



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via [zoningcounter@santafenm.gov](mailto:zoningcounter@santafenm.gov)

PROJECT INFORMATION

Form with fields: Date (11/20/25), Property Owner of Record (Claudia Quan), Applicant/Agent Contact (Claudia Quan/Jay Jay Shapiro, Architect), Site Address (911 Roybal St., Santa Fe, NM 87507), Suite or Space # (N/A), Subdivision Name (Guadalupe Neighborhood), Lot # (10), Block # (61 & 64), Total Roof Area (square feet) (1991), Lot Coverage %, Lot Size (square feet) (8988), Proposed Construction Description (Frame/stucco & metal, Dental office with second floor live-work apartment for Owner), The following documents are required for review as applicable: (Legal Lot of Record, Building Plans, Existing site plan w/ setbacks, Proposed site plan w/ setbacks, Existing & Proposed Elevations, Development Plan), Zoning District (C4), Overlay Districts (Escarpment, Flood Plain, Other), Proposed Setbacks (Front 54'-0", Rear 10'-0" min., Left Side 10'-0" min., Right Side 15'-4" min.), Required Setbacks (Front 5'-0" 10', Rear 10'-0", Left Side 10'-0" 5', Right Side 15'-0" 5'), Proposed Height (24'-0"), Max Height (24'-0"), Parking Required (8), Provided (9), Bike Parking (8), Provided (8). Includes handwritten notes: '1 level on site plans' and '8 u'.

Historic Planning Case Manager \_\_\_\_\_

If you selected "other," please write in the name of your case manager. \_\_\_\_\_

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Form with checkboxes: Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen; Y N Setback Affidavit and Agreement; Y N Site Visibility Triangle; Y N Escarpment Slope Analysis; Y N Flood Plain Grading Plan.

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

\_\_\_\_\_  
Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Form with fields: Preliminary Zoning Review completed by (Alexa Hempel), Date (12/12/25), Preliminary Zoning Review # (2025-011097-PAR), Comments/Conditions (MUST comply with SFCC ch.14). Includes handwritten note: '2025-011097-PAR'.

~~lot coverage = 22% need to define open space (25%)~~



# Agenda

CITY CLERK'S OFFICE

DATE 2/8/17 TIME 11:50a

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP  
 TUESDAY, February 14, 2017 at 12:00 NOON  
 HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL  
 HISTORIC DISTRICTS REVIEW BOARD HEARING  
 TUESDAY, February 14, 2017 at 5:30 P.M.  
 CITY COUNCIL CHAMBERS

\*\*\*AMENDED\*\*\*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 24, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-089. 562½ Garcia Street.  
Case #H-08-054. 530 Camino del Monte Sol.  
Case #H-16-107. 1119 East Buena Vista Street.  
Case #H-16-110. 486 Camino Don Miguel.

Case #H-17-001. 110 Delgado Street.  
Case #H-16-100B. 1039 Camino San Acacio.  
Case #H-16-104. 621 Halona Street.  
Case #H-16-108. 510 Halona Street.

