ITEM #13-1095

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

Case #H-12-089B
Address – 613 West San Francisco Street
Owner/Applicant's Name – Paul and Suzanne Petty
Agent's Name – Martinez Architecture Studio

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on October 22, 2013 upon the application (Application) of Martinez Architecture Studio, as agent for Paul and Suzanne Petty, owners.

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary.

The Applicant requested a remodeling project (Project) including the replacement of all non-historic doors and windows, replacement of the ProPanel roof with a rust-colored standing seam roof, replacement of the front portal with a portal in the Territorial Revival style with a metal picket balustrade and gate, enclosure of the rear portal for additional heated square footage, construction of a portal on the east elevation of the addition, restuccoing with El Rey cementitious "Buckskin", painting the trim white, removing the parking entrance with chain-link gates on Candelario Street, redesigning the parking area as a garden with flagstone, a fountain, and a banco feature, infilling that vehicular opening with coyote fencing that will match adjacent fence height, constructing a new parking entrance on San Francisco Street with rolling coyote gates faced with coyote latillas at 3' high, and facing the existing chain-link fence on San Francisco Street with coyote latillas at the existing height. Two exceptions were requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(1)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)).

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff recommended that the Board approve the Application as having met the exception criteria to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(1) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)) and otherwise recommends approval of this application which complies with Section 14-5.2(C), Section 14-5.2(D), and Section 14-5.2(I).
4. The Property is located in the Westside-Guadalupe Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code: Section 14-5.2(C), Regulation of Contributing Structures;

Section 14-5.2(D), General Design Standards;
Section 14-5.2(I), Westside-Guadalupe Historic District.

5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that stone is allowed as a wall finish in this historic district.
8. The Board concurs with Board staff that all applicable design standards 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:

The Board concludes that the Project has met the exception criteria to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(1)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)) and that the Project complies with Section 14-5.2(C) Regulation of Contributing Structures, Section 14-5.2(D) General Design Standards, and Section 14-5.2(I) Westside-Guadalupe Historic District with the conditions that all windows shall have true divided-lites and that the simulated stone finish on the addition shall be applied as individual stones rather than as multiple stone sheets.

IT IS SO ORDERED ON THIS 12th DAY OF NOVEMBER 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

11.12.13
Date:

FILED

Yolanda Y. Vigil
City Clerk

11-14-13
Date:

APPROVED AS TO FORM

Kelley Brennan
Interim City Attorney

11/12/13
Date:

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to remodel a contributing residential structure by constructing 365 square feet of additions, replacing the pitched roof, replacing a portal, finishing the addition in stone, and performing other site work. Two exceptions are requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(i)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)).

Case Number: H-12-089
Project Type: HDRB

PROJECT LOCATION (S): 613 West San Francisco Street

PROJECT NAMES:

OW – Paul & Suzanne Petty
Byron, MN 55920

1410 Epperstone Enclave
507-254-2425

AP – Martinez Architecture Studio
Santa Fe, NM 87504

PO Box 925
505-989-4958

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) took action on your application at their hearing on October 22, 2013. The decision of the Board was to grant the exception requests as submitted and to approve the application with the conditions that the windows shall have true divided-lites on all facades, that the synthetic stone facing on the addition shall be applied as individual stones not as sheets with multiple stones, and that the fountain design shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**

