095. 212 East Berger Street.
Case #H-16-096. Sheridan Avenue.
Case #H-16-097A. 914 Canyon Road.

Case #H-15-056. 461 Camino de las Animas.
Case #H-16-056. 1109 East Alameda Street.
Case #H-16-098. 328 Camino Cerrito.

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

1. Case #H-16-002C. 450 Camino Monte Vista. Downtown & Eastside Historic District. McDowell Fine Homes, agents for Joe Esposito, owner, proposes to construct a 171 sq. ft. addition and alter non-primary elevations on a contributing residential property and to construct a 748 sq. ft. garage/carport to a height of 11'4", and yardwalls with gates to the maximum allowable heights of 4'4" and 4'7". (David Rasch).
2. Case #H-08-054. 530 Camino del Monte Sol. Downtown & Eastside Historic District. Lisa Roach, agent for Robert and Kris Barrie, owners, proposes to construct 1,700 sq. ft. of additions, a 3'4" yardwall, and replace doors on a contributing residential structure. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)
3. Case #H-16-051B. 500-550 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest Architects, agent for New Mexico School for the Arts, owner, proposes to remodel non-contributing and contributing non-residential structures using exterior finish materials that are not allowed. An exception is requested to use wood or metal panels (Section 14-5.2(I)(1)(a)). (Nicole Ramirez Thomas)
4. Case #H-16-100A. 1039 Camino San Acacio. Downtown & Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential property. (David Rasch)
5. Case #H-16-099A. 100 Sandoval Street. Downtown & Eastside Historic District. HPD staff requests designation of primary elevation(s) on a contributing non-residential structure. (David Rasch)
6. Case #H-16-099B. 100 Sandoval Street. Downtown & Eastside Historic District. Andy Sandoval, agent for Hilton Santa Fe Historic Plaza Hotel & Lodging, owners, proposes to remove a historic door and not replace it in-kind on a contributing non-residential structure. Two exceptions are requested (Section 14-5.2(D)(5)). (David Rasch)
7. Case #H-16-101. 5 Cerro Gordo Road. Downtown & Eastside Historic District. Woods Design Builders, agent for Lex Gillian and Cathy Nunnally, owners, proposes to construct a 51 sq. ft. addition and replace windows on a significant residential structure. Three exceptions are requested for constructing an addition on a primary elevation (Section 14-5.2(D)(2)(c)), removing historic material, and not replacing in-kind (Section 14-5.2(D)(5)(a)(i) and (iii)). (Nicole Ramirez Thomas)

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

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



Agenda

DATE 11/22/16 TIME 2:05
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HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

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4. Case #H-16-085. 213½ Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Next Wave Ventures, owner, proposes to construct a 2,100 sq. ft. single family residence with an attached garage to a maximum height of 14'4" where the maximum allowable height is 14'7" and construct yardwalls to the maximum allowable heights of 42" to 6'. (Sobia Sayeda)
5. Case #H-16-100A. 1039 Camino San Acacio. Downtown & Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential structure. (David Rasch)
6. Case #H-16-100A. 912 Canyon Road. Downtown & Eastside Historic District. Gayla Bechtol, agent for Scott and Maika Wong, owners, requests designation of primary elevations on a contributing residential structure. (Nicole Ramirez Thomas)
7. Case #H-16-099A. 100 Sandoval Street. Downtown & Eastside Historic District. HPD staff requests designation of primary elevation(s) on a contributing non-residential structure. (David Rasch)

8. Case #H-16-099B. 100 Sandoval Street. Downtown & Eastside Historic District. Andy Sandoval, agent for Hilton Santa Fe Historic Plaza Hotel & Lodging, owners, proposes to remove a historic door and not replace it in-kind on a contributing non-residential structure. Two exceptions are requested (Section 14-5.2(D)(5)). (David Rasch)
9. Case #H-16-101. 5 Cerro Gordo Road. Downtown & Eastside Historic District. Woods Design Builders, agent for Lex Gillian and Cathy Nunnally, owners, proposes to construct a 51 sq. ft. addition and replace windows on a significant residential structure. Three exceptions are requested for constructing an addition on a primary elevation (Section 14-5.2(D)(2)(c)), removing historic material, and not replacing in-kind (Section 14-5.2(D)(5)(a)(i) and (iii)). (Nicole Ramirez Thomas)

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HISTORIC DISTRICTS REVIEW BOARD
December 13, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

December 13, 2016

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

Ms. Jennifer Biedscheid
Ms. Meghan Bayer
Mr. William Powell

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES:

November 22, 2016

Member Roybal moved to approve the minutes of November 22, 2016 as presented. Member Boniface seconded the motion and it passed by majority voice vote. Member Katz and Chair Rios abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

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

[A copy of the FF/CL for Case #H-16-095 is attached to these minutes as Exhibit 1.]

2. Case #H-15-056, 461 Camino de las Animas

[A copy of the FF/CL for Case #H-15-056 is attached to these minutes as Exhibit 2.]
[

3. Case #H-16-096, Sheridan Avenue

[A copy of the FF/CL for Case #H-16-096 is attached to these minutes as Exhibit 3.]

4. Case #H-16-056, 1109 East Alameda Street

[A copy of the FF/CL for Case #H-16-056 is attached to these minutes as Exhibit 4.]

5. Case #H-16-097A, 914 Canyon Road

[A copy of the FF/CL for Case #H-16-097A is attached to these minutes as Exhibit 5.]

6. Case #H-16-098, 328 Camino Cerrito

[A copy of the FF/CL for Case #H-16-098 is attached to these minutes as Exhibit 6.]

Member Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Member Roybal seconded the motion and it passed by unanimous voice vote except Member Katz abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen announced the receipt of an appeal petition on 530 Camino del Monte Sol.

Member Katz asked why 530 Camino del Monte Sol was on this agenda, then.

Mr. Rasch said it is for redesign.

Ms. Gheen described it as a "placeholder appeal." Perhaps the applicant could answer further questions about it.

H. ACTION ITEMS

Chair Rios announced to the public that anyone wishing to appeal a decision of the Board to the City Council has up to 15 days after the Board approved the Findings of Fact and Conclusions of Law. Anyone wishing to do so should contact Staff for assistance.

- 1. Case #H-16-002C, 450 Camino Monte Vista. Downtown & Eastside Historic District. McDowell Fine Homes, agents for Joe Esposito, owner, proposes to construct a 748 sq. ft. garage/carport to a height of 11'4", 166 sq. ft. of additions, on a contributing residential property and yardwalls to the maximum allowable heights of 4'4" and 4'7". (David Rasch).**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

450 Camino Monte Vista is a single-family residential structure that was constructed before 1949 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District and the original north and west elevations are designated as primary.

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

1. A 171 square foot addition (portal and mechanical room) will be constructed on the south elevation of the contributing structure to match adjacent height.
2. Existing windows on the south elevation will be removed and replaced in altered openings with divided-lite windows and another divided-lite window will be installed on the east elevation.
3. The shed roof on the south elevation will be changed to a parapet that matched adjacent height.
4. Skylights will be installed where the applicant states that they will not be publicly-visible.
5. The north, street-facing portal will be surfaced with brick.
6. A 748 square foot one-car garage/ one-car carport will be constructed at the east side of the contributing residence to a height of 11' 6", where the maximum allowable height is 19' 3".
7. A pedestrian gate, at less than 5' high, will be installed between the residential structure and the garage/carport.
8. The chain-link fence at the Camino Monte Vista street frontage will be removed and replaced with a stuccoed yardwall at 52" high, where the maximum allowable height is 58". Pilasters will be 58" high. An open rusted steel pedestrian gate and an open rusted steel vehicle gate, both 4' high, will be installed. A 52" high spur wall between the street wall and the carport will have another pedestrian gate of the same materials and design.
9. The chain-link fence at the Camino Atalaya street frontage will be removed and replaced with a stuccoed yardwall at 55" high, where the maximum allowable height is 61". Pilasters will be 61" high. An open rusted steel vehicle gate at 4' high will be installed.
10. The chain-link fence on non-street-frontage property lines will be removed and replaced with an irregular-topped latilla fence at a maximum of 5' 6" high with stuccoed pilasters every 10' of length to the maximum allowable height of 6'.
11. Stucco will be El Rey cementitious "Sandalwood." Paint color will be "Tree Branch," characteristic description of sample not provided. Wood stain color will be presented at the hearing.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Doug McDowell, 1317B Cerro Gordo Road, who clarified that the Tree Branch color is a caramel brown as originally existed on the structure.

Questions to the Applicant

Chair Rios asked if the skylights would be low profile and not publicly visible.

Mr. McDowell agreed.

Chair Rios asked if it will be cementitious stucco.

Mr. McDowell agreed.

Member Boniface asked if there will be any rooftop appurtenances.

Mr. McDowell said no, the only equipment would be fan coil units with condensate units inside.

Member Boniface asked why not have two garage doors instead of one.

Mr. McDowell said it was because next time they would come in for the main house and propose a carport and garage.

Chair Rios asked him to describe the gates.

Mr. McDowell said the gates will be of steel and open design with waxed or rusted metal.

