

# City of Santa Fe, New Mexico

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

*Javier M. Gonzales, Mayor*

Councilors:

- Signe I. Lindell, Mayor Pro Tem, Dist. 1
- Renee Villarreal, Dist. 1
- Peter N. Ives, Dist. 2
- Joseph M. Maestas, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Ronald S. Trujillo, Dist. 4
- Mike Harris, Dist. 4

## Memorandum

To: Members of the Governing Body

From: Theresa Gheen, Assistant City Attorney *TEG*

Via: Kelley Brennan, City Attorney *KAB*

Re: Case # 2016-10. Appeal of the Historic Districts Review Board's Decision on January 26, 2016, Concerning Contributing Historic Property Located at 1379 Canyon Road in the Downtown and Eastside Historic District as Case #H-15-100. Kurt A. Sommer and Eric Enfield, Agents for Dean and Allyson Rogers, Request that the Governing Body Rescind the Conditional Approval to Install a Vehicular Gate With Fenestration.

Date: April 6, 2016 for the April 13, 2016 Meeting of the Governing Body

### I. THE APPEAL

On February 8, 2016, Dean and Allyson Rogers (Applicants or Appellants) filed a Verified Appeal Petition (Petition) appealing the January 26, 2016 Decision (the Decision) by the Historic Districts Review Board (HDRB) conditionally approving the replacement of a vehicle gate at 1379 Upper Canyon Road, provided it had some visibility at the top. (Petition with attachments is provided as **Exhibit A**).

### II. HISTORY

1379 Upper Canyon Road, known as the Belloli House, is a listed contributing building built in 1936 in the Downtown and Eastside Historic District with the south elevation designated as primary. In 1988, the garage underwent a major remodel and the vehicle gate at the south street frontage yardwall was installed facing Canyon Road.

On October 27, 2015, the HDRB postponed action pending redesign of Applicants' application to replace the existing vehicle gate in the same location which has an inverted arch, or U-shape at the top, and the same opening dimensions (15' wide). (See **Exhibit B**, 10/27/15 Staff Report; id. p. 10, 20; **Exhibit C**, 10/27/15 Minutes; **Exhibit D**, 11/10/15 Corrections to Minutes) The existing vehicle gate provides visibility through the inverted arch, with the lowest point in the center at 5' 6", reaching a height of 8' on each side. The proposed design did not have an arch; instead, it was straight across the top at a height of 7' 6". The current arch provides a view of the private driveway beyond the gate, and the top of the thick columns and roof tiles that exhibit the singular stylistic features that supported the original designation of

contributing status of the residence. At the hearing, Historic Preservation Division (HPD) staff distributed to the HDRB an email from a neighbor dated 10/23/15 objecting to the design based on the proposed gate's uneven appearance. (**Exhibit E**) HPD staff recommended approval of the design. During the October 27 hearing, the HDRB commented that the proposed gate was too complex a design and did not match the rest of the doors visible from the street. (10/27/15 Minutes, p. 24) Lack of visibility (fenestration) in the proposed design was not discussed.

On January 12, 2016, the HDRB heard the Applicants' proposed redesign, which was an attempt to correct the complexity and other issues discussed in the prior hearing. Like the design proposed initially, the redesigned gate was to be straight across the top to a height of 7' 6". HPD staff recommended approval of the redesign. (**Exhibit F**, 1/12/16 Staff Report<sup>1</sup>) The HDRB voted 3 to 1 to approve the redesign, but with the condition of the addition of some visibility at the top of the gate. (**Exhibit G**, 1/12/16 Minutes; **Exhibit H**, 1/26/16 Corrections to Minutes) HDRB also required that the light fixtures be taken to HPD staff for approval; however, Appellants have not appealed that condition and it is not a subject of this appeal.

The HDRB approved the Findings of Fact and Conclusions of Law at its meeting on January 26, 2016. (**Exhibit I**, Findings) As a basis for the decision, the Findings specifically quoted the Wall and Fence Guidelines, which states, "[f]enestrated gates should be encouraged as opposed to solid gates." (Id., p. 2; **Exhibit J**, Guidelines)

### III. BASIS OF APPEAL; ISSUES

Claims: The HDRB's actions were arbitrary and capricious and not in accordance with law for the following reasons:

- (1) the HDRB did not base its decision on City ordinance;
- (2) the intent of the redesign is to match the home's current gate and façade, whereas gate fenestration would make the gate visually inconsistent with other existing gates on the property; and
- (3) gate fenestration would not provide visibility to the historic part of the property.

### IV. RELIEF SOUGHT

Appellants ask the Governing Body to grant their appeal, vacate the HDRB's decision and approve the redesigned vehicle gate without the requirement of fenestration.