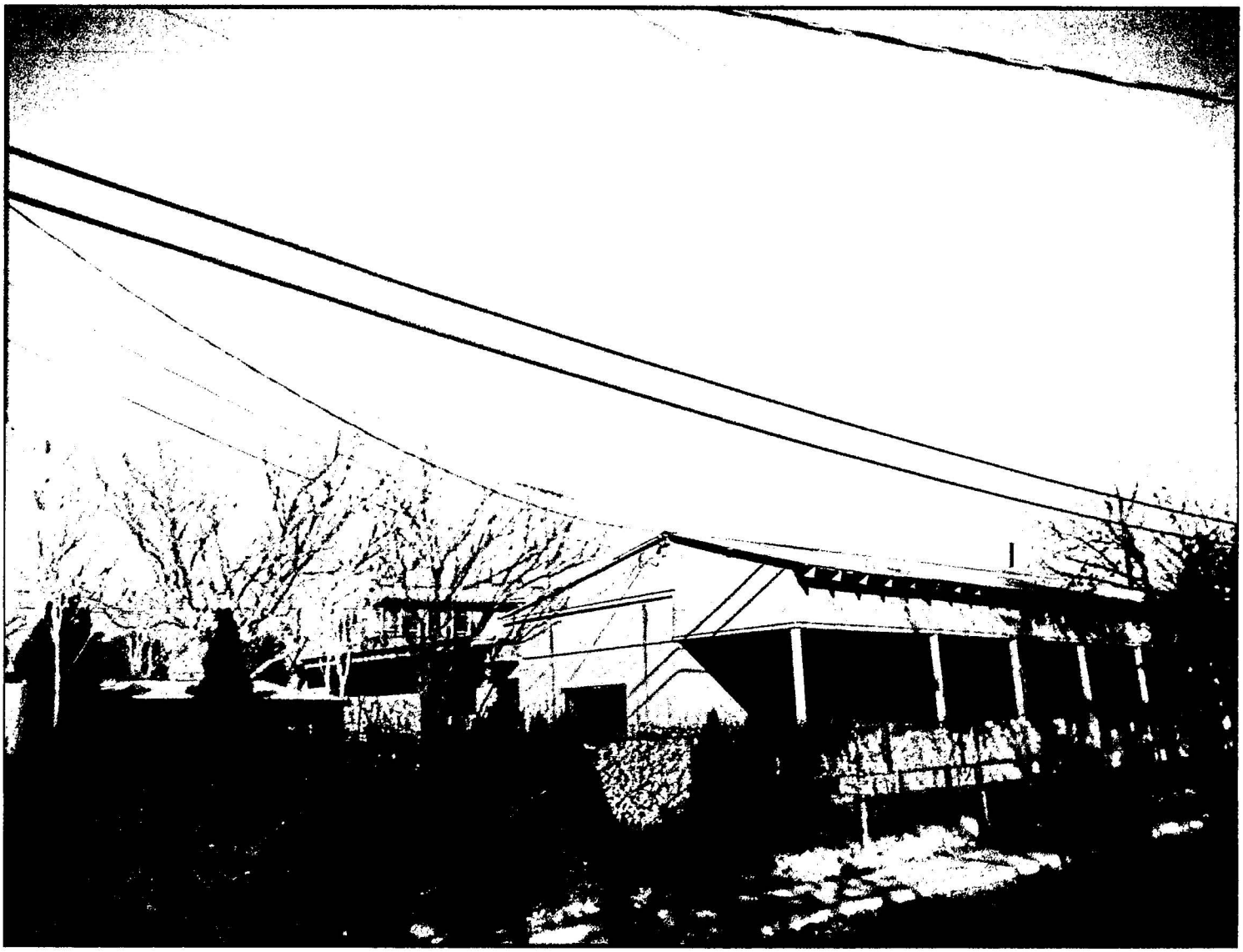


MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

PETTY HOUSE RENOVATION

613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

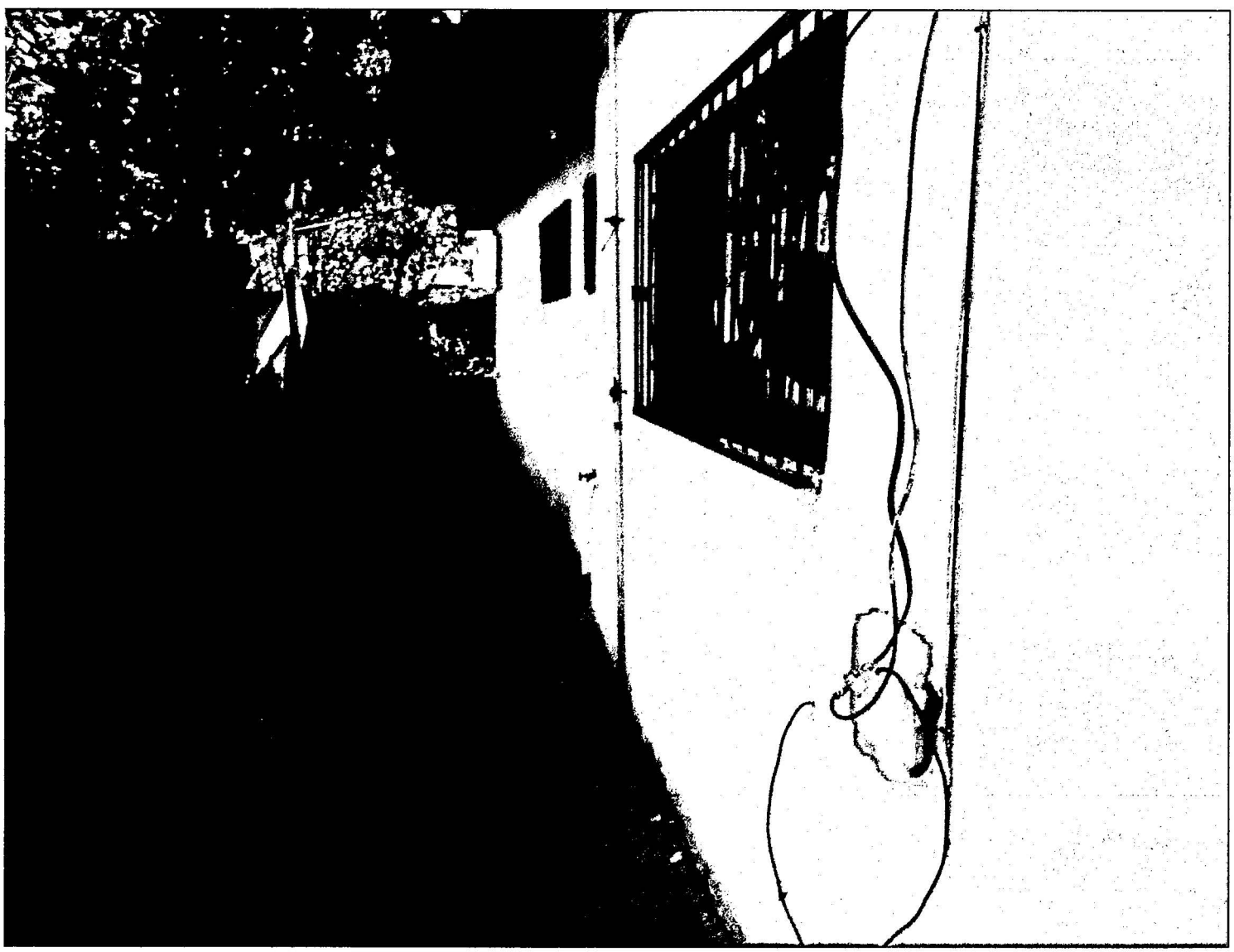
VIEW FROM SAN FRANCISCO ST.
SOUTH ELEVATION
FEBRUARY 11, 2013



MARTINEZ
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PETTY HOUSE RENOVATION
613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

VIEW FROM SAN FRANCISCO ST.
WEST ELEVATION
FEBRUARY 11, 2013



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PETTY HOUSE RENOVATION
613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

VIEW OF EXISTING HOUSE
WEST ELEVATION
FEBRUARY 11, 2013



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PETTY HOUSE RENOVATION
613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