Public Comment

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

Action of the Board

Member Roybal moved to approve Case #H-16-002C at 450 Camino Monte Vista per Staff recommendations and the condition that the light design be taken to Staff for review and approval. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-08-054. 530 Camino del Monte Sol. Downtown & Eastside Historic District. Lisa Roach, agent for Robert and Kris Barrie, owners, proposes to construct 1,700 sq. ft. of additions, a 3' 4" yardwall, and replace doors on a contributing residential structure. An exception is required to exceed the 50% footprint standard (Section 14-5.2 (D) (1) (d)). (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

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

In the HCPI form there are two garages noted on the footprint. The original garage was enclosed and incorporated into the footprint of the house in the 1950s or 1960s. A new garage, the garage sited as non-historic in 2004, was built in the 1960s. The garage is assumed to have a construction pre-1967 as the garage was in existence prior to the purchase of the home by Mrs. Kathryn Seeler Jones in 1969. The garage also is characteristic of those built in the late 1950s and 1960s as it is a narrow single car garage with a wood panel door and a flat roof. The history of the garage now makes the garage footprint part of the historic footprint of the home.

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

1. Addition of 1,092 sq. ft. of heated space, 191 sq. ft. of mechanical space, and 428 sq. ft. of portal space. All additions will not be publicly visible. An exception is requested to exceed 50% of the historic footprint of the property (14-5.2(D)(2)(d)).

2. The portals will be constructed in the Spanish Pueblo Revival style to match the existing portal on the north elevation. The wood will be stained light brown to match the existing portal on the north elevation of the property. The hardscape in the portal area will be flagstone.
3. On the north elevation, the addition of the mechanical space will result in the increase in height of an existing chimney and parapet. The parapet height will not exceed existing parapets.
4. Addition of a 3'-4" yardwall to define an outdoor area at the southwest corner of the backyard where an 8'x 8' spa will be placed.
5. Windows and doors on the addition will have simulated divided lites. Doors and windows will be off-white aluminum clad or stained wood and will match existing styles and colors of doors and windows on the structure.
6. Existing stucco on the home is elastomeric. The applicant proposes to stucco the addition in Sto "Suede" to match the existing stucco.

Square Footage of the Structure

A square footage map showing the historic footprint, the 2004 additions, and the proposed additions is included in the packet.

Historic Square Footage total	2,603.0 sq. ft.
50% of the Historic Square Footage total	1,301.5 sq. ft.
2004 Addition Square Footage total	688.0 sq. ft.
Remaining 50% Square Footage total (post 2004)	613.5 sq. ft.
2016 Proposed Additional Square Footage	1,669.0 sq. ft.
Amount of Square Footage over 50%	1,055.5 sq. ft.

RELEVANT CODE CITATIONS

(D) General Design Standards for All H Districts

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

(2) Additions

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

noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

EXCEPTION TO EXCEED FIFTY PERCENT OF THE SQUARE FOOTAGE OF THE EXISTING FOOTPRINT.

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

Applicant Response: The proposed addition to the residence at 530 Camino del Monte Sol will have no public visibility and will match the style of the existing residence, both historic and non-historic portions. Therefore, there shall be no damage to the character of the district caused by granting the exception to construct the proposed addition in excess of 50% of the historic floor area.

Staff response: Staff agrees with this statement. The addition will not be publicly visible and, even with the increase in square footage of the home, the home will not be out of character of homes on adjacent properties within the district.

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

Applicant Response: The proposed addition will provide additional living space for the owner and their family, in order to enable them to spend more time in Santa Fe initially and eventually to live in Santa Fe on a permanent basis. With the construction on the interior of deep steps on which removable ramps can be placed, the addition provides an accessible bedroom and bathroom space that will accommodate the special needs of the owner's wheelchair-bound daughter and anticipated future needs of the owners.

Staff response: Staff agrees with this response. Staff finds that the applicant has identified the addition as a means to meet the physical needs of the occupants of the home.

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

Applicant Response: The very small historic footprint of the home is insufficient to meet the present and future needs of the owners, in order for them to reside on a permanent basis in the home. The proposed addition is located at the rear of the existing contributing residence, the design of which was selected because of its low impact on the surrounding neighborhood and because of its proximity to the existing main living areas of the home. An addition could not be placed in the front open space, as this would impact the primary facades of the residence, and an addition would not make as much sense attached to the southwest corner of the home, due to further distance from the main living areas of the home. In settling on the proposed design solution, a range of design options were thus considered, and the proposed design affords the maximum functionality for the owners' and will allow them to reside on a long-term basis in the historic district.

Staff response: Staff agrees with the response. The applicant has considered other design options for an addition that will accommodate the particular needs of the family. Additionally, this is the second design option presented to the Board. However, additional testimony as to why a detached structure is not discussed as a design option is needed.

(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*;

Applicant Response: As mentioned in the above response, the inaccessible historic footprint of the home is insufficient to meet owners' needs. There is no other location for construction of an accessible bedroom and bath to the existing home, due to the configuration of the existing home on the lot. An addition is not feasible in the front of the home, due to its impact on primary façades and on the streetscape. The proposed addition in the rear will not be publicly visible, will not impact primary façades, and will create an accessible living space for the owners and their daughter.

Staff response: Staff does not agree with the response. The criterion is intended to address the special conditions and circumstances which are peculiar to the land or structure in comparison to adjacent properties. Additional testimony from the applicant may provide information that satisfies this criterion.

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

Applicant Response: Neither the small size and inaccessible configuration of the historic portion of the home nor the position of the existing home on the lot are due to any action of the applicant or owner. The owner is merely attempting to make the home functional for their present and future needs, so that they can live for longer periods in the home and one day retire permanently there.

Staff response: Staff does not agree with this response. However, it is noted that the historic portion of the home and the configuration of the structure on the lot are not the result of the applicant or owner. More testimony from the applicant may clarify the response to this question.

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

Applicant Response: The proposed addition will provide the least negative impact to the historic district in which it is situated of other design options. It will allow for the continued preservation of the historic portion of the home and its primary façades. Its style will match that of the existing home, both historic and non-historic portions. It will not be visible from adjacent "public ways" and will therefore have no visual impact on the surrounding neighborhood. And it will allow the residents to continue to reside in the home and eventually reside there permanently, reducing its use as a short-term rental. Placement of an addition at the front of the home would adversely impact the historic portion of the home and the streetscape. And not constructing an addition would prevent the owners from residing in the residence on a long-term basis, causing it to continue as a vacation rental and eventually be sold in order to find a home that suits the owners' needs.

Staff response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff finds that not all of the exception criteria have been met but additional testimony from the applicant may provide information at the hearing to satisfy the criteria. Otherwise staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

Questions to Staff

An amendment to 4 and 5 was provided today during the field trip and Staff agrees with the revised response and a portion of #5 and configuration of the existing home. [The document is attached to these minutes as Exhibit 7.] Even so, she found not all responses were met but recommended approval.

Chair Rios asked how much square footage was added in 2004.

Ms. Ramirez Thomas said 688 square feet was added in 2004.

Chair Rios understood the amount requested now that is over the 50% is 1,055.

Member Roybal said he was confused on #5 when she said it was partially approved.

Ms. Ramirez Thomas said the question is that the increase over 50% is due to special conditions not the result of the applicant's actions. She agreed that the original footprint and the way that it has grown over time is not the result of the applicant.

Chair Rios said the house now is contributing. She asked Ms. Ramirez Thomas if it was her opinion that with the added square footage that it would lose its contributing status.

Ms. Ramirez Thomas said it brings into question whether it is currently contributing. It was brought up in the prior hearing. She was not sure how to proceed with that.

Mr. Rasch added that Staff feels it shouldn't be listed as contributing to begin with.

Ms. Ramirez Thomas agreed. She had offered an evaluation in the last hearing but the Board was not interested in considering that, so she did not bring that forward this time, nor has the applicant.

Chair Rios noted that the applicant has the option to request a status review.

Ms. Ramirez Thomas agreed.

Member Boniface asked Staff to show on the plan where the primary elevations are.

Ms. Ramirez Thomas pointed out the east façade which is street frontage.

Member Boniface asked if it included the portal.

Ms. Ramirez Thomas said it does not include the portal, which was built in 2004, but does include the portion of the south on the east side.

Applicant's Presentation

Present and sworn was Ms. Lisa Roach, 994 Don Manuel Street, who explained that they took into consideration the comments of the Board from the last hearing and in light of the Code. The design tonight is the one they feel best meets their needs and it remains sensitive to the home. The addition is not visible from the street so there is no effect on the streetscape. The portal is narrow and they have made every effort to accommodate the needs of the owners and the code in hopes that in this discussion on the issues, the Board can approve this application.

Questions to the Applicant

Chair Rios asked about the architectural features.

Ms. Roach asked Scott Wong to address that.

Present and sworn was Mr. Scott Wong, 641 Garcia, who said after the last board meeting we tried to come up with an attached version to accommodate and to ease the passage and moving the portal more to the business side. It was an opportunity to improve the design. You can see the portal wraps around to move it toward the back property line and it is too tight for any public view. So, he flipped the plan and tried to minimize the opening between the addition and the structure for a minimal outdoor space with a permanent ramp and heated sidewalks.

In the end, with the addition ten feet away now, the gap is now 7' instead of 10' and they really wanted it attached. This is a better plan. They opened up some corridors leading to the house also and made sure they are all accessible.

Chair Rios asked him to describe the passageway.

Mr. Wong said it is L shaped in the center of the plan with two steps out of the house and ramp. It is not a big open corridor. There are a couple of patio doors and a couple of windows that match the style. You can come out right before the addition and get onto the portal which is covered quickly and get down to the back side. Before, the corridor in between was not there. We tried to minimize it. It is a small corridor but long enough to make things accessible. We widened the bathroom doors too.

Member Katz said on the plan, some of the walls look wider and some narrower. He asked if that represents adobe vs. wood.