### V. ISSUE RAISED BY THE APPEAL; ANALYSIS

Claim 1: *The HDRB did not base its decision on City ordinance.*

Appellants argue that the HDRB erred in that the condition for gate fenestration is not based on City ordinance. The implication is the HDRB acted arbitrarily or not in accordance with law.

Under SFCC § 14-5.2(C)(3)(a), the HDRB "shall review all applications for . . . alteration . . . in the historic districts . . . based on the standards set forth in this Section 14-5.2" except where the City Code provides for review by staff. SFCC § 14-5.2(C)(3)(b) provides in relevant part that "[t]he historic board may approve an application for alteration . . . on the condition that changes relating to exterior appearance recommended by it be made in the proposed work." In other words, City Code permits the HDRB to review, approve, with or without conditions, or deny, all or some of a proposed design to assure overall compliance with applicable design standards.

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<sup>1</sup> The HPD staff report dated January 12, 2016, is incorrectly dated October 27, 2015 on page 2 of Exhibit F.

At least since 1999, when the HDRB adopted its Wall and Fence Guidelines, the HDRB has encouraged visibility through gates and fences. The Guidelines are consistent with the purpose and intent of the Historic Districts Ordinance (SFCC §14-5.2). The Guidelines further the goal of “promot[ing] the economic, cultural and general welfare of the people of the city” and ensuring “the harmonious, orderly and efficient growth and development of the city . . . .” SFCC § 14-5.2(A)(1). A similar recital is made within the first paragraph of the Guidelines – that the Guidelines’ purpose and intent are to “promote continuity and harmony of design elements that compromise the streetscape in the Santa Fe Historic Districts . . . .” The Guidelines later provide that “[f]enestrated gates should be encouraged as opposed to solid gates.” (Guidelines, p. 2)

That the preference for gate fenestration is not stated in City Code is irrelevant. The HDRB is generally within its discretion when it requires design elements that further the purpose and intent of the Historic District Ordinance and that are not in conflict with it. That the specific condition at issue has been codified in Guidelines in effect for almost seventeen years indicates the HDRB’s requirement for gate fenestration is not arbitrary. In fact, it is consistent with HDRB’s long-standing tradition of requiring gate fenestration.

Appellants argue that the HDRB failed to notify them during the first hearing that fenestration was a consideration in the postponement for redesign. The implication is that the HDRB acted arbitrarily in raising this consideration for the first time in the second hearing, after Appellants expended time and financial resources on a redesign. The first proposed gate was of a similar height as the redesigned gate and also lacked fenestration. In the first hearing, the HDRB disapproved of the proposal’s complexity and lack of harmony with other visible gates. At the second hearing, several HDRB board members acknowledged that the redesign addressed those issues.

The legal definition of an “arbitrary and capricious” action is a “willful and unreasonable action, without consideration and in disregard of facts or circumstances.” *McDaniel v. New Mexico Bd. of Medical Examiners*, 1974-NMSC-064, ¶11, 86 N.M. 447, 449. While Appellants may have wished the HDRB had not required as a condition some visibility at the top of the gate, Appellants’ opinion does not mean the HDRB’s actions were done “without consideration” or in violation of Chapter 14 requirements. Instead, the HDRB, according to the record, collected and considered many facts in this case; held two public hearings and received oral and written comment in the matter. The HDRB is not required to inform an applicant of every reason why a design is disapproved. When a proposed design is made, there may be aspects of the design that overshadow other aspects. For example, if a proposed wall were to be neon pink, the color might be clear grounds to require a redesign, while other design aspects, though not addressed, might also be problematic. To require the HDRB to note every reason for a redesign would unnecessarily bind its hands to act in the City’s best interest and may lead to unwelcome and irreversible results.

Regardless as to whether the HDRB acted within its authority, this is a *de novo* review, pursuant to SFCC §14-2.2(F). This means that the Governing Body decides based on all the facts after independently weighing the evidence. The Governing Body may decide that considerations of efficiency and fairness weigh in favor of vacating the HDRB’s decision and granting the Appellants’ Petition.

*Claim 2: Fenestration would make the gate visually inconsistent with other gates on the property.*

Appellants argue the HDRB's condition for gate fenestration would not harmonize with the other gates on their property. As noted above, it is within the HDRB's discretion to determine whether a proposed design would further the Historic District Ordinance's general purpose and intent of harmonious outward appearance. SFCC § 14-5.2(A)(1). Whether an applicant disagrees with the HDRB's decision on the matter, especially as it relates to other gates on the Applicant's property rather than to what is publicly visible, is irrelevant and an insufficient ground for appeal.