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

1. Case #H-16-110. 486 Camino Don Miguel. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Suella Domres, owner, proposes to construct a Trombe wall on a contributing residential structure. (Nicole Ramirez Thomas)
2. Case #H-16-108. 510 Halona Street. Downtown & Eastside Historic District. The Right Plumber, agent for Jason Price, owner, proposes to construct a 2,875 sq. ft. residential structure to the height of 21'6" and a 522 sq. ft. casita to a height of 13'6" where the maximum allowable height is 16'1" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
3. Case #H-16-030. 911 Roybal Street. Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
4. Case #H-16-106A. 418 Apodaca Hill. Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)
5. Case #H-17-003. 1405 Paseo de Peralta. Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to remodel a two-story non-contributing nonresidential building by constructing screened mechanical equipment on the first floor roof, installing traditional design elements, painting a mural, removing a stair and other minor remodeling. (David Rasch)
6. Case #H-17-004. 625 Camino del Monte Sol. Downtown & Eastside Historic District. Tom Easterson Bond, agent for Sandy Brice, owner, proposes to construct a 32 sq. ft. addition, 540 sq. ft. portal, change openings, and replace windows and doors on a non-contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-17-005. 912 Canyon Road. Downtown & Eastside Historic District. Bruce Wollens, agent for Victoria Seale, owner, requests a designation of primary elevations of a contributing residential property. (Nicole Ramirez Thomas)
8. Case #H-17-006. 310 Irvine Street. Westside-Guadalupe Historic District. Nicholas and Debbie Aranda agents/owners, propose to remodel a residential contributing structure including constructing a 175 sq. ft. addition to a maximum height of 10', refurbish windows, and install a black wrought iron gate. (Nicole Ramirez Thomas)
9. Case #H-17-007A. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, requests historic status review with designation of primary elevations, if applicable, of a non-contributing main residence, and a non-statused guesthouse on a residential property. (David Rasch)
10. Case #H-17-007B. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, proposes to construct a freestanding 687 sq. ft. garage to a height of 12'8" where the maximum allowable height is 15'8", a 4' yardwall, and other minor remodeling. (David Rasch)
11. Case #H-17-008. 220 Otero Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Reex Investments LLC, owner, requests a historic status review with designation of primary elevations, if applicable, of two non-contributing residential structures. (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.santafemn.gov/historic\\_districts\\_review\\_board\\_hearing\\_packets](http://www.santafemn.gov/historic_districts_review_board_hearing_packets) for more information regarding cases on this agenda.



# Agenda

CITY CLERK'S OFFICE

DATE 1/26/17 TIME 11:40

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 14, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
February 14, 2017

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DISTRICTS REVIEW BOARD**

**February 14, 2017**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

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

**MEMBERS EXCUSED:**

**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 Katz moved to postpone Case #H-16-108 at 510 Halona Street, Member Biedscheid seconded the motion and it passed by majority voice vote with Member Powell and Member Roybal dissenting.**

- 3. Case #H-16-030. 911 Roybal Street.** Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

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

1. A 1,661 square foot non-residential two-story structure will be constructed to a height of 23' 10" where the maximum allowable height is 14' 1". An exception is requested to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report. The building is designed in a simplified or contemporary Santa Fe Style with little stepback for the second story. A concrete door surround, metal arbor, and the use of copper is unusual. Roof-mounted equipment will be screened from public view with parapets. Stucco will be El Rey "Sandalwood" color and trim color will be "Medium Bronze".
2. Stuccoed yardwalls at 4' high and 6' high will be constructed and a metal pedestrian gate will be installed in the taller wall.
3. A 4' high wrought iron fence with stuccoed pilasters will be constructed.

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

**(I) Do not damage the character of the streetscape**

**Response:** A second story on this structure would not damage the character of the streetscape, as there are at least three other buildings, either contiguous, or close, to this lot that are two story buildings. Standing on the lot and looking eastward, there are two residential structures that have two-story elements (see picture "A: Two-Story Buildings" in the supplemental attachment). The first two-story structure is located on the lot adjacent to 911 Roybal St., with the address of 901 Roybal St. (see picture "B: 901 Roybal St." in the supplemental attachment). The second two-story structure is a residence located at 208 Ambrosio St., and located off the northeast corner of the subject lot (see picture "C: 208 Ambrosio St." in

the supplemental attachment).

The third two-story structure is at 109 St. Francis Drive, two lots north of the subject property (see picture "D: 109 St. Francis Dr." in the supplemental attachment).

**Staff response:** Staff agrees with this statement.

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

**Response:** The necessity for a second floor storage and archival area is due to the need of the Owner to provide sufficient space for patients and employees, in order for the Owner to make a livable source of revenue, and be able to work out future growth goals. As it is, this structure will be an average size dental practice, with room for one dentist, a hygienist, and a hygienist assistant, along with a receptionist (see supplemental attachment titled, "1500 Is The Limit", reported by AFTCO, the oldest and largest dental practice transition consulting network in the United States).