Mr. Wong said it is all adobe. The closet and laundry room and wall by toilet are framed on the interior but the rest is adobe. The passage is also adobe.

Member Boniface asked if the owners don't wish to downgrade it from contributing to non-contributing.

Mr. Wong said the owners didn't think it was a possibility. But if required, we could do that.

Member Boniface thought it would make life much easier.

Ms. Roach suggested that this design very consciously attempts to preserve the historic core of the home and minimally attaches to it. If the question is merely size, she questioned how that would affect the status. From her view, everything that is publicly visible will be the same as it is now.

Chair Rios said the Board is dealing with it as contributing and has not heard any evidence about why it would be downgrading it. So, the Board is not considering a status review at this meeting.

Member Katz said he was looking at the proposed floor plan and on the same level, there is a bedroom, a library and a bath and no ramps or steps. So, he asked why this must do something different for accessibility needs.

Mr. Wong said that initially, they tried to do the addition for future growth of the family and the daughter is in a wheelchair and it is hard to get around corners so they would have to gut the interior to do that. They would like to leave the interior as it is.

Member Katz pointed out that the plan labels of the addition at the northwest as the master bedroom. He asked where the daughter goes.

Mr. Wong said she would stay in the master bedroom. She has Parkinson's. Her parents would stay in the original master bedroom down at the bottom.

Member Katz observed those five steps would not accommodate a wheelchair.

Mr. Wong agreed. It was originally a two-bedroom house and they were pass through rooms. They were trying to figure out how to make it a three-bedroom house and be able to access everything through the interior.

Member Katz found the accessibility argument somewhat disingenuous. He could fully understand their desire for a larger house. It is a lovely design and will look just fine. But the whole reason for the 50% rule is so an addition to a contributing house would not overwhelm the house and where it is situated in the back, this won't do that. So, the reason for that rule, in some respects, is not necessary here. But there is no exception that in this case, we don't need the rule. So, he was having a hard time dealing with the exception. So, he wished they had asked to have it downgraded so it wouldn't be a problem.

Ms. Roach objected to the notion that they were being disingenuous. We wouldn't be stating under oath that accessibility is not the reason for this.

Chair Rios asked if a person in a wheelchair could get around in the house now.

Ms. Roach said not in the majority of the house - not in the bedroom and bath areas so that is why an accessible bed and bath are needed.

Member Roybal asked how it will look outside when you complete it and if one would be able to see the difference of the old and the new.

Mr. Wong said the adobes and the corners will match. The house is due for restucco and they will go over the whole thing at the same time. The front walls are thick and the side walls are single course. It will be a 14" wall.

Public Comment

Present and sworn was Mr. Randy Bell, 314 Garcia Street, who said, "Once again, we find ourselves facing the six criteria which are stringently done. Some of them may be met but one I don't see any possibility of meeting is #4 - In that streetscape, there are many properties with similar lot configurations and there is a consistency there. There is nothing unique about this lot. They are saying it doesn't work to have a smaller house. It was purchased and it was contributing. Now they say they don't like the design and want to have it their way. From the calculations, it is now 3,300 sq. ft. and they would be allowed to add 700 sq. ft. and that would be a 4,000 sq. ft. house. I personally feel you should scrutinize each of the criteria."

Ms. Roach responded that #4 speaks directly to the streetscape. In the surrounding streetscape and the attachment, she presented today, this is actually one of the smaller houses on the street. So, the point of owners wanting a larger house is not well founded. She said her point is that this design has made every effort to be compatible with the surrounding streetscape - outside of the bounds of the underlying zoning and is consistent with the neighborhood.

Present and sworn was Ms. Stefanie Beninato, PO Box 1601, who said she agreed with Mr. Bell's comments. People buy up properties and then say it doesn't work. The 50% rule should be applied even though it is on the back side. It overwhelms. She understood they could take out some of the internal walls and make the rooms more accessible but it doesn't make sense. The daughter doesn't have accessibility issues but will get the accessible bedroom.

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

Board Discussion

Chair Rios asked if the daughter is in a wheel chair.

Ms. Roach said the owners have owned this home for 17 years and their daughter, as she has aged, can no longer be carried from room to room. They are very aware of the standards.

Chair Rios asked if they are proposing anything on the roof that will be visible.

Mr. Wong said all mechanical equipment is within the structure or on the ground.
Chair Rios asked if it has elastomeric stucco now.

Mr. Wong agreed and they plan to continue that.

Chair Rios asked about the lighting proposal.

Mr. Wong said they haven't gotten that far but it will be low visibility lighting.

Member Boniface went back to the Staff Report in the opening statements, where it said possibly it could be downgraded.

Ms. Ramirez Thomas said the reason it was brought up before was having elastomeric stucco on a contributing building. Staff did not list a status review. It was just a suggestion and there seemed to be no interest in considering status.

Member Boniface observed that if this was before the Board as a noncontributing structure, none of this conversation about exceptions or footprint would be happening.

Ms. Ramirez Thomas agreed.

Member Boniface had a problem with this because, first of all, accessibility is not part of this Board's purview. He hated to say that because the Board is only supposed to be dealing with the exterior. But he understands and would like to accommodate it.

He asked if the Board is ready to start granting exceptions when Staff doesn't agree with two of the responses. He had not heard any testimony that all exceptions have been met so he was stumped.

Ms. Ramirez Thomas said with the submission she provided on the field trip, one of the two issues she had was on criterion #4. What Staff looks for is comparison with other homes in the streetscape and circumstances peculiar to this property. She felt Ms. Roach's added explanation on the pattern of homes, lot coverages and what is visible from the aerial view satisfied the #4 criterion. But #5 is still a problem.

Member Katz said with #4 for exceeding a 50% of the historic footprint, it makes no difference what the other house sizes are. It doesn't answer what the rule is for. The other houses don't make any difference. It

might be a setback or an arroyo but you have to evaluate the exception criteria with what the rule is. The size of other houses has nothing to do with this rule. So, he didn't think #4 is met either. The Board is supposed to enforce the rule. And if we don't feel all of the criteria have been met, it doesn't meet the rule.

Action of the Board

Member Katz moved to deny Case #H-08-054 at 530 Camino del Monte Sol on basis that criteria #4 and #5 have not been met. Member Boniface seconded the motion and it resulted in a 2-1 voice vote with all voting in favor except Member Roybal who voted against.

Chair Rios said this is a difficult case for her. She understood the criteria that have to be met. An existing house and exceeding 50% by so much. She complimented the owners that they are not altering any part of the historic part of the house and adding on for reasons of family matters and took that into account. The Board must take into consideration who is going to be living there. The way the architect connected the house and visibility is still very minimal, even on Rancheros

Chair Rios voted not with Member Roybal, resulting in a 2-2 tie vote.

Member Roybal moved to approve Case #H-08-054 with staff recommendations and that criteria #4 and #5 have been met with additional responses.

The motion died for lack of a second.

Member Katz moved to postpone Case #H-08-054 for two reasons; first for applicant to possibly seek a downgrade of status and second, to have more members present for the vote. Member Roybal seconded the motion and it passed by unanimous voice vote.

The case would be postponed to January 12, 2017.

Member Roybal requested they consider a status review.

- 3. Case #H-16-051B. 500-550 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest Architects, agent for New Mexico School for the Arts, owner, proposed to remodel non-contributing and contributing non-residential structures using exterior finish materials that are not allowed. An exception is requested to use wood or metal panels (Section 14-5.2(l)(1)(a)). (Nicole Ramirez Thomas).**

Ms. Ramirez Thomas presented the Staff Report as follows:

BACKGROUND & SUMMARY:

500-550 Montezuma Avenue is the former Sanbusco Market Center, located in the Westside-Guadalupe Historic District. The Sanbusco Market Center building and the parking sheds on the north side of the building are non-contributing. The Butler & Foley Building (former World Market location) is contributing to the district.

The Sanbusco Market Center served as a boutique mall for nearly 30 years. Prior to the establishment of the mall the buildings on the property were part of two supply companies. The supply companies were Dudrow Coal and Lumber Yard, established in the 1880s, and the Santa Fe Building Supply Company which was established in the 1920s and operated through the 1970s. The building styles of the supply companies over time include the Italianate brick building still visible on the southeast corner of the building, vernacular style buildings, and Pueblo Revival.

The Butler & Foley Building has an estimated construction date of 1930 and is constructed in the Territorial style. The south second story elevation with the clerestory windows and the east elevation along the Montezuma Avenue street frontage are designated as primary.

The applicant proposes to modify the exterior of the Sanbusco Mall/Borders building (500 Montezuma Avenue) and the Butler & Foley (550 Montezuma Avenue) building with the following.

500 Montezuma Avenue (noncontributing)

1. Remove existing wood siding from the east elevation of the structure. The applicant proposes to replace the wood siding and has offered four material choices for the Board's consideration. An exception is required for each of the proposed materials (14-5.2(l)(1)(a)). See exception responses at the end of the report. The materials are as follows in applicant's order of preference:

- Centria Metal Panel siding in "Chromium Grey."
- Nichihia Fiber Cement Panel in "Illumination."
- Nichihia Fiber Cement Panel in "Vintagewood."
- Cedar wood siding with a clear sealer.

Samples of the materials have been provided for the Board.