*Claim 3: Gate fenestration would not provide visibility to the historic part of the property.*

It has been the long-standing tradition of the Board to require gate fenestration, after weighing an applicant's reasonable privacy interests with the public interest of visibility of stylistic features of contributing structures. In this case, the visibility would be to the Appellant's nonhistoric garage and driveway and to the top of the thick columns and the roof tiles of the contributing building. There is also no pedestrian walkway along the streetfrontage in question.

On October 14, 2015, the Governing Body ruled on HDRB appeal, Case No. 2015-80, in which preserving view corridors was a central issue. In the Governing Body's Findings of Fact, it noted that "[t]he [District] Court, in *Teme*, concluded as a matter of law that '[n]either the [HDRB] nor the Council has the power or authority under [Code] as adopted to preserve "view corridors" . . . "' (citing *Teme, Ltd., a limited partnership, d/b/a The Inn at Loretto v. City of Santa Fe, et al.*, First Judicial District Court, D-101-CV-1994-02322 (March 18, 2000) (*Teme*)). In *Teme*, an applicant proposed to construct a retail building next to the historic Loretto Chapel, which would impair the view of St. Francis Cathedral. The District Court's opinion in *Teme* was based in part on its conclusion that the proposed building would not cause the Loretto Chapel to lose its historic status and, as noted above, that the Code doesn't allow the HDRB to regulate "view corridors." After considering *Teme*, the Governing Body granted the appeal to allow the proposed building, which would partially block the view of a contributing structure, and found the structure would retain its contributing status and be partially visible elsewhere.

The Code has not changed since the District Court's decision in *Teme*, and according to HPD staff, the Appellant's contributing building is unlikely to lose its contributing status even without visibility through the gate.

If the Governing Body wishes to uphold the HDRB's decision, it is recommended to do so on the alternate grounds discussed for Claim 1, namely that the HDRB acted within its discretion in requiring design elements that further the purpose of and do not conflict with SFCC § 14-5.2.

## VI. CONCLUSION

Option 1. If the Governing Body concludes the HDRB acted in accordance with law and not arbitrarily or capriciously, the Governing Body may deny the appeal and affirm the HDRB's decision.

Option 2. If the Governing Body concludes the HDRB did not act in accordance with law or acted arbitrarily or capriciously, the Governing Body may grant the appeal and either (1) approve the Application without the condition of visibility in the vehicle gate, but maintaining the requirement for light fixtures to go to staff for review, or (2) remand to the HDRB for further action in accordance with the direction of the Governing Body.



LUD Use Only  
 Time Filed: 9:06 AM  
 Fee paid: \$160.00  
 Receipt attached:

(date stamp)

99

Case # 2016-10

VERIFIED APPEAL  
 PETITION

**\*\*Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.\*\***

**Appellant Information**

Name: Rogers Dean and Allyson  
Last First M.I.

Address: 1000 Cordova Place #455  
Street Address Suite/Unit #

Santa Fe NM 87505  
City State ZIP Code

Phone: (505) 820-9299 E-mail Address: deanrogers1957@sbcglobal.net

Additional Appellant Names: \_\_\_\_\_

Correspondence Directed to:  Appellant  Agent  Both

**Agent Authorization (if applicable)**

I/We: Dean and Allyson Rogers

authorize Kurt A. Sommer and Eric Enfield to act as my/our agent to execute this application.

Signed: [Signature] Date: 2-4-16

Signed: [Signature] Date: 2-4-16

**Subject of Appeal**

Project Name: 1379 Canyon Road

Applicant or Owner Name: Dean and Allyson Rogers

Location of Subject Site: 1379 Canyon Road

Case Number: H-15-100 Permit Number (if applicable): \_\_\_\_\_

**Final Action Appealed:**

Issuance of Building Permit  Other Final Determination of LUD Director

Final Action of Board or Commission (specify):  Planning Commission  Board of Adjustment  BCD-DRC  HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

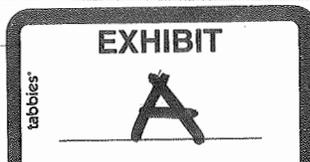
The approval included conditions not accepted by applicant

Basis for Appeal:  The facts were incorrectly determined  Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