VIEW FROM COURTYARD
NORTH ELEVATION
FEBRUARY 11, 2013

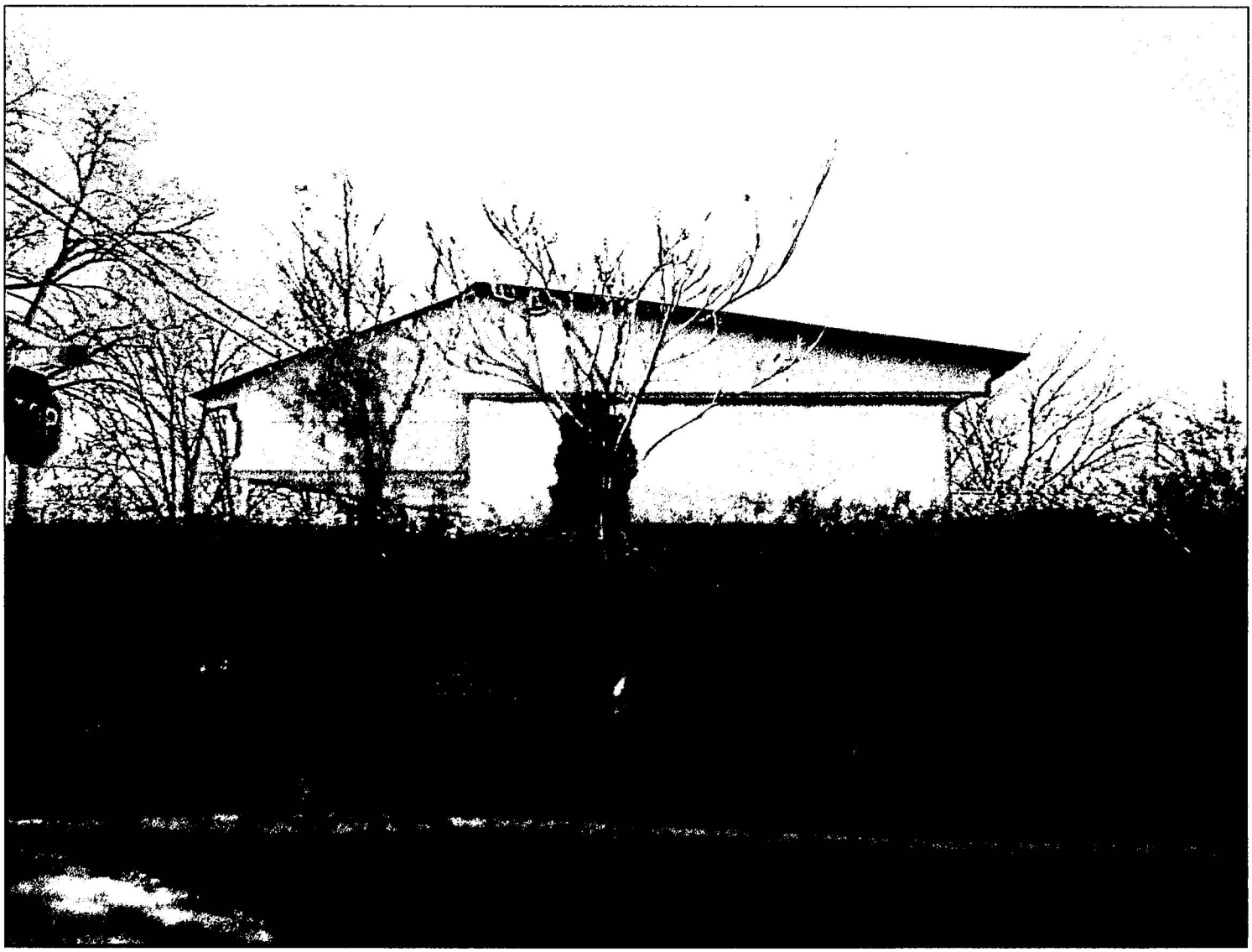


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505-989-4958 studio@martinezarch.com

PETTY HOUSE RENOVATION

613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

VIEW FROM COURTYARD
EAST ELEVATION
FEBRUARY 11, 2013



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
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PETTY HOUSE RENOVATION

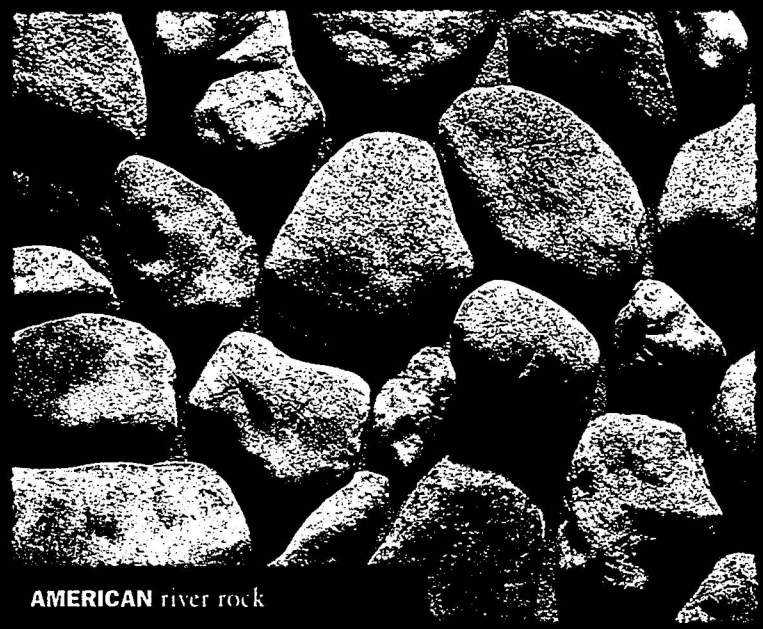
613 WEST SAN FRANCISCO
SANTA FE, NEW MEXICO

