

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

ITEM # 13-0887

Case #H-13-068

Address – 435 Arroyo Tenorio

Owner/Applicant's Name – Felicitas Funke-Riehle

Agent's Name – Nicholas J. Ritter

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on August 13, 2013 upon the application (Application) of Nicholas J. Ritter, as agent for Felicitas Funke-Riehle, owner.

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

The Applicant requested a remodeling project (Project) including the construction of a 265 square foot addition on the northwest corner of the residence to match existing adjacent height and finishes with French doors beneath an exposed wooden header on the west elevation, construction of a 123 square foot portal on the west elevation with a corrugated metal shed roof and a decorated wooden header, decorated wooden corbels, and viga posts, window alterations with some changes in locations and dimensions, reroofing, installation of exterior insulation and restuccoing, construction of a 355 square foot carport at the southeast corner of the property to a height of 9' 6" with a decorated wooden header, decorated wooden corbels, and viga posts, removal of the existing vehicle gate to widen the opening dimension from 13' 4" to 15' 4", installation of a wider vehicle gate that matches the existing gate in design, and other sitework including the demolition of the shed on the southeast corner of the property and the west yardwall and construction of a 6' high yardwall at the southwest corner of the property.

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; and
3. Board staff recommended that the Board approve the Application as complying with Section 14-5.2(D)(9) and Section 14-5.2(E).
4. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing;
Section 14-5.2(E), Downtown & Eastside 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 the large unfenestrated vehicle gate is disharmonious to Santa Fe style and the streetscape.
8. The Board otherwise concurs with 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 is in compliance with Section 14-5.2(E) Downtown & Eastside Historic District with the condition that the vehicle gate shall be fenestrated and that the design shall be approved by staff before a construction permit application is submitted.

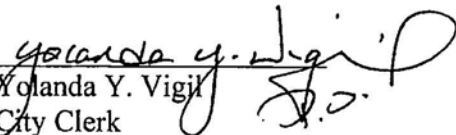
IT IS SO ORDERED ON THIS 27th DAY OF AUGUST 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.



Sharon Woods
Chair

8/27/13
Date:


FILED



Yolanda Y. Vigil
City Clerk

9/3/13
Date:

APPROVED AS TO FORM



Kelley Brennan
Assistant City Attorney

8/27/13
Date:

STAFF RECOMMENDATION:

Staff recommends approval of the requested amendment, as it complies with City of Santa Fé Land Use Code, Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Questions to Staff

Mr. Boniface asked Mr. Murphey if he had a chance to speak with Yolanda about that issue.

Mr. Rasch thought Mr. Murphey summarized it well. The Code stated clearly wood bond beams were acceptable and also wood lintels were acceptable. Wood or concrete lintels were allowed when certified by a licensed engineer.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, Martínez Architecture Studio, who said the owner wanted to eliminate the lintels. He had drawn them originally to replicate the lintels on the existing house but found there were so many that were rotten or the openings had changed. So they wanted to eliminate the lintels.

The engineer, Jim Hands said it was possible to put wood lintels on this building because the concrete bond beam at the top of the walls were so close to the openings that they would only be supporting 3-4 courses of adobes. He knew that was not allowed on houses outside the historic districts.

They were now putting drawings together for historic renovation in which there would be both wooden bond beam and wood lintels.

Ms. Rios said she was confused whether it would have wood lintels in this project or not.

Mr. Martínez clarified that the owners would like to eliminate them.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-13-004 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-13-068. 435 Arroyo Tenorio.** Downtown & Eastside Historic District. Felicitas Funke-Riehle, agent for Nicholas J. Ritter, owner, proposes to remodel a non-historic property including the construction of a 265 sq. ft. addition, 355 sq. ft. carport, and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

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

1. The non-historic yardwall between the primary residence and adjacent guest house and the patio and the shed on the southeast corner of the property will be demolished. A double pedestrian gate will be retained for reuse.
2. A 265 square foot addition will be constructed on the northwest corner of the residence. The addition will match existing adjacent height and finishes with reused French doors beneath an exposed wooden header on the west elevation.
3. A 123 square foot portal will be constructed on the west elevation with a corrugated metal shed roof with a decorated wooden header, decorated wooden corbels, and viga posts and a reused door.
4. Window alterations are proposed with some changes in locations and dimensions.
5. The building will be reroofed and restuccoed after foam insulation is installed.
6. A 355 square foot carport will be constructed at the southeast corner of the property to a height of 9' 6". The carport will feature a decorated wooden header, decorated wooden corbels, and viga posts.
7. The existing vehicle gate will be removed and the opening in the wall will be widened from 13' 4" to 15' 4" and a wider vehicle gate that matches the existing gate will be installed.
8. The existing double pedestrian gate from the demolished wall will be reused in the yardwall at the southwest corner of the property.
9. A 6' high stuccoed yardwall will be constructed at the southwest corner of the property and the single pedestrian gate will be reused.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General

Design Standards, Height Pitch Scale and Massing and 14-5.2(E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Walker asked Mr. Rasch what the public visibility was of this project.

Mr. Rasch said the yard wall was very high so only the top of the building behind it was visible.

Ms. Walker said on the field trip she asked if the gate was fenestrated.

Mr. Rasch said it appeared to not be fenestrated.

Ms. Mather noted on page 13, there were a number of walls that appeared to have coyote fencing on top, and asked if that was part of this application.

Mr. Rasch agreed it was coyote fencing on top of the walls and thought the applicant should clarify that. He thought some was existing and some was part of this application.

Applicant's Presentation

Present and sworn was Mr. Nicholas Ritter, Nicholas J. Ritter Companies who said in the existing courtyard parking area there was existing coyote fences approximately two feet tall on top of a wall. He would go back to the place where the carport would be located to remove that existing wall and adding coyote fencing on top to try to unify everything with the same details. On the lower elevation he was trying to match the second portion on top right hand side.