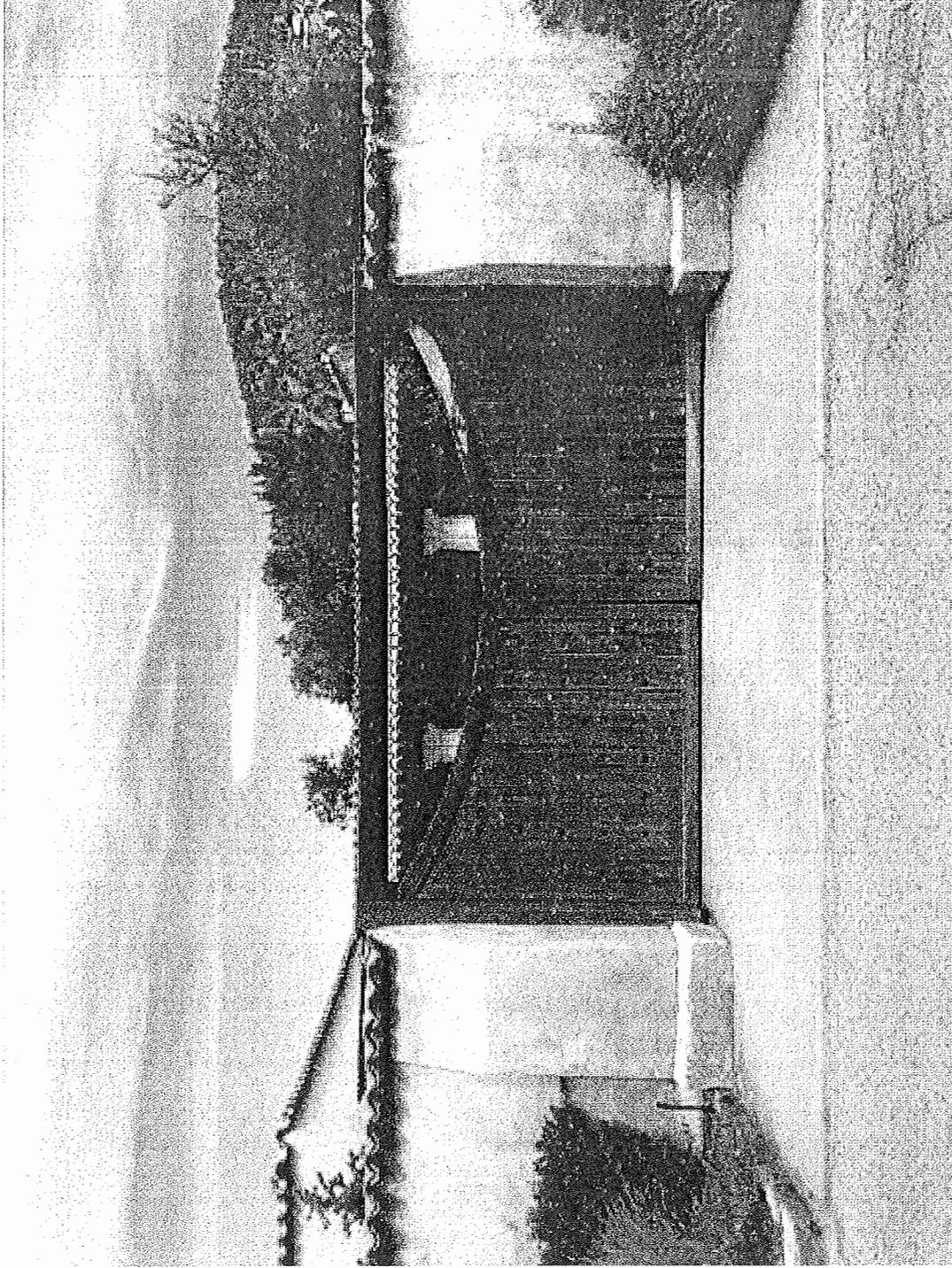
HDRB adoption of Findings of Fact and Conclusions of Law - January 26, 2016

Check here if you have attached a copy of the final action that is being appealed.