VIEW FROM CANDELARIO ST.
EAST ELEVATION
FEBRUARY 11, 2013

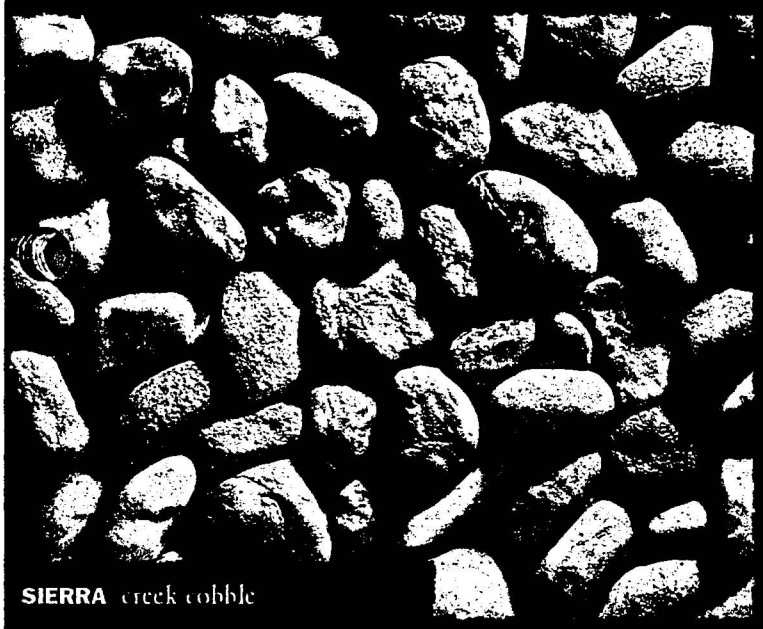
river rock / creek cobble



SONOMA creek cobble



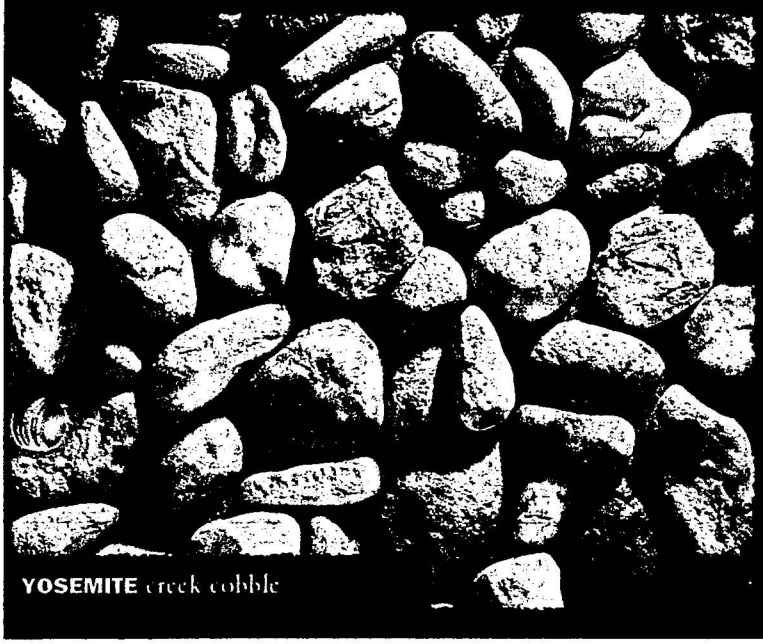
AMERICAN river rock



SIERRA creek cobble



SIERRA river rock



YOSEMITE creek cobble



Eldorado offers four color blends and two mix sizes to choose from. A comparison of River Rock's larger stones to Creek Cobble's smaller ones illustrates their similar shape while demonstrating their size difference.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted:	613 W San Francisco
Property Owner of Record: Paul and Suzanne Petty	**Proposed Construction Description:**
Applicant/Agent Name: Martinez Architecture Stud	Renovation and portal addition
Contact Person Phone Number: 505 984 4958	**TOTAL ROOF AREA:**