**Staff response:** Staff does not agree with this statement; perhaps this lot is not big enough for the proposed use.

**(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**

**Response:** The architectural style of the neighborhood is indeed diverse, with several Santa Fe architectural styles adjacent, or in closest proximity to the subject property. Adjacent to the subject property, the residence at 901 Roybal is a northern NM style (see picture B: 901 Roybal Street); the residence directly across the street, at 910 Roybal St. (see picture E: 910 Roybal Street), with multiple buildings, is both northern NM and SW Pueblo style. The small commercial building, directly north, and adjacent to the subject property, is SW Pueblo style, as well as the large two-story commercial building north of it. Both are at the same address – 109 St. Francis Dr. (see picture "F: 109 St. Francis Drive 2"). The commercial complex at 228 St. Francis Drive, directly across St. Francis Drive from the subject property, is SW Pueblo style as well (see picture "G: 228 St. Francis Drive"). Finally, the two residential homes at 232-1/2

Ambrosia Street, across the street and just east of the subject property are both Territorial and SW Pueblo style, the pueblo style structure having definite contemporary flare (see picture "H: 232-1/2 Ambrosia St."). In lieu of these observations, we propose this building to be a contemporary SW pueblo style and believe that it will strengthen the character of this area of the city.

**Staff response:** The applicant did not address this criterion; design options were not presented.

**(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**

**Response:** The most difficult thing about this lot that compels us to provide a second story room is the required setbacks, and subsequent requirements for open space, parking, sidewalks, and buffers. With the required rooms necessary for this dental building, the buildable area has been maxed, and it is necessary

to provide the Owner with a storage and archival area.

**Staff response:** Staff does not agree with this statement. The zoning requirements are not a special condition for this lot. Staff is unsure if this use is peculiar within the streetscape.

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

**Response:** The obligatory requirements for commercial lots and buildings in this area necessitate the design and building of a second floor, so we have provided a minimal area of the overall roof area for this need. The total ground floor area is 1661 square feet, and the second floor a fourth of the area, at 441 square feet.

**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)**

**Response:** Because the previous building on this lot was deemed non-contributing by the Historic Department, and subsequently approved to be demolished in its entirety, our desire in designing the new building is to provide historical character for the viewing of neighbors, patients, and visitors to our city. For this reason, we have provided the style, colors, window and door types, and textures that we believe would be appealing to viewers. Although not in the immediate vicinity, a noted building in a similar environment is the Ellsworth Gallery, at 213 E. Palace Avenue. This is a contemporary SW pueblo style building among traditional SW Pueblo style and Territorial style buildings (see picture "1: Ellsworth Gallery" in the supplemental attachment).

However, unlike the Ellsworth Gallery, we have designed masses with different parapet heights, and have provided for more traditional divided-lite windows and doors, with some stone veneer accents, in order to have a more Santa Fe style façade.

**Staff response:** Staff agrees with this statement.

Mr. Rasch said he mistakenly put the older responses in the packet but emailed earlier today and provided hard copies of the more recent criteria responses which were much better. He believed they met 1 and 6 but not 2, 3, 4, and 5.

**STAFF RECOMMENDATION:**

Staff finds that the exception has not been met to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District.

**Questions to Staff**

Chair Rios asked Mr. Rasch if he believed they have met all six criteria.

Mr. Rasch said these responses are much more acceptable and would focus on criterion #2 - hardship to the applicant.

Chair Rios asked what the biggest impact is on the street.

Mr. Rasch said the required parking on Roybal Street sets it back further. The frontage on Roybal is mostly parking. From St. Francis, you don't get that feeling but at that corner, this is the only two-story structure being proposed. There are six lots that allow this commercial use.

Chair Rios asked him to describe the streetscape.

Mr. Rasch said it is on Roybal, St. Francis to the east is tiny little lots. It is a commercial corridor. It is transition and along St. Francis is commercial development but in back are residential homes and a few are two-story.

Chair Rios understood there is more one-story but there are 2-story structures.

Mr. Rasch agreed. They were probably done before the 1996 height ordinance was in place.