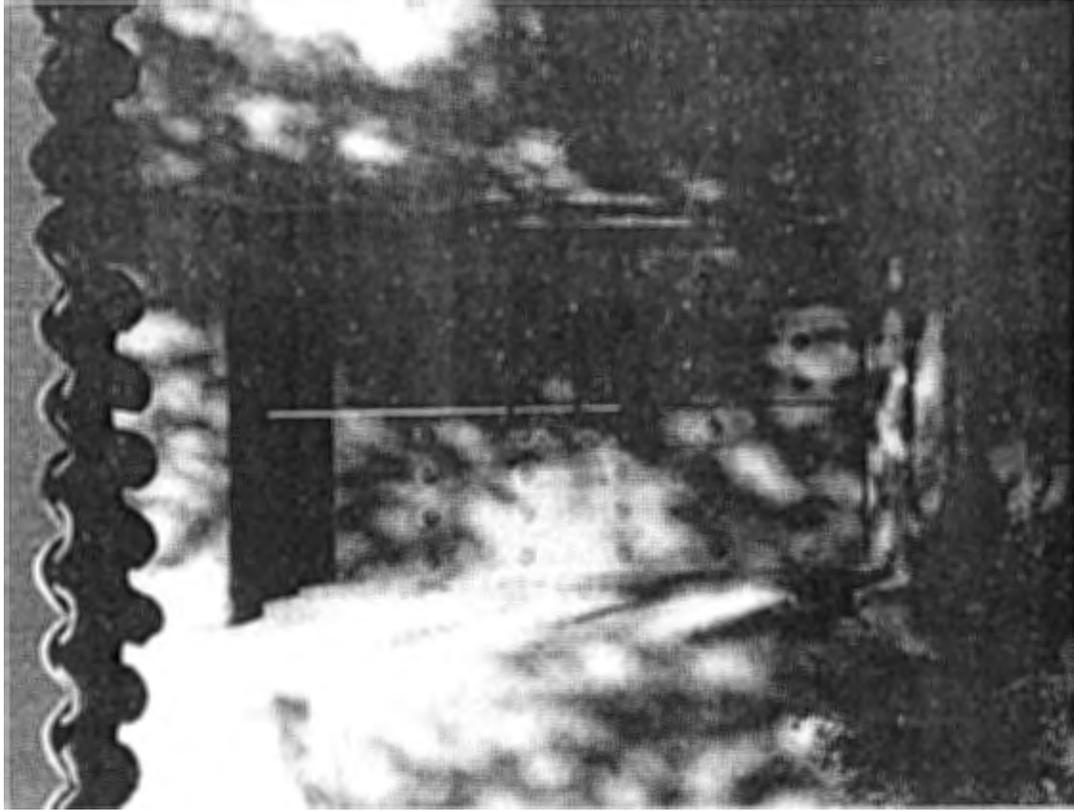


1379 Upper Canyon Road Gate Photographs



South Elevation – Driveway Gate

1379 Upper Canyon Road Gate Photographs



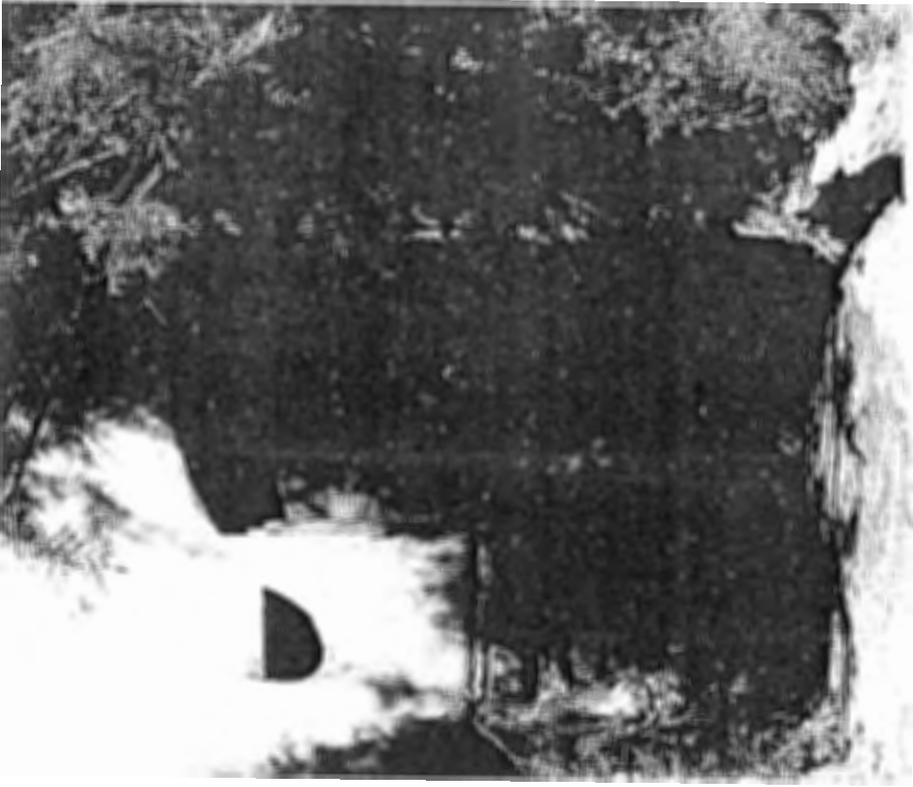
South Elevation – Gate next to driveway gate