2. The Italianate façades at the southeast corner of the building, which are part of the original structure built by Dudrow, will be stripped of paint to its natural color and mortar joints will be repointed to match the original mortar color.
3. Installation of three windows with "Dark Bronze" colored aluminum frames on the east elevation.
4. On the east elevation, installation of 2-inch steel tube frame with corrugated metal panels sliding gate doors across the main entrance on the east elevation. Steel angles on the sliding gate doors will spell "NMSA" and will provide the lateral structure for the doors.

5. Replace the main entry doors with "Dark Bronze" aluminum-framed glass doors which will be in-set from the sliding gate doors 10'-6".
6. On the south elevation, remove all canvas awnings.
7. On the east-facing façade of the south elevation (former Borders entrance), replace the existing doors with "Dark Bronze" aluminum-framed glass doors.
8. Installation of four new windows to match existing windows on the south elevation (at the west end of the building where Borders was located).
9. Removal of existing portal, ramps, stairs, gates, dumpsters, doors, windows, and a portion of the pen tile walls on the north elevation.
10. Removal of the roof and roof top equipment on the north elevation, between Pranzos and the Former Borders. The roof will be replaced and rebuilt with metal roofing in "Galvalume." Skylights and roof top mechanical equipment will be replaced and screened by a 4'-0" high roof mounted wall of metal panel siding in "Light Grey." The panel siding will have 3" grooves and be installed horizontally.
11. Addition of pass and overhead aluminum framed doors.
12. Addition of "Dark Bronze" aluminum-framed windows to the north elevation.
13. Exterior walls will be flat metal panel siding in "Light Grey." The metal panel siding will have 3" grooves and be installed horizontally.
14. A concrete deck will replace the wood deck on the north façade between Pranzo's and the former Borders. ADA ramps will be installed on the east and west sides of the deck. The concrete will be "Light Brown" and the metal deck railings will be "Lazy Gray."

550 Montezuma Avenue (second story south and east elevations are primary)

1. Repair and repaint existing doors and windows as needed on the east elevation.
2. Removal of existing roof fascia on the second floor of the south elevation. The roof fascia will be replaced with a 3'-10" eyebrow and metal fascia in "Galvalume."
3. Repair and repaint existing doors and windows on the second story south elevation.
4. Install low-profile skylights on the second story roof.

5. Remove the existing steel egress stairway, the overhead door, and the one pass door on the west elevation. Replace with "Dark Bronze" aluminum-framed glass doors.

Additional Modifications to Property

1. Demolition of a free-standing tower on the south side of the property. The tower was constructed in 1999. A demolition report from the City's Building Official is included in this packet.
2. Re-do and repair stucco on the property using elastomeric "Perfect Greige" color by Sherwin-Williams. A sample of the stucco color has been provided.

Demolition of Tower in South Parking Area

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) Standards

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

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

Staff response: The structure is not historic, it was constructed in 1999.

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

Staff response: The structure is not a part of the historic streetscape and does not need to be reestablished.

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

Staff response: The tower is structurally sound and there are no building code violations.

Exception to 14-5.2(l)(1)(a)

An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone.

RELEVANT CODE CITATION

(l) Westside-Guadalupe Historic District

- (1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone, shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

EXCEPTION TO USE MATERIALS NOT IN COMPLIANCE WITH DISTRICT STANDARDS.

Applicant's Response:

The following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with applicant Studio Southwest Architect's (Studio SW) responses to each criterion as they relate to the exception contained in the application with respect to building materials.

Studio SW filed an application to the HDRB for approval of the remodeling and alterations to the former Sanbusco Mall and World Market-Butler & Foley buildings at 500-550 Montezuma Street, Santa Fe, for the New Mexico School for the Arts (NMSA), which application is pending before you. The application includes new exterior wall siding materials on the east and north elevations of the Sanbusco Mall building proposed to be vertical and horizontal metal panels as our primary request. The use of this material requires an exception per City Code Section 14.5.2 (I)(1)(a), Westside-Guadalupe Historic District Standards.

In response to Historic Preservation Division (HPD) staff recommendations, Studio SW has included alternate siding materials of composite cement fiber board panels installed horizontally, or replacement of the existing wood siding installed vertically. Both of these material choices would also require an HDRB exception.

The proposed materials in order of preference are:

1. Centria Metal Panel siding, IW series, 971 chromium gray color, 3" grooves, installed vertically on the east elevation of Sanbusco Mall and Centria Metal Panel siding, CS-200, 971 chromium gray color, flat panels, and installed horizontally on the north elevation (and partial west) elevation of Sanbusco Mall.
2. Nichiha Illumination Fiber Cement Panel siding, custom color, installed vertically on the east elevation of Sanbusco Mall, and installed horizontally on the north elevation (and partial west) elevation of Sanbusco Mall.
3. Nichiha Vintagewood Fiber Cement Panel siding, cedar color, installed vertically on the east elevation of Sanbusco Mall, and installed horizontally on the north elevation (and partial west) elevation of Sanbusco Mall.
4. Cedar Wood siding, 5/8" thick, T&G, clear sealer, installed vertically on the east elevation of Sanbusco Mall, and installed horizontally on the north elevation (and partial west) elevation of Sanbusco Mall.

(1) *Do not damage the character of the district.*

Response:

Material a.: By identifying vertical and horizontal metal siding as a material that was previously used as siding on portions of the former Sanbusco building supply warehouse and storage sheds, and other former railyard buildings, we feel that this material would be appropriate for the subject property. The adjoining Railyard Design Guidelines encourage the use of metal siding on new and existing buildings and has been used prominently. The vertical and horizontal application of this siding will maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Metal siding will require minimal maintenance, and provide durability, increased life span, and preservation of the building. This material would enhance the unique character of the Westside-Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

Material b.: The vertical and horizontal application of fiber cement panel siding will maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Fiber cement panel siding will require minimal maintenance, and provide durability, increased life span, and preservation of the building. It is preferable to stucco which will require long term maintenance. This material would enhance the unique character of the Westside-Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

Material c.: The vertical and horizontal application of fiber cement panel siding with a woodgrain will maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Fiber cement panel siding will require minimal maintenance, and provide durability, increased life span, and preservation of the building. It is preferable to stucco which will require long term maintenance. This material would enhance the unique character of the Westside-Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

Material d.: The vertical and horizontal application of cedar wood siding will replace the wood in kind on the east elevation and maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Cedar wood siding will require long term high maintenance and is our least preferred material, although this material would enhance the unique character Westside-Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response:

Material a.: In its 125-year history, the existing Sanbusco Mall building has reflected several different styles and building materials. NMSA seeks to renovate the former Sanbusco Mall building with materials that require minimal maintenance, and provide durability, increased life span, and preservation of the building and reestablish the historic character of the district. In transitioning the use of Sanbusco into an educational facility, allowing the use of this material will prevent a hardship to NMSA by allowing the school to focus on its primary long term educational mission. The proposed metal siding and alternate cement fiber board and wood are within the direction to maintain the character of the former Sanbusco Mall set forth by the City Council and are allowed within the Design Standards for the Railyard Redevelopment District.

Material b.: Same response as Material a.

Material c.: Same response as Material a.

Material d.: The proposed wood siding is within the direction to maintain the character of the former Sanbusco Mall set forth by the City Council. Use of this material will prevent a hardship to NMSA by replacing the existing material in-kind, but will also create a hardship to NMSA as a long term high maintenance material.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: A full range of design options are presented above in Materials a.-d. All options ensure the long-term success of NMSA at the former Sanbusco Mall. A successful educational facility at this location ensures that residents can continue to reside within the Historic Districts.

Staff Response:

(i) Staff finds that the materials selected offer options that are congruent with the history of the Sanbusco property in their industrial quality. Staff defers to the Board to determine which material is best maintaining the character of the building.

(ii) Staff agrees with the response. All materials offered for consideration prevent the hardship of maintenance which is important to maintaining the historic district.

(iii) Staff agrees with this response.

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Staff response: The structure is not historic, it was constructed in 1999.

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

Staff response: The structure is not a part of the historic streetscape and does not need to be reestablished.

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

Staff response: The tower is structurally sound and there are no building code violations.

Exception to 14-5.2(I)(1)(a)

An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone.

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The proposed materials in order of preference are:

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

Response:

Material a.: By identifying vertical and horizontal metal siding as a material that was previously used as siding on portions of the former Sanbusco building supply warehouse and storage sheds, and other former railyard buildings, we feel that this material would be appropriate for the subject property. The adjoining Railyard Design Guidelines encourage the use of metal siding on new and existing buildings and has been used prominently. The vertical and horizontal application of this siding will maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Metal siding will require minimal maintenance, and provide durability, increased life span, and preservation of the building. This material would enhance the unique character of the Westside-Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

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(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response:

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Response: A full range of design options are presented above in Materials a.-d. All options ensure the long-term success of NMSA at the former Sanbusco Mall. A successful educational facility at this location ensures that residents can continue to reside within the Historic Districts.

Staff Response:

- (i) Staff finds that the materials selected offer options that are congruent with the history of the Sanbusco property in their industrial quality. Staff defers to the Board to determine which material is best maintaining the character of the building.
- (ii) Staff agrees with the response. All materials offered for consideration prevent the hardship of maintenance which is important to maintaining the historic district.

(iii) Staff agrees with this response.

STAFF RECOMMENDATION:

Staff finds the exception criteria have been met for criteria (ii) and (ii) but defers to the Board to determine which material is most suitable. Otherwise the application complies with 14-5.2(D) General Design Standards for all H Districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic Standards.

Questions to the Staff

Member Roybal asked if we know if the façade matches something and what that is.

Ms. Ramirez Thomas said the applicant would have to answer that. She thought it was brick painted white.