Member Katz said the two-story portion is right on St. Francis and it goes straight up and the other is set way back from St. Francis. Height is the issue, not commercial or residential zoning. This seems out of character. They will see it from St. Francis, but not from Roybal.

Member Boniface said, unlike the previous application which is set back on two dead-end streets, this is right on St. Francis and high visibility and there are no other two-story buildings up against the street so he was having a hard time with one. It might be a simple matter to simply do a mirror image of this floor plan where the two-story would go on the east side, away from St. Francis.

Chair Rios asked Staff to describe the grade.

Mr. Rasch said it is relatively flat. It might be slightly higher than St. Francis.

Member Biedscheid noted the response on #5 - special conditions, says there are other two-story structures.

Mr. Rasch agreed. Page 7 showed there are others. Right next door is a 20.2' noncontributing structure and up St. Francis is another 20.2' non-contributing building. We don't include any non-contributing buildings that are over 16' high in the calculation.

Member Biedscheid disagreed with the response in #5 because the rule could not be used evidence of a special condition.

Mr. Rasch said the remainder of the response is to make as little impact as possible by limiting the second floor to 25% of the ground floor area. It is pushed back but toward the west instead of the east.

Member Biedscheid said it doesn't show special circumstances.

Mr. Rasch said some responses are interchangeable.

Member Powell said on the field trip, the Board saw two 2-story buildings that would not meet code and those are often used as examples for what clients want to do.

Mr. Rasch agreed. They would be considered nonconforming today. The height ordinance was written in 1996 to maintain the low character in Santa Fe and it became difficult to get a height exception.

Member Powell asked if it was done for viewsheds of mountains and hillside.

Mr. Rasch agreed. The low character was vernacular.

#### Applicant's Presentation.

Mr. Jay Jay Shapiro, 90 Leaping Powder Road and Lucretia Quan, 655 West San Francisco Street, were sworn.

Mr. Shapiro thought Staff adequately covered their intention. It is a transitional area, just recently made commercial and at the west borderline of the historic district. Across the street could easily have a two-story. They have tried to keep the historic character. Ms. Quan's daughter just had a baby and wanted to do a live-work dental practice which is why the second story is only a small area for living. She is starting a family here and has brand new dental practice and wants to do it with least impact. They would be open to setting it back as was mentioned and to Mr. Katz, said the next building is a 2-story and right behind is 2 story. He hoped the Board could take that into consideration. He would answer any questions.

Ms. Quan said she was there yesterday at an open house next door which is almost exactly what they want to do with a spiral staircase to the second floor and it is about 400 sq. ft. They also thought of flipping the design so the second floor would be in the back, next to the other second floor building. The horrible house there was demolished and they would have a much more beautiful place. Ms. Quan's daughter has a dental practice in Mora and wants to come here. The little room on top is so she can nurse her baby. It will be very useful for her and it will be a special place.

#### Questions to Applicant

Member Katz said in the application letter on January 12, the second page described the second floor as a storage and archival area. Now the Board is hearing something different.

Ms. Quan explained they don't have the money now to finish that upstairs room but will.

Chair Rios asked Mr. Shapiro how far back it is set from St. Francis and Roybal.

Mr. Shapiro said it is 60' back from Roybal and 30-40' back from St. Francis but St. Francis has a 20' buffer right of way so it is more than 50' from the curb.

Ms. Quan said the house next door is bigger. Hers is only 1,600 and the upstairs is less than 400 sq. ft. We are providing for all the parking on-site and all the requirements in back for road and neighbors are within requirements.

### Public Comment

Ms. Beninato (previously sworn) appreciated the members' concerns. It is pretty much a straight up two-story and the existing structure would not be allowed if built there today.

She agreed with Member Biedscheid's response for #5 that it is circular reasoning. The ordinance is arbitrary at times but non-contributing buildings are not counted to keep the average low.

She questioned the need for us of the whole 1,600 square feet for one dentist. Maybe they could use some of that for private space.