1379 Upper Canyon Road Gate Photographs



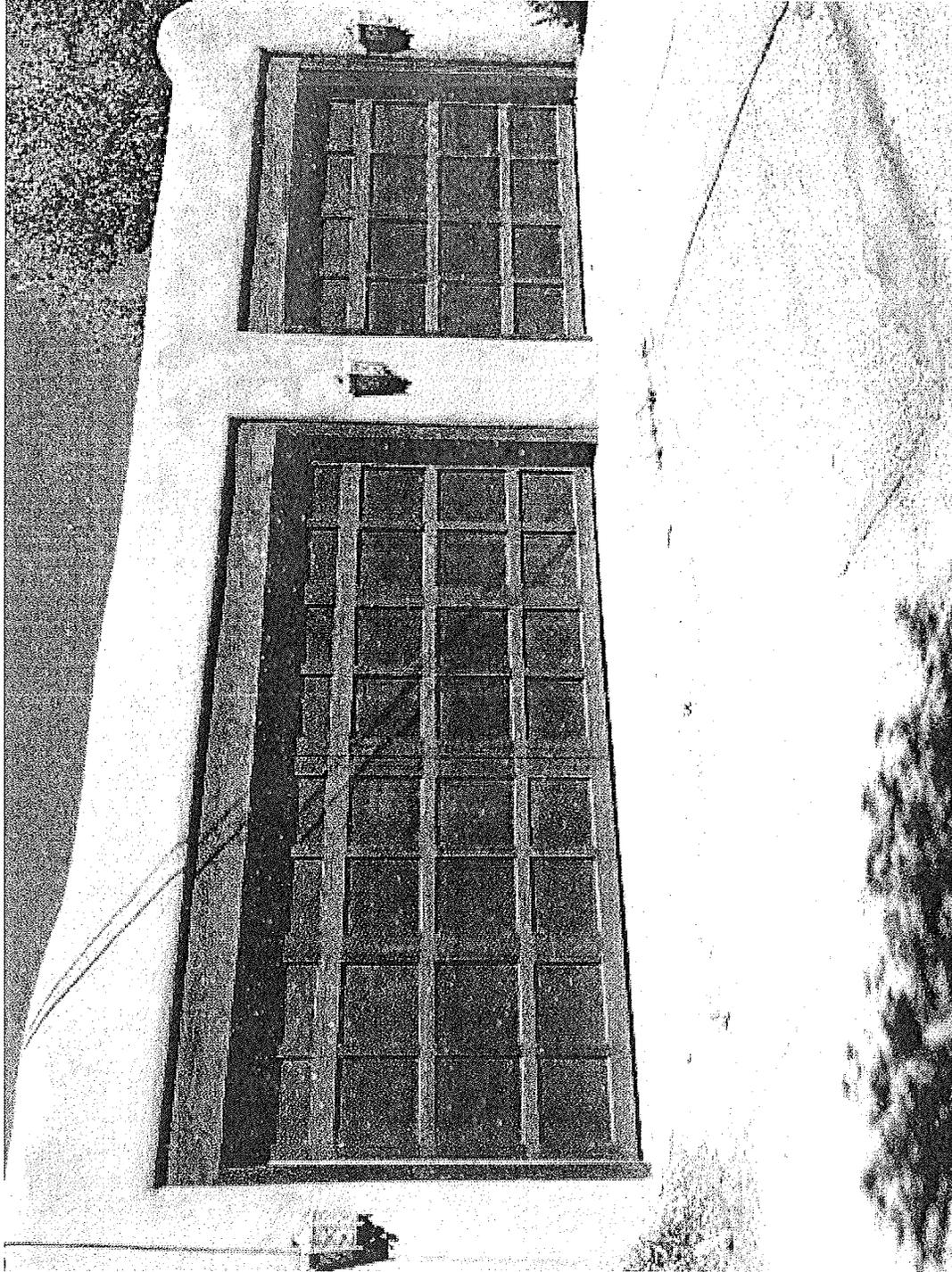
South Elevation – Main Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