Member Roybal asked about the lighting plans.

Ms. Ramirez Thomas said that was not submitted yet.

Member Boniface asked Mr. Rasch about materials.

Mr. Rasch clarified that the Westside - Guadalupe District is diff than Eastside - it is not a requirement in this district. The Code does specific finishes that must have an exception. So, they are asking for exception for non-traditional finishes and next to Railyard, may make sense = These are allowed in the Railyard. So, I'm not uncomfortable with this proposal.

Applicant's Presentation

Present and sworn was Mr. Jeff Seres, P. O. Box 9308, who said he was here with other members of the design team and with the proposal for Sanbusco which is transitioning from a commercial retail mall into the School for the Arts.

He thought they have captured the style in the context of the Railyard and the programmatic changes with a school. In looking to capture that, they used the introduction of metal panels from the history of that site and what was removed was mostly metal. The Railyard district encourages the use of that material. They agreed with the staff report and looked forward to the discussion

Questions to Applicant

Chair Rios asked why they preferred the metal panel siding.

Mr. Seres said it was to maintain the distinction among the three sections of the project - the east elevation as it is and its relation to the street. The metal panel will maintain that distinction and, based on research that identified metal on the original building. It also is more durable and a major consideration in maintenance of the building.

Member Katz was concerned about what is being demolished.

Mr. Seres said that to the north, they are taking off the roof and the north wall.

Member Katz asked if it is not in good shape.

Mr. Seres agreed but they are hopeful to find something that is consistent and want to get it back to the original brick color.

Member Boniface saw the wood siding is proposed to be replaced with metal panels. He asked how old that wood is and if it has a historic basis.

Ms. Ramirez Thomas said the wood is not historic at all. It replicates, for the most part, a design that was at one time on the building on that east side. Over time, the wood façade has been metal, and then wood, and then a Spanish Revival style stucco. There has been- a lot of change there.

Member Boniface thought what they have done is very nice in picking up the same vocabulary. With the 3" panels, it replicates what is currently there. He found even that is commendable. It fits in and the design is a nice job.

Member Roybal asked if any lighting will be changed.

Mr. Seres said lighting will have to come back. We've discussed it with staff. And possibly with demolition of that tower and possibly signage.

Member Katz was a little concerned with the main entrance that looks like a mall and all the entrance to Borders. He asked if there is a reason that it needs the large glass panels.

Mr. Seres pointed out that it is set back ten feet and they were looking to have it as a showcase of student work there. That is the primary purpose. He invited Steve Osborne to speak to it.

Present and sworn was Mr. Steve Osborne, 1721 Ridgecrest Drive, Albuquerque, who explained that as part of the package is a 1923 photo and the design on the east is in the spirit of that façade and brick corner. They are pulling back the wood to reveal that brick corner.

Ms. Ramirez Thomas said the photo is on pages 29 and 30.

Mr. Seres added that with it set back ten feet, it will be mostly in shadow there.

Member Boniface asked if the corrugated metal would be acid etched or Galvalume.

Mr. Seres said it would be naturally weathered. He didn't have the drawings of the two signs to be removed. One is on the south elevation and the free-standing sign on the front. There are also three other signs applied to the building: two on front of World Market are painted plywood and a third on the dumpster enclosure on the southwest corner of the former Borders. Those are proposed to be removed in this application as well, if possible.

Mr. Rasch didn't think any zoning review was needed and the signs are misleading.

Public comment.

Ms. Beninato (previously sworn) said she wished she had realized Sanbusco would have been contributing because an ordinance would have been required to make it noncontributing. She was disappointed that wood siding was not proposed although pleased with revealing the brick. It is off-putting with what the building always presented to the public.

She was also not happy with NMSA on the gate. The gate with the commercial signage was there for more than a year. The signage should have been on the building.

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

Mr. Seres had no response to the public comments.

Action of the Board

Member Boniface moved in Case #H-16-051B at 500-550 Montezuma, to approve the application as presented, recognizing the applicant has met the criteria for an exception and that the Centria metal panel siding in chromium gray be the material of choice, that the signage can be removed and lighting to be submitted to Staff for review and approval.

Member Roybal seconded with clarification that 500 and 550 Montezuma are the addresses.

Chair Rios clarified that the chromium grey metal panels would be replacing the wood.

The motion passed by unanimous voice vote.

Chair Rios what the time line is for the project.

Mr. Seres said they plan to start construction in early spring.

4. **Case #H-16-100A. 1039 Camino San Acacio.** Downtown & Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, requests a historic status review with designation of primary elevations, if applicable, of a non-statused residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1039 Camino San Acacio is a single-family residence that was constructed in a vernacular manner at approximately 1940 with two rooms. In 1950, 1962, and 1965 (all historic dates) the building was substantially enlarged. In the 1970s, the front portal with stuccoed arches and projecting vigas along with a laundry room was added. Most of the windows are historic, but of various materials and operations, and most of the doors are not historic.

A simple street-frontage yardwall was probably constructed during historic times. But, a stuccoed, stepped-arch pedestrian entry was installed at the middle of the wall sometime during the 1980s or 1990s.

The building and yardwall have no assigned historic status in the Downtown & Eastside Historic District. The character-defining features of both the building and the yardwall are non-historic.

The applicant requests a historic status review with designation of primary elevations, if applicable.

STAFF RECOMMENDATION:

Staff recommends that the Board assign non-historic status to both the residential structure and the yardwall due to lack of substantial historic character-defining features, in compliance with Section 14-5.2(C) Regulation of Historic Structures.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio.

Questions to the Applicant

Chair Rios asked if he agreed with Staff recommendations.

Mr. McDonald thought Shannon Papen did a thorough job looking into the history and clarifying what went on over time.

Chair Rios asked if this is a fairly small building.

Mr. McDonald said it is about 1,100 sq. ft.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-16-100A at 1039 Camino San Acacio to approve continuing this building as non-contributing as recommended by staff. Member Katz seconded the motion and it passed by unanimous voice vote.

Mr. McDonald commented that he believed the building renovation of Sanbusco is more the fabric of the Railyard and glad the Board sees it that way. The school will be a real benefit there.

5. **Case #H-16-099A. 100 Sandoval Street.** Downtown & Eastside Historic District. HPD staff requests designation of primary elevation(s) on a contributing non-residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

100 Sandoval, previously known as 306-308 West San Francisco Street and now known as the Antonio Jose Ortiz House, is part of the Hilton Inn that was constructed in 1972. The Ortiz House may have been constructed in the late 18th century and by the late 19th century it displayed a Territorial style. The building has minor remodeling from 1992 and it is listed as contributing to the Downtown & Eastside Historic District.

Staff requests that the Board establish primary elevations for this structure. The character defining elements are the blocky massing and the Territorial details found on both the north and east elevations, but do not include the non-historic 1992 alterations including on the east façade two windows changing to a door and larger window and creating a window opening in the wall. Apparently, the north portal was not replaced.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the historic elements on the north and east elevations as primary.

Mr. Rasch pointed out the door and rectangular massing in the photo. The north elevation is quite different from the east elevation with a continuous portal. The door used to be windows and the double window was once a single window and the double window at the far end was once a wall. So, though there are changes in windows and door on the east elevations, the massing and the portal remain intact.

Questions to Staff

Chair Rios asked for the date of this building - the north elevation.

Mr. Rasch said it was built in the late 18th century. The door and portal are character-defining features so he recommended the north be designated as primary.

Member Boniface said in this perspective, the half circle window above the door seems out of character and might be something that was added on later. He asked if the door is historic

Mr. Rasch agreed.

Member Boniface said it is basically a Roman arch with glass.

Mr. Rasch said it was common during the territorial period, to try and look American.

Chair Rios pointed out that the building down the street is also arched.

Mr. Rasch agreed. This is one of two historic houses from the Ortiz family. This was the son's house and the one to the west was the father's house. It has less alteration and is a Significant building and has a similar door.

Applicant's Presentation

Present and sworn was Mr. Andy Sandoval, 1042 Alto Street.

Questions to the Applicant

Chair Rios asked if he agreed with Staff recommendations.

Mr. Sandoval said he agreed with those for the east side. But on the west side or north side, that door is much newer than what the records tend to read. That door was done in the 1960's or 70's.

Chair Rios asked if he had proof of that date for that door.

Mr. Sandoval said it was just hearsay. He was friends with the Ortiz family and it got passed on the way everything was passed on. The builder might shed some light on the most recent updates.

Present and sworn was Mr. Charles Smith, #2 Entrado de Santiago, who said regarding the integrity of windows on the top or the sides, the door, itself, probably was changed because it is falling apart. Even if it was a door in the 1800's, it has changed already. It has been repaired a few times and already changed. The glass keeps breaking and the hinges are bad. They already cut off the style in the back. Nothing there is original back to the 1800's. The glass has been changed. The door needs to be replaced. In addition, that is the only access they have to that building.

Member Katz asked what the age of the door is now.

Mr. Smith said, "I would say 1970's or 1980's. The wood of older doors is sturdier. This is just a Pine door. It is not oak or hard wood. They used a lot more Douglas Fir back then than they do now. That door was added and repaired too many times. But it would be impossible to say how old it is."

Mr. Sandoval repeated that this door provides the sole accessibility to that side of the building. Along with what has been replaced is the accessibility. It is just falling apart. You could see where it was adjusted up and down or replaced. It is a maintenance nightmare. Glass is being changed constantly.