Questions to the Applicant

Chair Woods thought it looked like he was expanding it because the top was existing and the second was proposed and it looked like he was adding more coyote on top.

Mr. Ritter agreed on the inside of the courtyard. On the site plan, he said on the lower right hand side with flagstone, he would remove it at the existing patio so could build a carport.

Ms. Walker asked if he was enlarging the vehicular gate.

Mr. Ritter agreed.

Ms. Walker asked if he could fenestrate the gate.

Ms. Ritter agreed to redesign it and explained that he was just trying to replicate the existing gate.

Ms. Rios asked if the gate was getting taller and wider.

Mr. Ritter said it would have the same height but he was expanding the width.

Mr. Boniface said he couldn't see the existing corrugated roof on the tour and asked if the new portal would match that and what it would look like.

Mr. Ritter said it was a corrugated galvanized roof and on the new portal he had matched all the existing details, even the carved part on all the beams and to match all the stain work as well to try to keep everything blending as much as possible. The roof was not colored.

Mr. Boniface referred to page 12 where it looked like he was relocating a window. He asked if the window had a wooden lintel.

Mr. Ritter said it had no lintel. He took the window from the east side of the kitchen and reusing it on the elevation of the casita, second from the top, and trimming it out to match. Page 13 showed where the window would go.

Mr. Boniface second window from right.

Chair Woods pointed out to the applicant that if he added straw to the STO, the company would no longer warrant the STO.

Chair Woods said she would rather see him raise the wall than sticking coyote fence posts on top of a wall.

Mr. Ritter replied that currently there was ivy and vines growing up over it so it really worked as a lattice to support everything.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-13-068 approved with condition that the gate be fenestrated. Ms. Rios seconded the motion.

Chair Woods proposed an amendment that the new drawing for the gate be brought back to staff. Mr. Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 4. Case #H-13-069. 322A Camino Cerrito.** Downtown & Eastside Historic District. Andrew Lyons, agent for Dr. Moon Wai IP, owner, proposes to remodel a non-contributing residential structure including the removal and replacement of portals, staircases, roof decks, and windows. (David Rasch).



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 Wurzbarger, 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 non-historic property including the construction of a 355 sq. ft. carport and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates.

Project Number: 13-130068

Case number: H-13-068

Project Type: HDRB

PROJECT LOCATION (S): 435 Arroyo Tenorio

PROJECT NAMES:

OW – Felicitas Funke-Riehle
Ketchum, Idaho 83340

56 Eagle Creek Road
208-726-9588

AP – Nicholas J. Ritter
Santa Fe, NM 87501

101 Llano Largo Street
505-577-2939

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 13, 2013, the decision of the Board was to approve your request with the condition that the vehicle gate shall be fenestrated and that the design shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

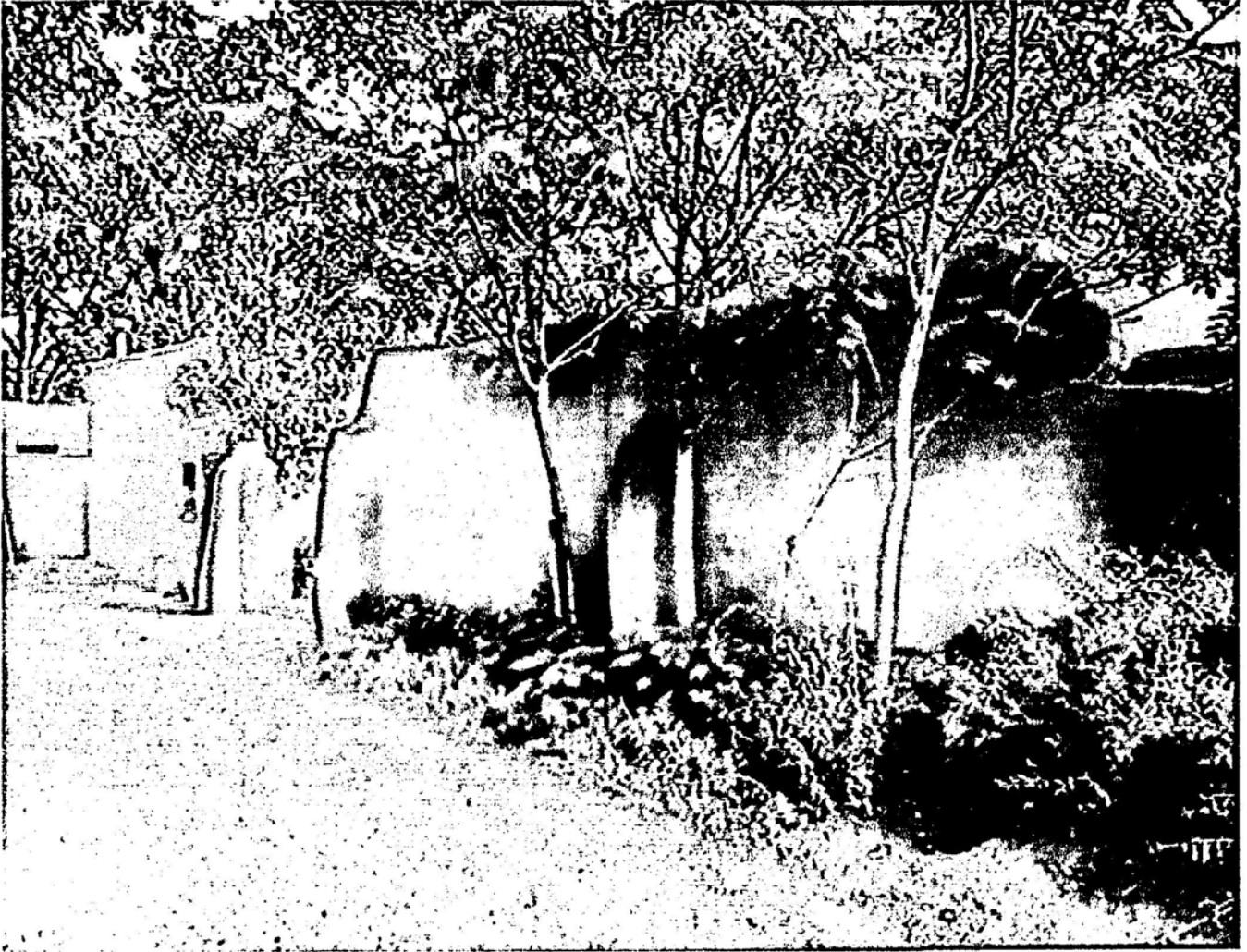
David Rasch
Planner Supervisor, Preservation Division