Ms. Loretta Olguin, was sworn and said she was here to support Claudia Quan. She had watched her grow up in Santa Fe and like many others, she had to leave the City. She commended her for coming back and wanting to do hand-in-hand being a mother and a dentist. She believed this building will be appealing to the neighborhood and appreciated the Board for allowing her to do that.

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

### Board Discussion

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

Mr. Shapiro said no. The parapets would cover anything on the roof. Eventually she will put solar up that would not be visible but no mechanical equipment.

Member Biedscheid said in response to #3 the application indicated a basement would give added space. She asked if he could explain why they have no more space in light of the small lot coverage.

Mr. Shapiro said because it was recently changed to Commercial, the code requires a buffer and a six-foot wall and then setbacks that eats up the space with the code requirements. So, they have just enough space to satisfy the dental practice.

Member Boniface said regarding finishes that they want columns to be copper covered. He asked if that would be copper clad or painted.

Mr. Shapiro said he was trying to give a patina to it so the copper would have a greenish tinge to look aged.

Member Boniface noted it would also have metal gates and fences and asked for the color.

Mr. Shapiro said they could put that patina on them too and on the light fixtures so they would be muted.

Member Boniface asked about any paint or stain colors.

Mr. Shapiro said they would be an earth tone and just in the entry portion with an earth tone darkened one increment.

Member Boniface asked Staff how copper color fits.

Mr. Rasch said the south and west are publicly visible. Code says those materials are allowed BS just prohibits unstuccoed concrete. He read the color requirements. The code doesn't get specific about copper patina color.

#### Action of the Board

**Member Roybal moved in Case #H-16-030 at 911 Roybal Street to approve as submitted, noting the exception criteria are met. Member Boniface seconded the motion for discussion.**

Member Boniface asked if the mover would you entertain an **amendment to actually flip the design.**

Member Roybal said he would but asked if that would meet setback requirements on Roybal Street.

Member Boniface thought it would, but maybe the Board should ask the applicant to redraw it and bring it back.

Member Katz agreed. He would want the same amendment but didn't hear that it would be a zoning issue so he didn't think it would need to be postponed.

**Member Boniface agreed. His second amendment would be that the copper color is arresting and would ask the applicant to consider the same bronze color as on the windows.**

**Member Roybal accepted that as friendly.**

Member Biedscheid had still haven't heard anything to support criterion #5 on the height calculation which was not per zoning requirements.

Member Bayer also found that hard to justify because it is a vacant lot.

Chair Rios said it was moved and seconded.

Ms. Gheen said it would be helpful to state what specifically justified the exception.

Mr. Rasch said he thought #5 was better than it was and that #2 needed more discussion.

Chair Rios asked what has been met with the new responses.

Mr. Rasch said criteria 2, 4, and 5 were not met.

Member Roybal felt their response to prevent a hardship was very good - to make a friendly space and also for applicant's ability to use it to care for her child. On #4, they are willing to flip it around to make it easier on St. Francis Drive -

For #5, the other two-story buildings were unfortunately not considered.

Member Boniface added that on #4, this is C-4 zoning so it is mixed use that does allow for commercial and live-work. That is peculiar to this piece of property and on #5, perhaps C-4 is applicable there too.

Member Katz said it is also because it is commercial that the extra setback is required.

Mr. Rasch agreed. It is either commercial or the highway corridor. On the other C-4 properties - there is not commercial and residential allowed on them and that is unique.

**Chair Rios said the condition is that new drawings would be submitted to Staff.**

**The motion passed by majority (4-3) vote to approve, with Member Bayer, Member Katz and Member Biedscheid dissenting. Chair Rios broke the tie by voting in favor.**

- 4. Case #H-16-106A. 418 Apodaca Hill.** Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. The structure's entire footprint is historic. In the 1980s, a bay window was installed on the east elevation. Windows and doors are non-historic and most are non-conforming to the 30-inch standard. While this is a good example of modest vernacular eastside architecture and representing how structures change over time, as needed, it does not have any Spanish-Pueblo or Territorial character that distinguishes this historic district. Indeed, the bay window is distracting