Zoning District: R29

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: westside Guadalupe Historic zone

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☑ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit N/A

Access and Visibility: ☐ Arterial or Collector**
☒ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes N/A

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage : 45 % OK
☒ Open Space Required: _____

Setbacks:
Proposed Front: Existing Minimum: _____
2nd Front? Existing
Proposed Rear: Existing Minimum: _____
Proposed Sides: L Existing R 5' Minimum: _____

Height: Proposed Existing
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: ~~3~~ 2

Bicycle Parking:** N/A
Proposed: _____ Minimum: _____
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Richard Martinez [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ DATE 2-10-13

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by N/A Date: __/__/__
☐ Flood Plain Approval by N/A Date: __/__/__
☐ Traffic Engineering Approval by N/A Date: __/__/__
Notes: _____

Change in exterior finish has no change on this PZR - still complies with zoning. JLambey 2/21/13

Zoning Approval:
☐ **Preliminary Approval** ☑ **with conditions** ☐ **Rejected**
Comments/Conditions: 33% of existing house must remain to maintain setbacks - Cantilevers on roof no more than 24". Get curb cut permit from Traffic Eng prior to building permit.
REVIEWER: JLambey **DATE:** 2/10/13

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: October 22, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-089

ADDRESS: 613 West San Francisco Street
Historic Status: Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	_x_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of the exceptions to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(1)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and recommends approval of this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary.

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

1. All windows and doors (which are non-historic) will be removed and replaced with divided light units. The south primary elevation opening dimensions will be changed. An exception is requested to alter them and the required exception responses are at the end of this report.

2. The awkwardly-designed ProPanel roof will be removed and replaced with a rust-colored standing seam room. The unified pitch over the front portal and original adobe section of the house will be redesigned in a more characteristic manner. The pitched roof section of the rear addition will be raised to match the height of the front section.

3. The front portal will be rebuilt in a Territorial Revival design with a metal picket balustrade and gate.

4. The non-historic portal on the rear addition will be enclosed for additional heated square footage and another portal will be constructed on the east elevation. The addition will be sheathed with Sierra Creek colored cobblestone, as allowed by Westside-Guadalupe Historic District standards, and the windows and doors will not have wooden surrounds. The new portal has a simplified design with a separate shed roof. An exception is requested to exceed the 50% footprint rule and the exception responses are at the end of this report.

5. The building will be stuccoed with El Rey cementitious "Buckskin" and the trim will be painted white.

6. The parking entrance with chain-link gates on Candelario Street will be removed and the parking area will be redesigned as a garden with a flagstone focal point. The garden design is submitted only in plan, although there appears to be a fountain and a banco feature that exceeds grade elevation. The vehicular opening will be infilled with coyote fencing that will match adjacent fence height.

7. A new parking entrance will be constructed on San Francisco Street with rolling coyote gates faced with coyote latillas at 3' high and the existing chain-link fence on San Francisco Street will be faced with coyote latillas at the existing height.

EXCEPTION TO ALTER OPENING DIMENSIONS ON PRIMARY ELEVATION

(i) Do not damage the character of the district

The current openings are not historic and do not contribute to the character of the district because the proportions of the original historic openings have been changed; the historic openings were more vertically oriented. Some evidence of this can be seen inside the house; there are nichos over the horizontal windows that reflect the vertical openings that once existed.

Staff response: Staff agrees with this statement.

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

The current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not a standard size and would be replaced by standard sized windows.

Staff response: Staff agrees with this statement.

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

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

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED 50% MAXIMUM FOOTPRINT

(i) Do not damage the character of the streetscape

The addition and its portal do not damage the character of the district because they are in the rear of the property and not on the street. They are behind a fence and garden courtyard. Only the historic section of the house is on San Francisco Street and Candelario Street.

Staff response: Staff does not agree with this statement. According to current City practice, the addition has public visibility from Candelario Street. However, the addition will comply with all applicable standards and therefore it will not damage the character of the streetscape.