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.

D



STAIN AND CARVING TO MATCH EXISTING TIMBERS



435 ARROYO TENORIO - STREET ELEVATION



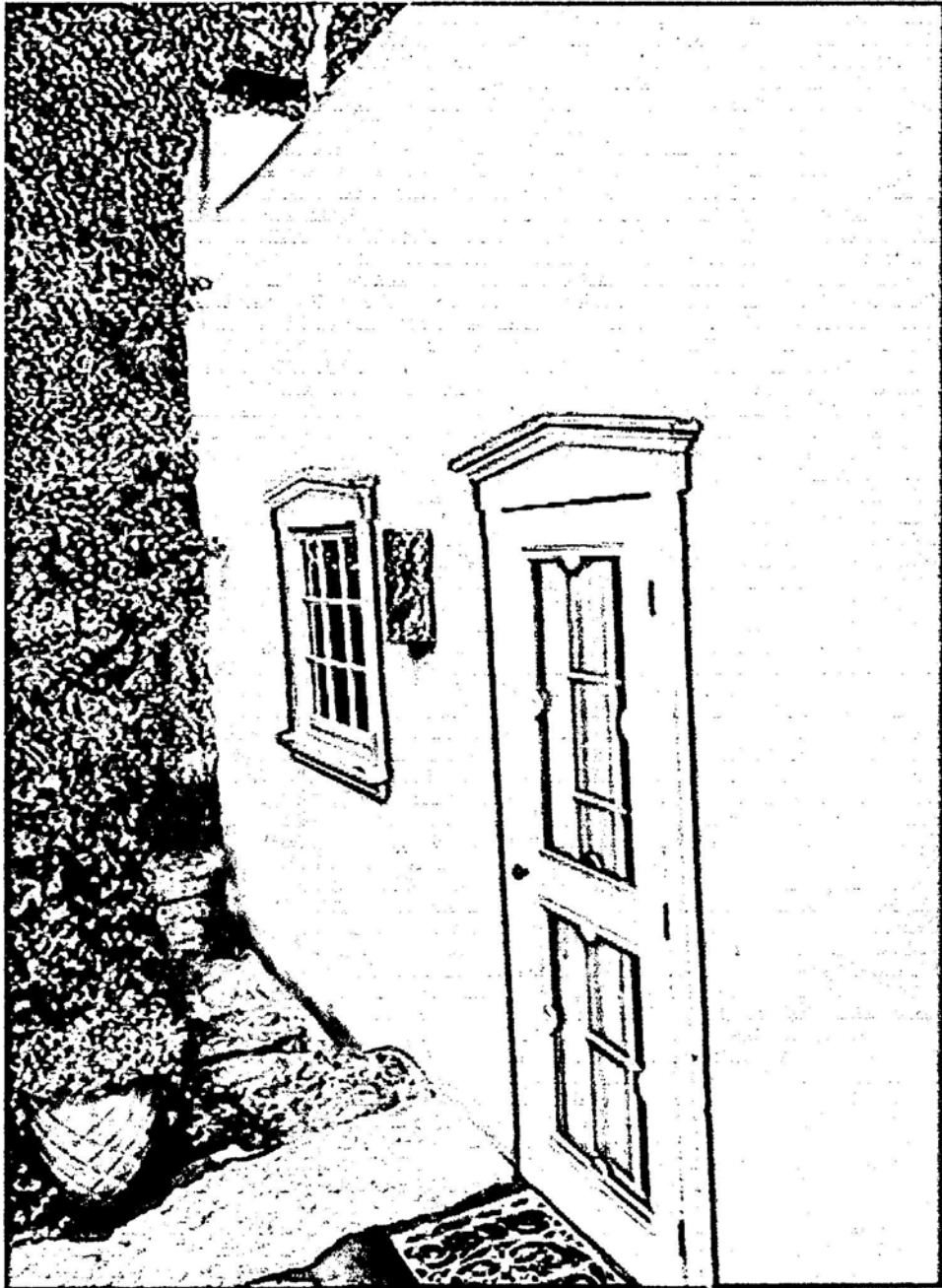
435 ARROYO TENORIO - STREET ELEVATION