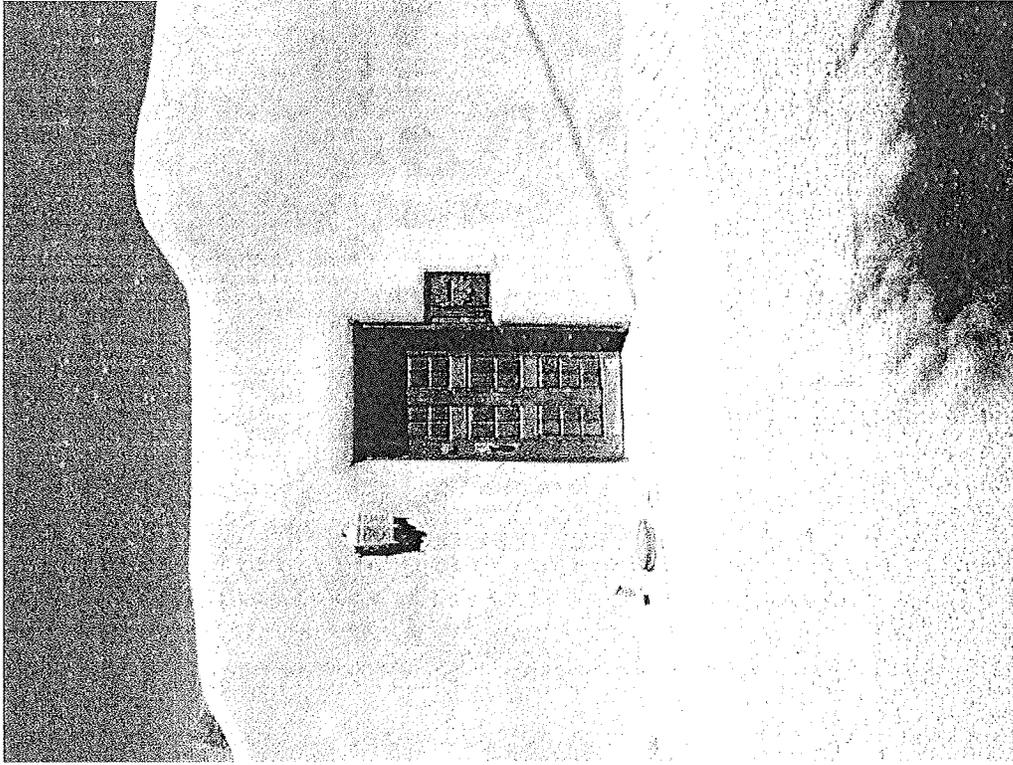
South Elevation – Guest Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



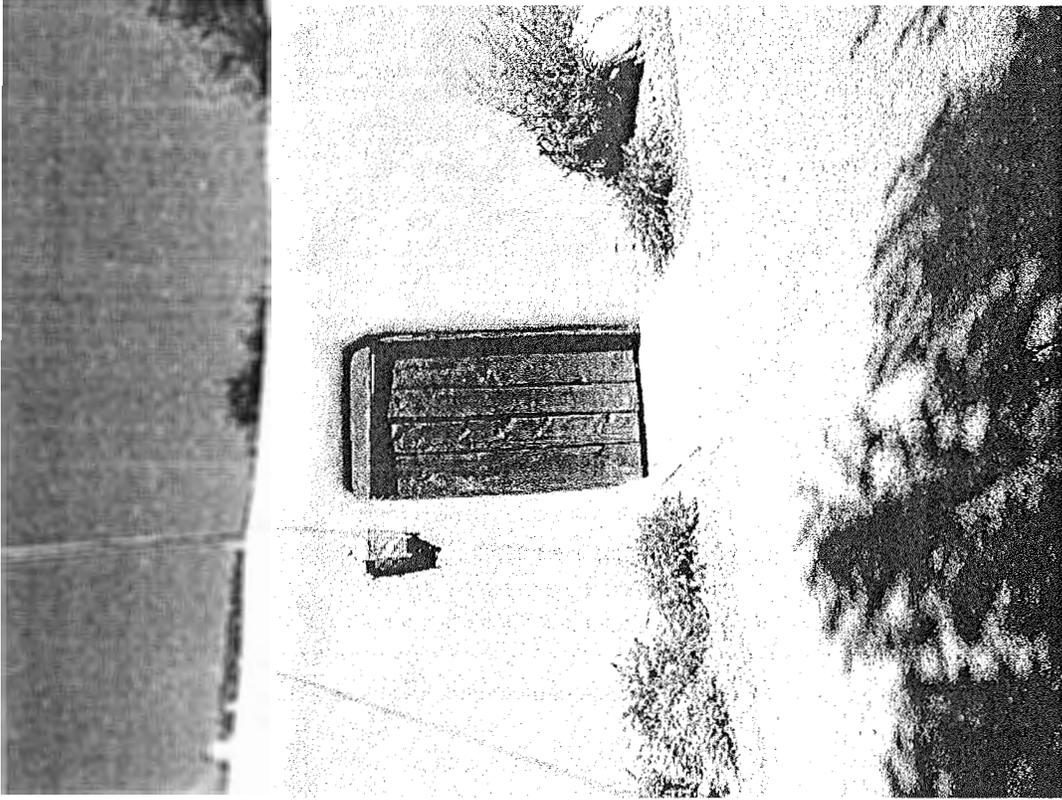
South Elevation – Neighbor's Garage Doors