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

This addition is required to prevent a hardship to the applicant because it already exists and to remove it would be costly and would make the house very difficult to live in. The addition will contain the living room and kitchen of the household. This allows the small historic adobe rooms to be used as bedrooms and bathrooms and allows the continued use of this house.

Staff response: Staff agrees with this statement.

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

The addition ensures that the resident can continue to reside in the historic district by containing the living room and kitchen of the household. This allows the small historic adobe rooms to be used as bedrooms and bathrooms and allows the continued use of this house.

Staff response: Staff agrees with this statement.

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

The special circumstance peculiar to this structure is that it contains vernacular, historic series of small adobe rooms and the addition provides the needed larger space in the home. This is not the case with more modern structures, which are built to provide spaces more suited to the needs of the contemporary homeowner.

Staff response: Staff agrees with this statement.

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

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

Staff response: Staff agrees with this statement.

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

The addition will provide the least negative impact because it is located in the rear of the historic structure and behind a fence and garden courtyard.

Staff response: Staff agrees with this statement.

M A R T I N E Z

A R C H I T E C T U R E

S T U D I O P C

TEL (505)-989-4958 - MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA - STUDIO @ MARTINEZARCH.COM

PROPOSAL FOR THE RENOVATION AND ADDITION OF THE PETTY HOUSE AT 613 WEST SAN FRANCISCO ST

May 30, 2013

Westside-Guadalupe Historic District - Contributing Status

EXISTING CONDITIONS:

An existing house occupies the lot. The single story, pitched-roofed adobe house was built pre-1912 and has contributing status. There is a post-1971 rear addition of frame construction.

PROPOSED CONSTRUCTION:

The house will be renovated so that it is more like what would have existed in the past. The street façade will have some changes and we have included our answers to the exception criteria because this is a primary façade.

The street facade of the structure will have the windows re-configured to be more vertically oriented as they were in the past. The windows will be wood windows, divided light with painted wood frames in white. The doors will be wood paneled, painted white with painted white wood trim and transoms as shown in the drawings.

The roof will be re-framed so that the metal cladding covering the transition from the main house to the portal framing will be removed. The roof of the portal will be separated from the pitched roof on the adobe walls. The new metal roof will be standing seam in a rust color.

The porch portal will be re-done and will consist of new posts and fencing that will be more in character with the district and the portal's relationship to the street. The posts and railing are from an historic design and will all be painted wood. On the side of the portal and of the adobe rooms will be wood sheathing on the gable ends of the roof that replaces the metal cladding. This wood will be in a natural wood stained finish.

The existing parking area off Candelario Street will be moved to an existing space off of West San Francisco Street so that guests will enter the front door of the house. The existing parking area will be converted to a planted courtyard that will open on to the existing house and to the addition. The new proposed gates to the parking area and the fence on either side will be constructed of coyote fencing on a rusted metal frame.

M A R T I N E Z

A R C H I T E C T U R E

S T U D I O P C

TEL (505)-989-4958 - MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA - STUDIO @ MARTINEZARCH.COM

The existing framed addition to the back of the house will be completely re-built and sheathed in Sierra Creek colored cobble stone as illustrated in the proposed drawings and on the attached cutsheets. The addition is not on any street and is behind the existing house and proposed courtyard. We want to use this stone covering to highlight the differences between the old adobe walls which will be stuccoed in a buckskin color and the newer framed structure which will not be stuccoed like the adobe walls. Stone is allowed in this district as a wall material. The doors and windows of the addition will be clad in white with no trim to further distinguish the addition. The roof of the addition will be standing seam metal roofing in rust color, the same as the house and the portal.

The existing chain link fence that surrounds the property will be covered with coyote fencing on the street so that it is not publically visible.

All City of Santa Fe building codes and zoning regulations will be met.

M A R T I N E Z

A R C H I T E C T U R E

S T U D I O P C

TEL (505)-989-4958 - MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA - STUDIO @ MARTINEZARCH.COM

HISTORIC DESIGN EXCEPTION CRITERIA

PETTY RESIDENCE – 613 WEST SAN FRANCISCO ST

September 6, 2013

Westside-Guadalupe Historic District - Contributing Status

We propose a change to the house at 613 West San Francisco that we are told requires an exception;

1) We propose to add a portal to the front of the existing addition since the existing portal will be enclosed and added to the heated square footage. We are not adding any element that is 50 percent of the existing footprint but since the addition (built on the property in the early 1970's) is itself included as additional square footage, any addition is over 50 percent of the footprint.