Member Roybal wanted to get into the second part of it

Public Comment

Ms. Beninato (previously sworn), agreed with the Staff recommendation that it should be considered contributing. Perhaps the applicant doesn't understand if the door could not be repaired, it doesn't mean that the façade could not be primary. Fir was more common in the 1980's which she stated as a builder in the 1980's. So, she didn't think it could be accurately dated but the door opening and window above appears to be historic. Maintenance is allowed on doors and windows. The east should be primary. She understood there was one new opening but it was just a window made into a door. So, there are only two openings that have had some change.

Aside from the setback, it is characteristic of that time period and so wonderful that we have a 300-year old structure in use in the downtown.

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

Action of the Board

Member Katz moved in Case #H-16-099A at 100 Sandoval Street, to accept the recommendation of Staff and designate the north and east as primary and the building as Contributing. Member Boniface seconded the motion and it passed by unanimous voice vote.

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

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

100 Sandoval is one of two historic houses attached to Hilton Inn and it is listed as contributing to the Downtown & Eastside Historic District with the primary elevations designated as the previous case.

Now, the applicant proposes to remove the historic entry door on the north elevation and to not replace it in-kind. Two exceptions are requested (14-5.2(D)(5)(a)(i)) and the exception criteria responses are at the end of this report. The existing historic entry is composed of a double wooden door with one recessed panel below a single-leaf arched window, both surmounted by a semicircular transom divided vertically in two lites at the center. The proposed wooden assembly will match an entry on the Inn, not the character of this historic structure, with a single-leaf door containing a cross-shaped window with narrow sidelites and a transom that will match the historic transom.

RELEVANT CODE CITATIONS

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

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

(1) General

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

(5) Windows, Doors, and Other Architectural Features

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

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

EXCEPTION TO REMOVE HISTORIC MATERIAL

(i) Do not damage the character of the district

The door and window appear to be of one assembly and are viewed as historical in nature due to the fact that they are on a historic building. This assembly is no longer manufactured; therefore, it cannot be replaced in-kind. The assembly is an entry on the north side of the Hilton Cantina and has heavy traffic. Due to the location and type of material used it is a constant maintenance problem and difficult to keep it. It must be recaulked and adjusted almost on a monthly basis.

Staff response: Staff does not agree with this statement. The existing historic assembly can be reproduced with new material and the existing character is representative of Santa Fe's territorial past, where the proposed door does not provide that reference.

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

If the request to remove the existing assembly is not granted adjustments will be quite difficult in the future as both the jamb and doors themselves have had the hinges moved so many times that they are beyond the caulk and fill stage.

Staff response: Staff does not agree with this statement. The jamb and hinge stile could be replaced while maintaining the remainder of the historic material.

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

The proposed assembly is of a similar design with one door side lights and a window above. It is being custom built to allow for a "meatier" stronger and more durable assembly. All wood being used as well as glazing is of much higher quality and assembled in such a way it far surpasses the existing manufactured assembly. Since the assembly is being custom built, the opening will not differ from the existing. A full range of door window combinations have been looked into and in order to keep the same size opening and design any replacement would have to be mill built.

Staff response: The applicant did not address other design options.

EXCEPTION TO NOT REPLACE HISTORIC MATERIAL IN-KIND

(i) Do not damage the character of the district

We are requesting to replace a manufactured door and window assembly on the north side of the Hilton Cantina and can no longer find the same assembly available, we are unable to replace in-kind. Any similar assembly would still be manufactured and in order to maintain the opening size, would have to be mill manufactured. We are, however, having a similar assembly custom built which has a single door, side lites, and a window above.

Staff response: Staff does not agree with this statement because the existing historic design can be custom built.

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

By having this door custom built, we maintain the same opening size as existing and have a much sturdier more durable access. This also enables us to trim and paint the door and trim to match what is there. The trim is wood and painted white.

Staff response: Staff does not agree with this statement. An in-kind replacement will be just as sturdy and durable as a not in-kind replacement.

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

The door in question is subject to adverse weather conditions and heavy traffic. This poses a constant maintenance problem as it requires almost monthly basis. In replacing with a custom built assembly this allows us to use more durable and weather resistant wood and better glazing than is currently in place or found in a manufactured assembly.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exceptions to remove historic material and not replace it in-kind have not been met. The Board may find that further testimony at the hearing may bring the exception requests into compliance with 14-5.2(D) General Design Standards for contributing structures.

Mr. Rasch found the exception to replace historic material and not replace it in kind had not been met.

Questions to Staff

Member Roybal asked if the middle picture shown is of the door on the east elevation.

Mr. Rasch agreed. Door #3 is not a historic design.

Chair Rios said #2 is Historic and the applicant said they are having much trouble with it. But they can rebuild it in kind.

Member Boniface thought that the condition of the door should follow the 30% rule - if more than 30% is compromised, the door can be replaced in kind. If the testimony is that it is so deteriorated, that might be the result of an investigation of the door. He thought the current door design is much more in keeping with what is traditional. The windows on #3 are just so out of character and don't fit in.

Member Katz said regarding the 30% rule, if that is invoked, that they would need a study done.

Mr. Rasch said they maintain that it is beyond repair but didn't want to go that direction. That is not my expertise.

Member Katz said the door seemed to work fine when he walked in and out of it but he was not an expert on it either. And if it is deteriorated that badly, they need an expert to tell the Board that. He wouldn't want to remove it.

Member Roybal asked if they are sure this is not historic material.

Mr. Smith (previously sworn) said it has already been replaced on both sides.

Member Roybal asked what would be the difficulty in matching these doors.

Mr. Smith asked if he meant the existing doors.

Member Roybal agreed.

Mr. Smith said they probably could but that is not what the owners want.

Mr. Sandoval repeated that it is the only accessible door on that side.

Mr. Smith clarified that the only thing they would change is the door in the center.

Mr. Rasch showed the proposed sketch of the new door which would be changed from a bi-leaf to a single leaf door with sidelights.

Mr. Smith added that they are not replacing the transom. The door would just have the two sidelights and single leaf door and the frame would stay the same.

Mr. Sandoval clarified that it is with the exception of the trim on the sides.

Member Katz said he would tend to deny both exceptions. He could be persuaded to a continuance if they are willing to get an expert opinion. He understood that it is maintenance at issue.

Mr. Sandoval asked if they could maintain the door.

Chair Rios said that is one member's opinion.

Public Comment.

Ms. Beninato (previously sworn) agreed with Member Katz and Member Boniface. It is a historic door and a historic opening and Member Roybal indicated it could be replaced in-kind. Maybe the window glass needs to be tempered with people pushing in. She didn't see the reason to match the front door which is a more recent example of what they think Santa Fe is. This replicates what is on another nearby door.

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

Mr. Sandoval said as soon as they touch that door, he believed the Building Department will make them replace it with a handicapped accessible door.

Member Roybal said there is no ramp there now.

Mr. Smith agreed.

Chair Rios commented that it looks like a historic door and it is beautiful. It is an obligation to keep that historic door and it complements the father's house down the street. It can be replaced in kind and that was her opinion.

Action of the Board

Member Katz moved to deny Case #H-16-099B on the basis that the exceptions have not been met. Member Boniface seconded the motion.

Member Boniface suggested to the applicant to have a study done to determine the integrity of the existing door in order to find it could be replaced in kind.

Mr. Sandoval asked if they would have to come back if they replaced it in kind.

Member Boniface said they would but it would be simple and straightforward.

Mr. Rasch reminded the Board that they still needed an exception to replace historic material.

Mr. Smith asked if they could prove it was non-historic, whether they could replace it with a new door; with two sidelights and one door.

Member Boniface said they would first need to determine if more than 30% of the door is damaged, then it could be replaced with the same design.

The motion to deny was approved by unanimous voice vote.

7. **Case #H-16-101. 5 Cerro Gordo Road.** Downtown & Eastside Historic District. Woods Design Builders, agent for Lex Gillian and Cathy Nunnally, owners, proposes to construct a 51 sq. ft. addition and replace windows on a significant residential structure. Three exceptions are requested for constructing an addition on a primary elevation (Section 14-5.2(D)(2)(c)), removing historic material, and not replacing in-kind (Section 145.2(D)(5)(a)(i) and (iii)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

5 Cerro Gordo is a Spanish Pueblo Revival residential structure that is designated as significant to the Downtown and Eastside Historic District. The home was built before 1924 and is the former home and studio of Sheldon Parsons. The home is characterized by a flat roof with parapets, earth tone stucco, a long portal on the west elevation, and other elements of the Old Santa Fe style. The HCPI form indicates that the property has been well maintained and that most alterations done to the property were done by

Parsons in the 1930s. The applicant is requesting to remove and replace some windows on the property, and to create an addition to the east elevation of the home. Exceptions are requested.

A 2001 HDRB case was heard and approved by the Board for rehabilitation of the property. Another case was heard by the HDRB in 2005 and was a request by staff for a correction to the database which corrected the historic designation of the property from contributing to significant. In 2013, the HDRB approved the installation of pedestrian entry gates, construction of coyote fences, and the reconstruction of a stone wall on the property.

The applicant requests the following four items.