+35 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



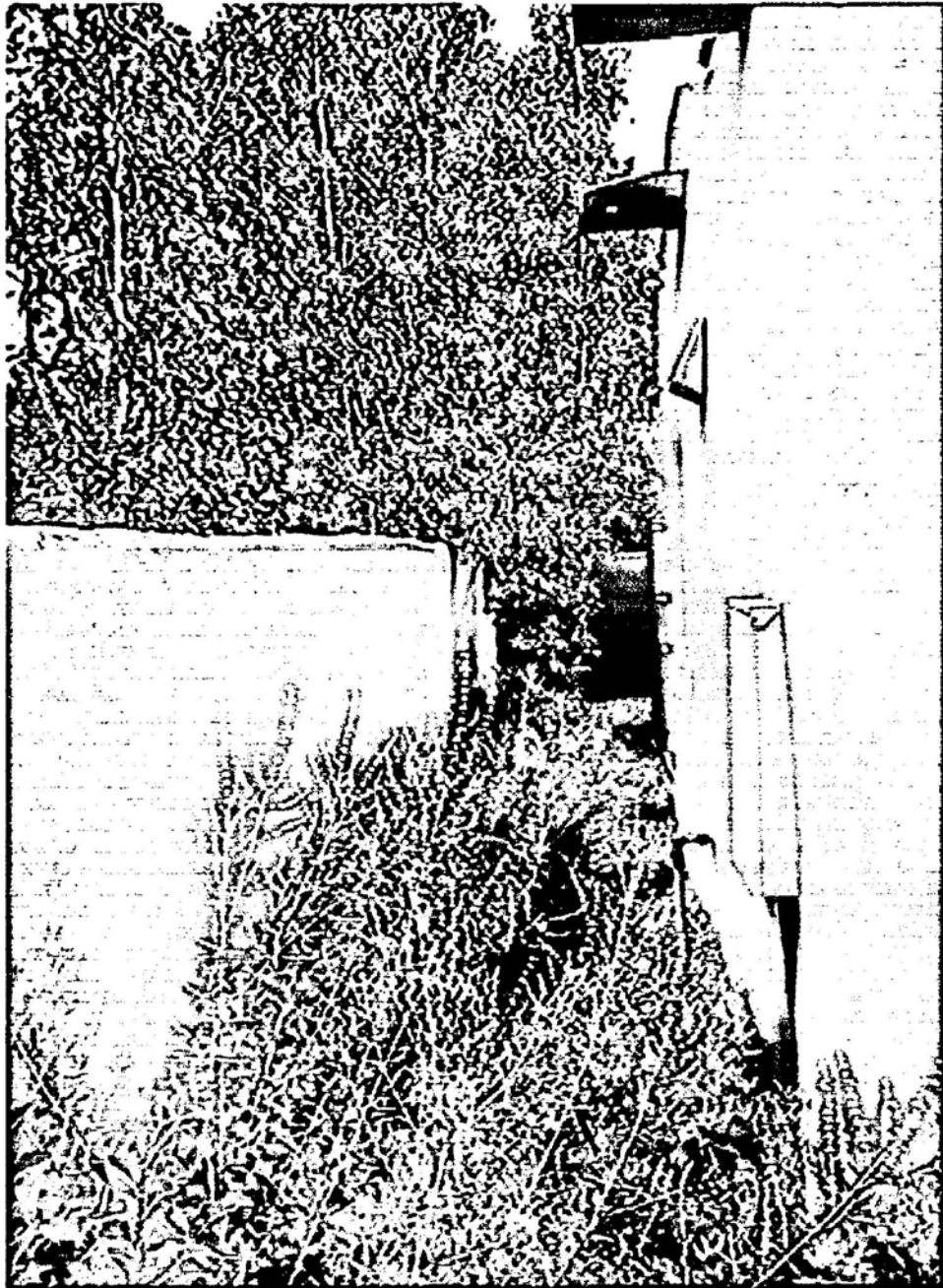
435 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



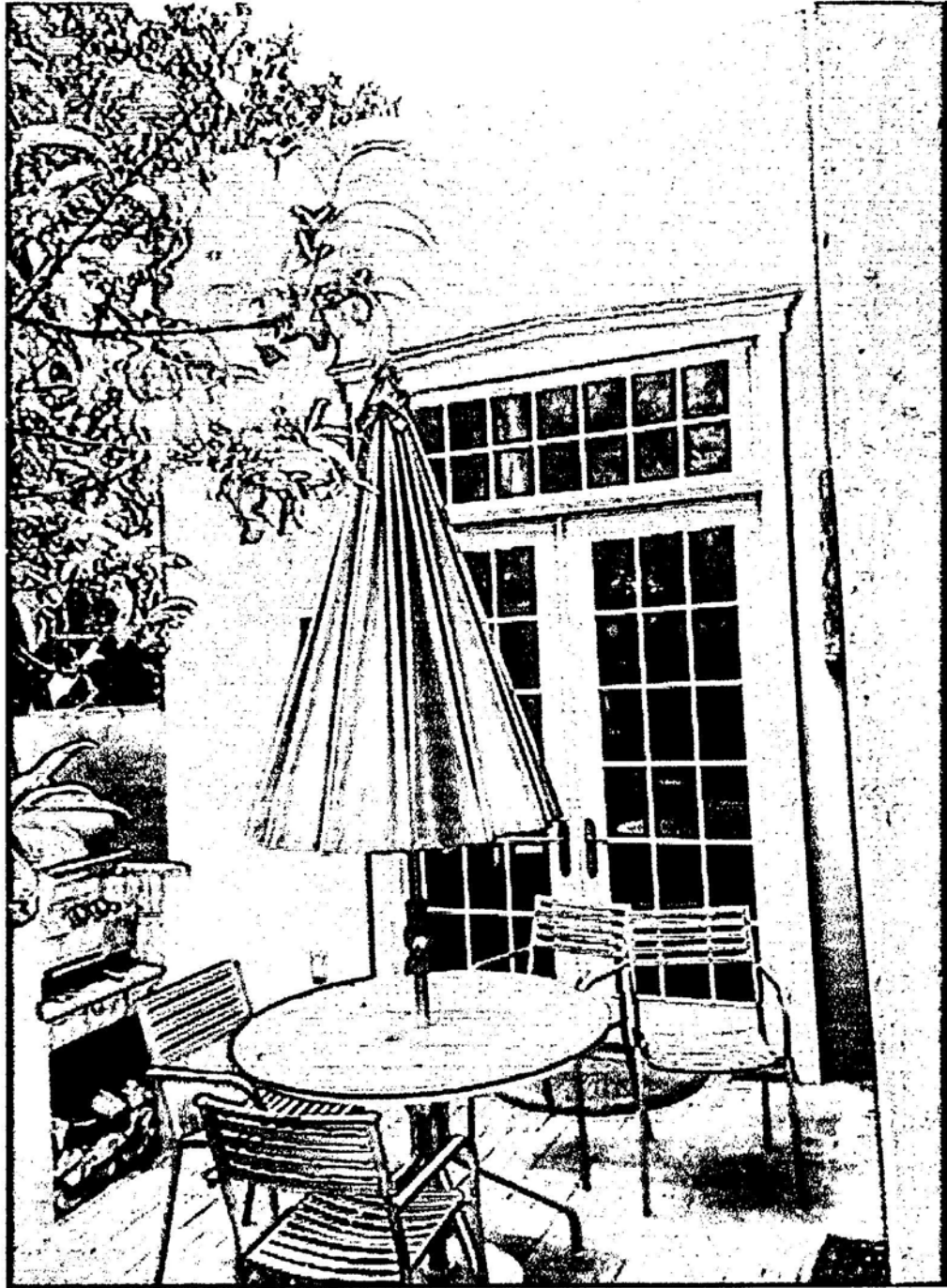
435 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE SOUTH & WEST ELEVATION