City of Santa Fe regulations; Chapter 14 – Land Development; Article 14-5: Overlay Zoning Districts; 14-5.2 Historic Districts; (C) Regulation of Significant and Contributing Structures in the Historic Districts; (5) Exceptions; (c) Height, Pitch, Scale, Massing and Floor Setbacks, requires us to address the following exception criteria:

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

The addition and its portal do not damage the character of the district because they are in the rear of the property and not on the street. They are behind a fence and garden courtyard. Only the historic section of the house is on San Francisco Street and Candelario Street.

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

This addition is required to prevent hardship to the applicant because it already exists and to remove it would be costly and would make the house very difficult to live in. The addition will contain the living room and kitchen of the home. This will allow the owners to use the largest space in the home for these areas and to use the small historic adobe rooms for the bedrooms and bathrooms.

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

The addition ensures that the resident can continue to reside in the historic district by containing the living room and kitchen of the household. This allows the small historic adobe rooms to be used as bedrooms and bathrooms and allows the continued use of this house.

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

The special circumstance peculiar to this structure is that it contains a vernacular, historic series of small adobe rooms and the addition provides the needed larger space in the home. This is not the case with more modern structures, which are built to provide spaces more suited to the needs of the contemporary homeowner.

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

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

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

The addition will provide the least negative impact because it is located in the rear of the historic structure and behind a fence and garden courtyard.

M A R T I N E Z
A R C H I T E C T U R E
S T U D I O P. C.

TEL (505)-989-4958 MAIL: PO BOX 925 SANTA FE NEW MEXICO 87504
FAX (505)-989-8933 OFFICE: 519 CERRILLOS ROAD SANTA FE NM

HISTORIC DESIGN EXCEPTION CRITERIA

PETTY RESIDENCE – 613 WEST SAN FRANCISCO ST
May 30, 2013
Westside-Guadalupe Historic District - Contributing Status

We propose one change to the house at 613 West San Francisco that requires an exception;

1) We propose to narrow an opening on the primary façade of this contributing structure.

City of Santa Fe regulations; Chapter 14 – Land Development; Article 14-5: Overlay Zoning Districts; 14-5.2 Historic Districts; (C) Regulation of Significant and Contributing Structures in the Historic Districts; (5) Exceptions; (b) Design Standards and Signage, requires us to address the following exception criteria:

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

a) The current openings are not historic and do not contribute to the character of the district because the proportions of the original historic openings have been changed; the historic openings were more vertically oriented. Some evidence of this can be seen inside the house; there are nichos over the horizontal windows that reflect the vertical openings that once existed.

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

a) The current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not a standard size and would be replaced by standard sized windows.

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

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

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 613 W. San Francisco St.

HISTORIC DISTRICT: Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [X]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Renovation of the existing house.

CONSTRUCTION COST: $ 180,000 **FEE:** $ ~~1600.~~ $1250 900+350 X2 + $25 Poster Cost = $ ~~1650~~ $1300 (1300)

OWNER: Paul and Suzanne Petty **PHONE #:** 507-254-2425
OWNER ADDRESS: 1410 Epperstone Enclave
CITY, STATE, ZIP CODE: Byron MN 55920

APPLICANT: Martinez Architecture Studio **PHONE #:** 505-989-4958
ADDRESS: PO Box 925
CITY, STATE, ZIP CODE: Santa Fe, NM 87504

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [X] Addition [ ] Residential [X] Signs [ ]
Wall/Fence [X] Antenna [ ]

PREAPPLICATION MEETING: Date: 1.29.13 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 2/25/13 Planner: [signature]
(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height? **YES [ ] NO [X]**
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? existing (approx 15')

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 613 W San Francisco

I/We authorize Richard Martinez to act as my/our agent to execute this application.

Signed: [signature] Date: 2/2/13

Signed: Suzanne Petty Date: 2-2-13

I agree to post notice of the proposed project on the site fourteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

[signature] 2/2/13

Signature of Applicant/Owner Date