1. Addition of 51 sq. ft. to the east elevation of the home for a shower and water closet. The proposed addition is located within a courtyard on the east elevation and behind the wall of the existing garage on the south elevation. Two windows matching Window C as indicated on the architectural drawings and floor plan will be placed at the addition. Window C has a 6/1 lite pattern. An exception is requested to add to a primary façade (14-5.2(D)(2)(c)). Exception responses are at the end of this report.
2. Removal of historic windows on the west elevation and the east elevation of the interior west courtyard. These windows are indicated as Windows A, A2, B, and D on the drawings in the packet.
 - The applicant proposes to replace the frames and sashes of Windows A and A2 in kind. They will be wood interior and exterior with the same lite pattern.
 - Removal of the frame of Window B is proposed with a replacement in kind and with wood sashes and the same lite pattern.
 - For Window D, the applicant proposes to replace the frame and sash in kind. An exception is requested to remove historic material (14-5.2(D)(5)(a)(i)).

A historic window evaluation has been provided by the applicant.

3. Removal of a non-historic window on the east elevation of the home and on the south elevation above the garage. These windows are indicated on the drawings as Windows C and E.

On exception #3, Ms. Ramirez Thomas agreed with all but #5.

STAFF RECOMMENDATION:

Staff finds that all exception criteria have been met except for criterion (v) of the exception to enlarge a window opening. The applicant may provide additional testimony that answers the criterion to the

satisfactory to the Board. Otherwise staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked for the total of windows.

Ms. Ramirez Thomas said there were 5 to be replaced or repair. Window A-2 is on the bottom and A is the second story window above the garage on the west elevation, they would replace the frames and sashes, maintaining the lite pattern and replace Window B in kind. Window D is on the south elevation on the second floor. Window E is on the south elevation above the garage. They are not changing the lite pattern but the window evaluation said it is substantially degraded and harming the structure. On page 27 and 34, you can see they are single lite and a much more modern style.

Applicant's Presentation

Present and sworn was Mr. Solomon Velasquez, 302 Catron Street, who said the windows are all replaced in kind and the only one changed to a larger opening is in the photo in the packet.

In the northwest courtyard, Window C is in a bathroom. There was a larger window there before with a higher lintel. That was enclosed and is in the evaluation. They cut up a window and it is trapezoid in shape. So, we want

Ms. Ramirez Thomas said that is shown on page 67.

Mr. Velasquez said they want Window C to match the size of Window B. The reason for the repair is that some are leaking and some are screwed shut so no ventilation is possible like in the kitchen. Window E he thought he had proposed a changed lite pattern. - The window None of the sashes - of those windows are historic. All of them were replaced in 1980's and the information is given. The openings are historic.

On Window E, the evaluation says those lite patterns were not historic because the panes are horizontal rather than vertical or square. I was adding one more lite to match what is on the rest of the house.

Questions to Applicant

There were no questions for the Applicant.

Public Comment

Ms. Beninato (previously sworn) had no problem with the request to replace in kind. Especially on historic structures, the windows get to be problematic. And actually damaging the structure. What has not been discussed is the bathroom on a primary elevation. If the opening comes through that wall, it could be infilled but would be a noticeable change so it is a matter of interpretation. It does alter that façade. It is a discretionary call by the Board.

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

Action of the Board

Member Katz moved in Case #H-16-101 at 5 Cerro Gordo Road, to approve the application and make the finding that the exception criteria have been met by staff except for the one to enlarge - It is to allow greater circulation and it is a good reason to allow it. The bathroom bump out is surprisingly invisible and the Board accepts the view of Staff that it can be reversed. Member Boniface seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM BOARD.

Mr. Rasch said by strange coincidence, the terms of all Board members at this meeting expire in January. Member Roybal is filling an unexpired term. The Member will need to send a letter to the Mayor if you wish to be reappointed.

Ms. Gheen said the appeal for 201 Old Santa Fé Trail will be heard on January 11, 2017 by the Governing Body.

J. ADJOURNMENT

Upon motion by Member Boniface and second by Member Roybal, the meeting was adjourned at 7:42 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
December 13, 2016

EXHIBIT 1

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

Case #H-16-095

Address – 212 East Berger St.

Agent's Name – Jenkins Gavin

Owner/Applicant's Name – Stewart Mosso

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016, after it was postponed at the November 8, 2016 hearing to allow the Applicant an opportunity to request an exception to exceed 50% of the historic square footage.

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

At the November 22 hearing the Applicant proposed adding a portal to the south elevation of the main house and a portal to the south elevation of the guest house. The Applicant requested an exception to construct an addition within 10 feet of a primary elevation on the guest house.

The Applicant proposed the following two items to the main house:

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

The Applicant proposed the following to the guest house:

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

FINDINGS OF FACT

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

2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found the exception criteria to add to the primary façade of the guest house were met. Staff recommended approval as it complies with 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale, and Massing and 14-5.2(H) Don Gaspar Area Historic District.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - X Section 14-5.2(D) General Design Standards
 - X Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Don Gaspar Area Historic District (Section 14-5.2(H))
6. An Exception Request (add to the primary façade of the guest house) was applicable to this Application:
 - X Exception criteria were met, as found by staff.
7. An Exception Request (to exceed the square footage of 50% of the historic footprint) was applicable to this Application:
 - X Exception criteria were met, as found by staff.
8. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson _____

Date: _____

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 2

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

Case #H-15-056

Address – 461 Camino de las Animas

Agent's Name – Kate Leriche

Owner/Applicant's Name – Newt White

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016, after being postponed at the October 25, 2016 hearing for redesign.

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

Option A: Add a detached carport at the southeast corner of the property.

1. The structure will be 9 feet 6 inches in height and 20 feet by 20 feet (400 square feet) in its dimensions.
2. It will be set back 5 feet from the east property line and 5 feet 9 inches from the south property line.
3. The carport roof will have a flat roof with minimal pitch for drainage which will be concealed by parapets.
4. Vigas, posts, and beams will be stained dark brown and copper flashing is proposed for the roof edge.
5. The carport is designed to match the existing portal attached to the main house. Photos are provided in the packet.

Option B

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff Recommendation: Staff recommended approval of either design of this Application in that it complies with Section 14-5.2(D)(9) Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - X Section 14-5.2(D) General Design Standards
 - X Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was not applicable to this Application:
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil

Date:

City Clerk

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 3

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

Case #H-16-096

Address – Sheridan Ave.

Agent's Name – City of Santa Fe, Facilities Division, Robert Montoya

Owner/Applicant's Name – City of Santa Fe, Facilities Division

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016, after it was postponed at the November 8, 2016 hearing to permit the Board to view a mockup of the proposed design.

Sheridan Avenue is the site of the City of Santa Fe Downtown Transit Center and is located within the Downtown & Eastside Historic District. The Board previously approved remodeling to the street to include pedestrian shelters with punched design panels resembling Spanish Colonial tinwork.

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception request to exceed the maximum allowable sign size (Section 14-8.10(H)(24)(b)(ii)) had been met and recommended approval of this application, as submitted.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - X Section 14-8.10(H) Special Sign Regulations
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request (to exceed maximum allowable sign size under Section 14-8.10(H)(24)) was applicable to this Application:
 - X Exception criteria were met, as found by staff.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

approve, with or without conditions; or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

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

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil

Date:

City Clerk

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 4

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

Case #H-16-056

Address – 1109 East Alameda St.

Agent's Name – Mark Little

Owner/Applicant's Name – Mark Little

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016.

1109 E. Alameda Street is a 1,918 square-foot non-contributing residence built in Northern New Mexico Vernacular style on a 5,427 square-foot lot at maximum height of 15'-4" in the Downtown and Eastside Historic District. The Applicant proposed to remodel the property with the following 9 items:

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, including the additional submittal of two letters from neighbors, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that the exception had been met and recommended approval of this Application in that it complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:

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

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

X Downtown and Eastside Historic District (Section 14-5.2(E))

6. An Exception Request to have openings nearer than 3' to a corner (Section 14-5.2(E)(2)(b)) was applicable to this Application:

X Exception criteria were met, as found by staff.

7. There are two pre-existing non-conforming conditions.
8. One nonconformity is that the existing windows (to be replaced) are currently less than 3 feet from the corner.
9. The Applicant will not enlarge, but rather reduce the window sill, and the windows will be smaller than existing. Applicant proposed to reduce, not intensify, the existing nonconforming condition.
10. The other pre-existing nonconformity is that the existing window is a single-lite pattern.
11. The Applicant proposed to replace the single-lite pattern with a conforming double-lite pattern. Applicant proposed to reduce, not intensify, the existing nonconforming condition.
12. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
13. 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.
14. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
15. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

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

X Additional conditions, which are: that skylights be low profile and that exterior lights shall be taken to staff for approval before an application for a construction permit is submitted by the Applicant.

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 5

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

Case #H-16-097A

Address – 914 Canyon Road

Agent's Name – Will McDonald

Owner/Applicant's Name – Carrie Rowland

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016.

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

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

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

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

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended the historic status of the home be upgraded from noncontributing to contributing to the Downtown and Eastside Historic District per Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommended that all levels of the north elevation of the residence which

constitute the street frontage (everything on the Canyon Road frontage)), including the yardwall and garage, be designated primary.

3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:

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

X Section 14-5.2(D) General Design Standards

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

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

X Downtown and Eastside Historic District (Section 14-5.2(E))

5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."

6. Code 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations

7. The Board, in response to the application, finds the structure:
X meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report

8. Façade no. 1 is the structure's principal elevation; it has features (stairs, yardwall, open garage, the portion that wraps around the west to cover the front door, massing, including its second level) that define the character of the structure's architecture and contribute to the streetscape. The pedestrian gate and the light fixtures are not included in the character defining features.

9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to upgrade the historic status from noncontributing to contributing and designating façade #1 as primary including the garage, the yardwall, and the portion of it that wraps around the east to cover the front door and the second level of façade #1.