435 ARROYO TENORIO - MAIN HOUSE WEST ELEVATION



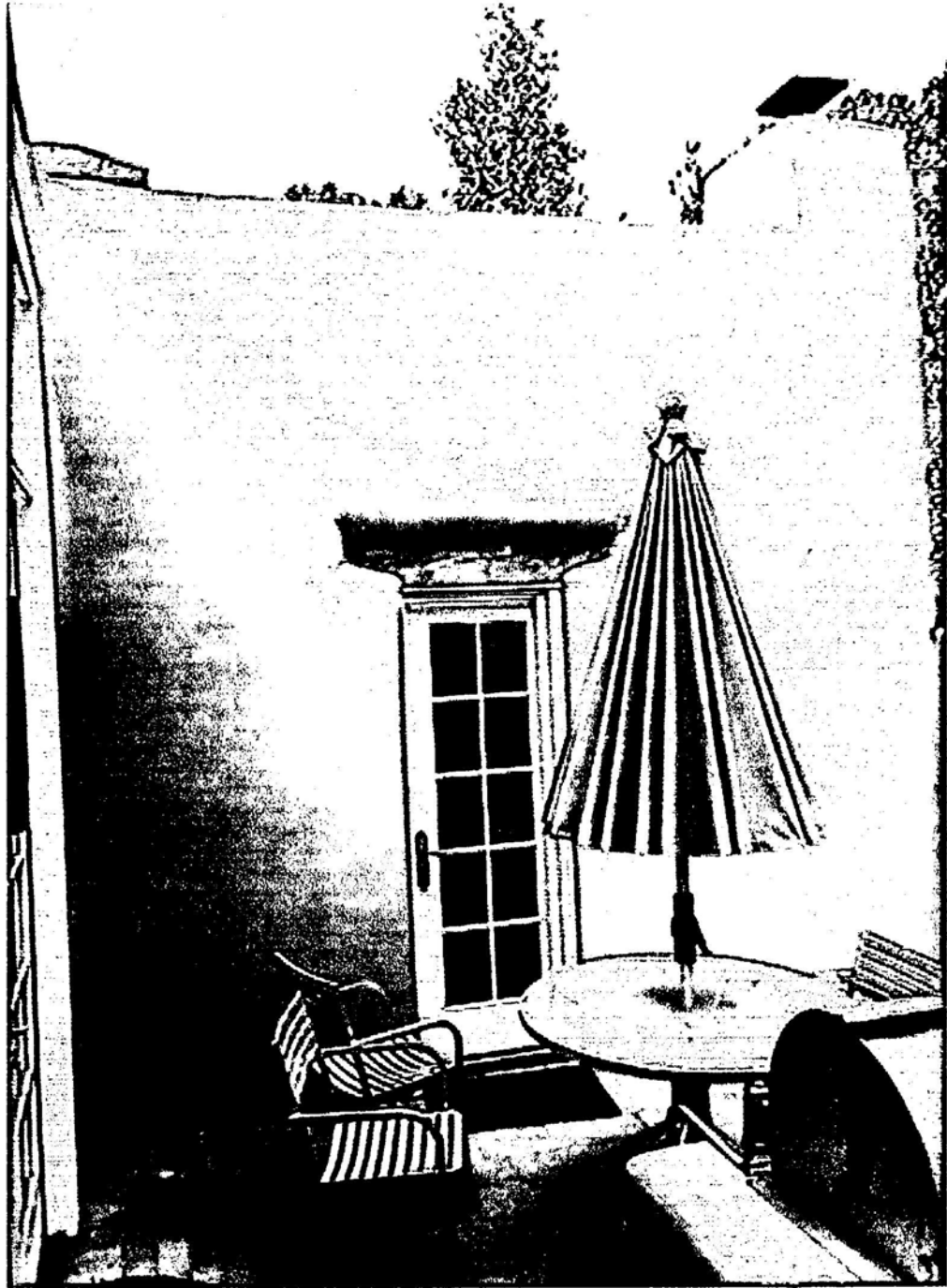
+35 ARROYO TENORIO - MAIN HOUSE WEST ELEVATION



435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE EAST ELEVATION



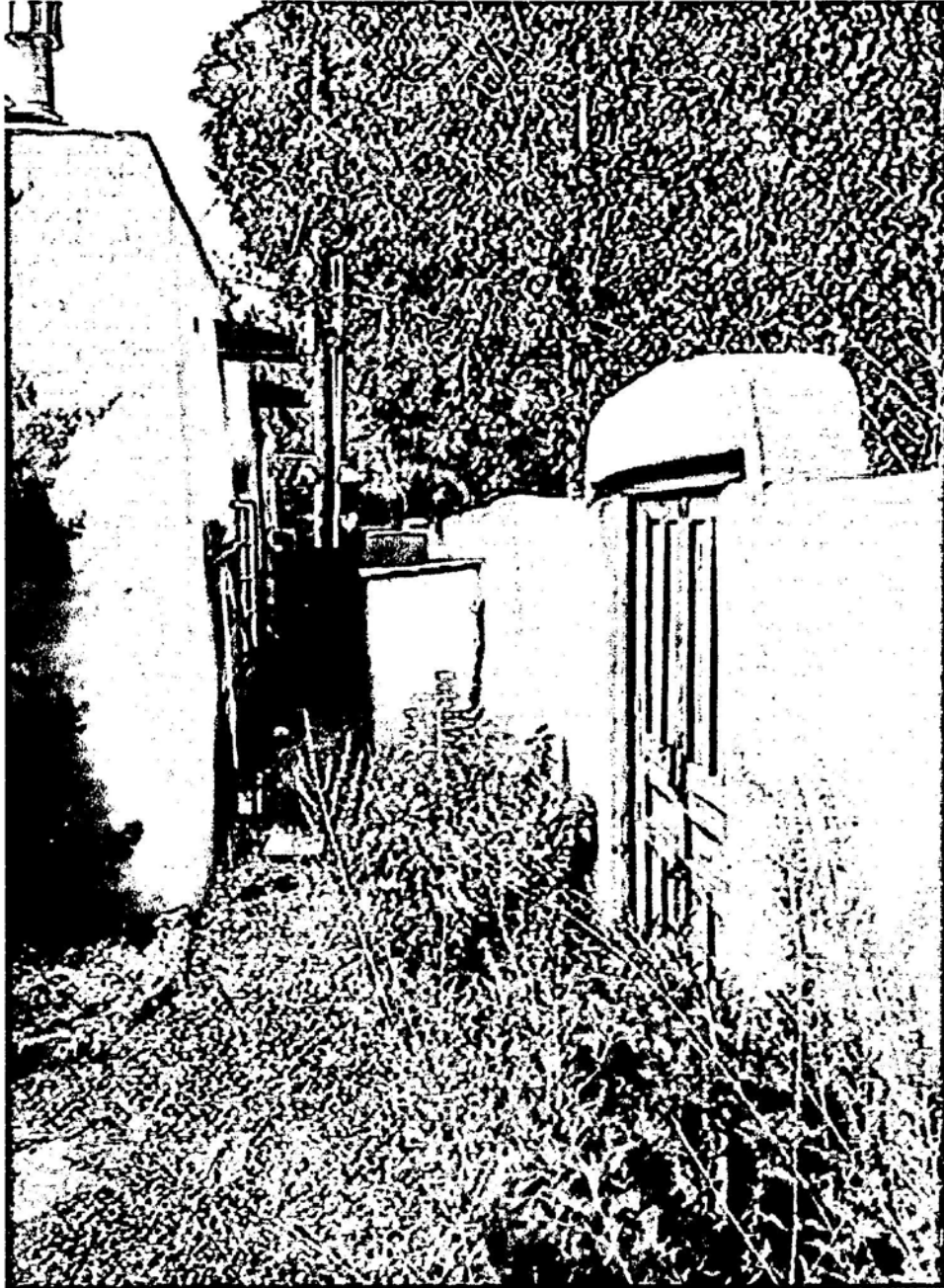
435 ARROYO TENORIO - MAIN HOUSE COURTYARD WEST ELEVATION



435 ARROYO TENORIO - CASITA EAST ELEVATION

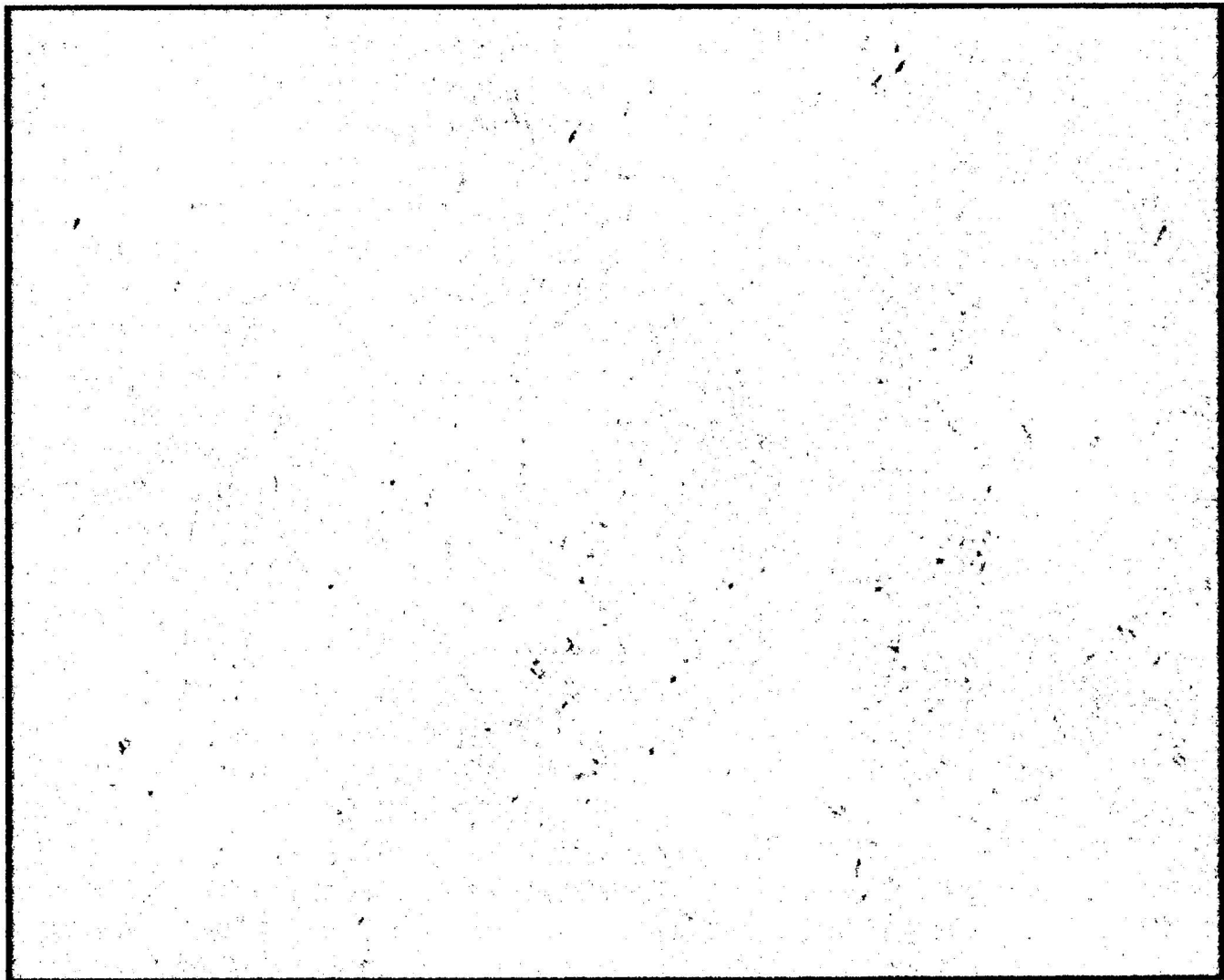


435 ARROYO TENORIO - CASITA NORTH ELEVATION



435 ARROYO TENORIO - CASITA WEST ELEVATION

C



435 ARROYO TENORIO - EXISITNG STUCCO COLOR (FREE FORM STO W/ STRAW



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 7/12/2013		435 ARROYO TENORIO
Property Owner of Record: FELICITAS FUNKE-RIEHLE	Proposed Construction Description:	
Applicant/Agent Name: NICHOLAS J RITTER	ADDITION & RENOVATION	
Contact Person Phone Number: 505 577 2939	TOTAL ROOF AREA: 4152	
Zoning District: RC8	Lot Coverage: 37 %	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	<input type="checkbox"/> Open Space Required: _____	
Submittals Reviewed with PZR:	Setbacks:	
<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans	Proposed Front: 0 Minimum: 0	
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	2 nd Front? _____	
Supplemental Zoning Submittals Required for Building Permit:	Proposed Rear: 5 Minimum: 5	
<input type="checkbox"/> Zero Lot Line Affidavit	Proposed Sides: L 5 R 5 Minimum: 5	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Height: Proposed 12'4"	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Maximum Height: 14'-0" or	
Terrain: <input type="checkbox"/> 30% slopes _____	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance	
* Requires an additional review conducted by Technical Review Division.	<input type="checkbox"/> Regulated by Escarpment District	
** Requires an additional review conducted by the Traffic Engineering Division.	Parking Spaces:	
	Proposed 4 Accessible 4	
	Minimum: _____	
	Bicycle Parking**:	
	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.

NICHOLAS J RITTER
PRINT NAME

[OWNER APPLICANT AGENT]

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

7/12/2013
DATE