X Upgrade to contributing status;

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 6

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

Case #H-16-098

Address – 328 Camino Cerrito

Agent's Name – David and Tandy Ford

Owner/Applicant's Name – David and Tandy Ford

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 22, 2016.

328 Camino Cerrito is a single-family residence constructed in the Spanish-Pueblo Revival style. The two-story home was constructed around 1970 and is noncontributing to the Downtown and Eastside Historic District. A case for a remodel of the property was heard by the Board in 1996 and another case for remodel was heard in 2012. At the November 22, 2016 hearing, the Applicant requested approval for improvements to the property.

The Applicant requested the following 9 items:

1. Replace the front door on the east elevation of the home. The door will be a single wooden door with side lites on either side. The door design was in the packet. (pp. 52, 53)
2. Increase the parapet height of the casita and increase the parapet height on the north elevation of the first story of the home. The increase of the parapet height will be no greater than 14' in height where the maximum allowable height is 14'.
3. Increase the height of an existing yardwall along the south margin of the property, which is made of stone. The current yardwall is a retaining wall, is 3' high, and retains 2' of dirt. The Applicant requested to place a 4' coyote fence (four feet of coyote fencing) with irregular tops atop the existing stone yardwall, bringing the height of the fence to a total 7' tall from Applicant's yard and 5' from the neighbor's yard. The maximum allowable height of fences/walls that incorporate a retaining wall is 10' in total. The adjacent property (to the south) is two plus feet higher in elevation due to the slope of the land. A wall cross section drawing is provided in the packet, along with a typical profile, and photos of the desired type of wall are provided in the packet.
4. Replace windows with in-kind materials of wood and aluminum clad. The divided lite windows will meet the necessary lite pattern dimensions and come into conformance. The current lite pattern of some of the windows is non-conforming. The current color of the windows is "Moss" and the applicant is requesting to change the color to "Windsor Military Blue." A color sample is provided.
5. Replace the master bedroom window. A change in dimension for this window is necessary for egress (on the bottom floor of the master bedroom). The current window is 40" high by 40" wide. The new window will be 56 ½" high by 33 ½" wide. The window will be divided lite. It is located on the west elevation of the home.
6. Installation of two Mitsubishi heat pump units for the main house. The units will be placed at the north elevation, near the west corner, adjacent to the home at ground level and on the stepback (roof) of the first story. They will not be publicly visible. The units will be 44.4" high by 35.5" wide by 14.5" deep. A map of the unit locations was in the packet (p. 38).
7. Installation of solar panels above both the garage and the casita. The solar panels will not be

publicly visible. The map on page 55 shows their location.

8. The Applicant requested administrative approval for re-roofing of the roof over their living room due to an immediate need for re-roofing of this area. The administrative approval for the re-roof was granted in October 2016.
9. Re-stucco the home and accessory units in elastomeric "La Luz" or "Abiquiu."

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
X Additional conditions; which are: (1) that the stucco color be changed from La Luz to Abiquiu and (2) that the coyote fence be on top of the south wall with the fence's support structure facing the Applicant's property, and (3) drawings for the fence showing the structure shall be approved by City staff before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 13th DAY OF DECEMBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Assistant City Attorney

Date:

Historic Districts Review Board
December 13, 2016

EXHIBIT 7

ATTACHMENT 1: EXCEPTION REQUEST FOR 530 CAMINO DEL MONTE SOL

Code Citation: Section 14-5.2(D)(2)(d), *"Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion."*

Revised Exception Criteria IV and V:

(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;

Applicant Response: The inaccessible historic footprint of the home is insufficient to meet owners' needs. There is no other location for construction of an accessible bedroom and bath to the existing home, due to the configuration of the existing home on the lot. An addition is not feasible in the front of the home, due to its impact on primary facades and on the streetscape. The proposed addition in the rear will not be publicly visible, will not impact primary facades, and will create an accessible living space for the owners and their daughter.

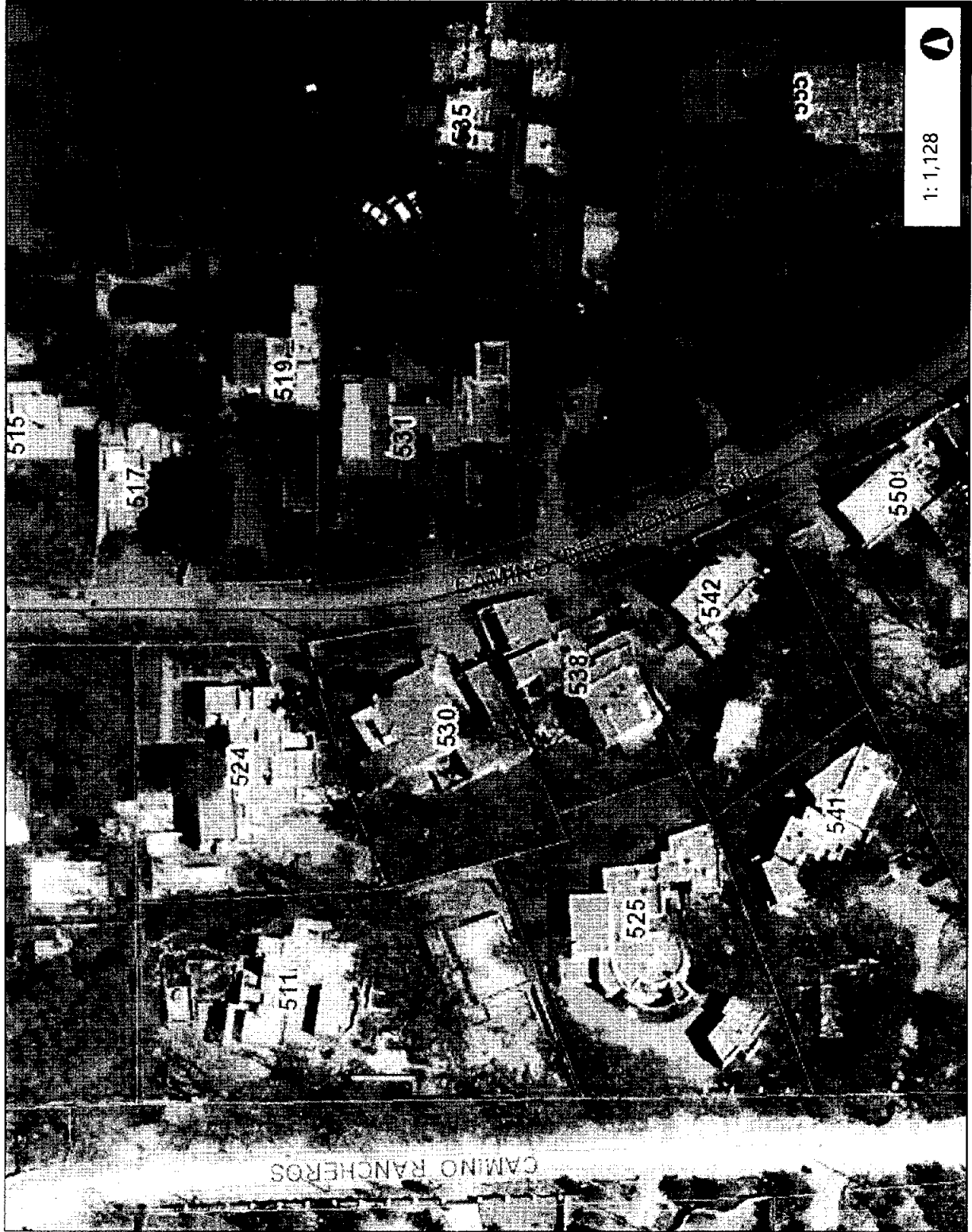
Furthermore, adjacent properties along Camino del Monte Sol exhibit a pattern of homes and lot coverages that maximize what is allowable in the district (see 524, 538, 542, and 531 Camino del Monte Sol on the attached map). Additionally, large homes are characteristic of the streetscape on this section of Camino del Monte Sol, as can be seen by other homes shown on the attached map. The proposal at 530 Camino del Monte Sol is in keeping with this pattern and meets underlying zoning requirements. The exception is only required because of the small size and inaccessible nature of the original home. The applicant has made every effort to design an addition that respects the historic status of the home and is compatible with the surrounding streetscape.

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

Applicant Response: Neither the small size and inaccessible configuration of the historic portion of the home nor the position of the existing home on the lot are due to any action of the applicant or owner. The owner is merely attempting to make the home functional for their present and future needs, so that they can live for longer periods in the home and one day retire permanently there. The previous addition allowed for a functional, accessible kitchen and outdoor living space but did not provide an accessible bedroom and bath, for which the needs have intensified with Ms. Barrie's recent Parkinson's diagnosis, which was impossible to anticipate at the time of the previous addition. Now that the Barries have reached the decision to move to Santa Fe permanently and wish to have their children and grandchildren visit often, accessible space is a necessity for both Ms. Barrie and her stepdaughter to be able to live in the home with ease and dignity. An exception is respectfully requested to accommodate this need.



Santa Fe
Mapping the City Different



1: 1,128

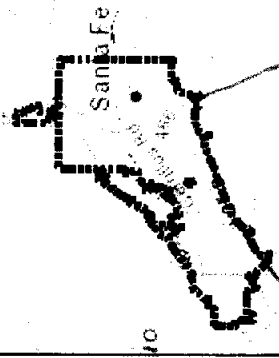


188.1 0 94.04 188.1 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe River
- Santa Fe County Parcels

Notes

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