To Be Completed By City Staff:
Additional Agency Review if Applicable:
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____
Zoning Approval:
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected
Comments/Conditions: _____
REVIEWER:
DATE: 7/12/13

City of Santa Fe, New Mexico

memo

DATE: August 13, 2013
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-13-068

ADDRESS: 435 Arroyo Tenorio
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

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

1. The non-historic yardwall between the primary residence and adjacent guest house and the patio and the shed on the southeast corner of the property will be demolished. A double pedestrian gate will be retained for reuse.

2. A 265 square foot addition will be constructed on the northwest corner of the residence. The addition will match existing adjacent height and finishes with reused French doors beneath an exposed wooden header on the west elevation.

3. A 123 square foot portal will be constructed on the west elevation with a corrugated metal shed roof with a decorated wooden header, decorated wooden corbels, and viga posts and a reused door.

4. Window alterations are proposed with some changes in locations and dimensions.

5. The building will be reroofed and restuccoed after foam insulation is installed.

6. A 355 square foot carport will be constructed at the southeast corner of the property to a height of 9' 6". The carport will feature a decorated wooden header, decorated wooden corbels, and viga posts.

7. The existing vehicle gate will be removed and the opening in the wall will be widened from 13' 4" to 15' 4" and a wider vehicle gate that matches the existing gate will be installed.

8. The existing double pedestrian gate from the demolished wall will be reused in the yardwall at the southwest corner of the property.

9. A 6' high stuccoed yardwall will be constructed at the southwest corner of the property and the single pedestrian gate will be reused.

Nicholas J. Ritter Companies
101 Llano Largo St.
Santa Fe, NM 87501
(505) 577-2939
Nritterus@yahoo.com

July 17, 2013

Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

Proposal Letter – Historic Districts Review Board

Nicholas J. Ritter Companies is proposing to make the following additions and alterations to 435 Arroyo Tenorio. 435 Arroyo Tenorio was constructed in 1995 and is a non-historic building. Please find the attached stamped Field Set of drawings dated May 23, 1995.

Remove the existing dividing wall that separates the main house and casita from the guesthouse. This is a non-historic wall that was constructed after 7-19-93. Please find the attached plat marked "A" dated 7-19-93 where the wall is not documented.

Enlarge the existing automatic entry gate opening from 13'-4" to 15'-4". Please find the attached approved Permit to Access Public Right-of-way marked "B". We will tie into the existing wall after it has been cut back and reconstruct the buttress on the east side of the opening to match the existing. This will be reconstructed with CMU block and stuccoed to match (Brown, Free Form Sto with straw, see attached photo marked "C"). We will replace the existing gate with a new gate that is 2'-0" longer. New gate will be constructed to match existing.

Remove the existing pedestrian gate on the southwest corner of the property that accesses the road and replace with the double gate that is currently installed in the wall that separates the main house and castia from the guesthouse. Construct a new yard wall that will match the top elevation of the existing (+/- 6'-0") on the southwest corner of the property. This will be 2'-0" in length and at a 90 degree angel to the existing division wall to create an isolated storage area. We will install the single gate that will be removed from the existing southwest corner of the property as noted previously.

Remove the existing outdoor Kiva fireplace and BBQ area and construct a new TV room on the northwest corner of the exiting structure (approximately 265 sqft). The addition is to be constructed with adobe walls, standing dead vigas and exposed decking to match the existing structure. The addition will have maximum height of 12'-6" above finish grade. The top of parapet for the addition will match the top of parapet of the existing neighboring mass. We will reuse the existing double doors located on the west elevation of the existing structure, spray foam the exterior walls and roof and stucco to match the existing house (Brown, Free Form Sto with straw, see attached photo marked "C").

Remove the existing single door on the north elevation of the main house that accesses the outdoor Kiva and BBQ area from the existing kitchen and close off the opening. We will reuse the door to access the new portal on the west elevation of the structure.

Remove the existing window on the west elevation of the existing kitchen and reuse on the north elevation of the casita. Increase the size of the opening from the existing window to allow for the installation of the existing single door that will be removed on the north elevation of the kitchen.

Construct a new portal with BBQ area on the west elevation of the existing structure (approximately 123 sqft). All structural details will match the existing portal on the south elevation of the existing building. This will be constructed with pier footings, 2x8 wood deck flooring, 8" round viga posts, 8x8 corbels to match the existing, 8x10 beam hand carved to match existing, 4x6 rough sawn joist, 1x4 flat purlins and a 24 gauge galvanized metal roof. All exposed timber is to be stained to match the existing (see attached photo marked "D").

Add a new window opening to the north elevation of the existing casita. We will reuse the existing window that is to be removed from the west elevation of the main house at the kitchen. This window will be set at the same elevation as the existing window on the opposite side of the existing door on the north elevation of the casita, trimmed and painted to match.

Remove and reset the existing window and timber lintel on the west elevation of the casita. We will shift the window 1'-7 1/2" to allow for new interior renovation floor plan. We will reuse the existing exposed timber lintel and window. Both will be reset at the same elevation.

Remove the existing canales on the west elevation of the casita. They are currently out of code compliance due to the location of the electrical meter. Remove the existing roof, spray foam all exterior walls and new roof, re-stucco casita to match the existing (Brown, Free Form Sto with straw, see attached photo marked "C").

Install new canals on the east elevation of the casita. Replace the existing 5'-11" door on the east elevation of the casita with a new 6'-8" door.

Remove existing wall, flagstone patio and storage shed in the southeast corner of the property.

Construct a new carport on the southeast corner of the property (approximately 355 sqft). The carport is to be constructed with concrete footings, 10" CMU block, 8" round viga posts, 8x8 corbels to match the existing, 8x10 beams hand carved to match, 6x6 purlins and 1x10 decking. The carport will have a new spray foam roof and will be stuccoed to match the existing structures (Brown, Free Form Sto with straw, see attached photo marked "C"). All exposed timbers will be stained to match existing (see attached photo marked "D"). The top of the parapet on the new carport will match the top of the existing wall on the street. The maximum height of the carport parapet will not exceed +/- 9'-6" from finish grade.

We will reuse all existing doors, windows and gates. All details, stain, trim; paint colors and stucco will match the existing to seamlessly blend all additions and alterations.

Regards,



Nicholas Ritter



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 435 Arroyo Tenorio

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

PROJECT PROPOSAL: ADDITIONS & EXTERIOR ALTERATIONS

CONSTRUCTION COST: \$ 169,645⁰⁰ FEE: \$ _____ + \$25 Poster Cost = \$ _____

OWNER: FELICITAS FUNKE-RIEHL PHONE #: 208 726 9588

OWNER ADDRESS: 56 EAGLE CREEK RD

CITY, STATE, ZIP CODE: KETCHUM, IDAHO, 83340

APPLICANT: NICHOLAS J. RITTER PHONE #: 505 577 2939

ADDRESS: 101 LLANO LLANO ST.

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

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

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

PREAPPLICATION MEETING: Date: 6.13.13 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 7/12/2013 Planner: DAN ESQUIBEL

(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
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 435 Arroyo Tenorio, SF

I/We authorize Nicholas Ritter to act as my/our agent to execute this application.

Signed: Felicitas Funke-Riehl Date: _____

Signed: Felicitas Funke-Riehl Date: 7-15-13

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.

Felicitas Funke-Riehl
Signature of Applicant/Owner

July 15, 2013
Date