1379 Upper Canyon Road Gate Photographs



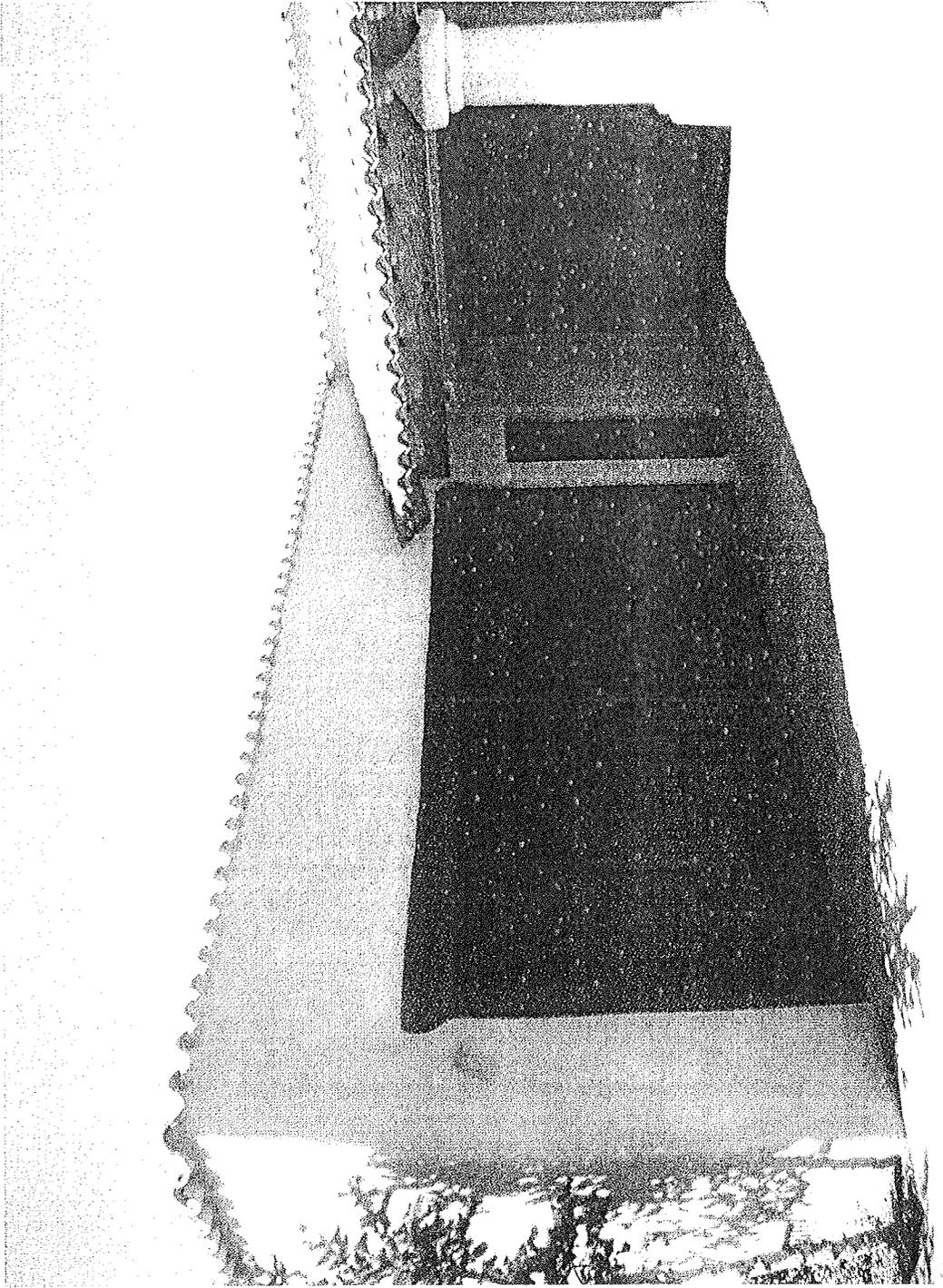
South Elevation – Neighbor’s Pedestrian Door

1379 Upper Canyon Road Gate Photographs



South Elevation – Neighbor's Pedestrian Door

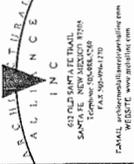
1379 Upper Canyon Road Gate Photographs



Existing Garage Doors – New Gate Design to be Similar

EXHIBIT A

Photos of current gates on the Residence and proposed initial and revised gate designs



PROJECT SHALL REMAIN IN CONTRACTOR'S POSSESSION UNTIL ALL EXISTING CONDITIONS AND DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

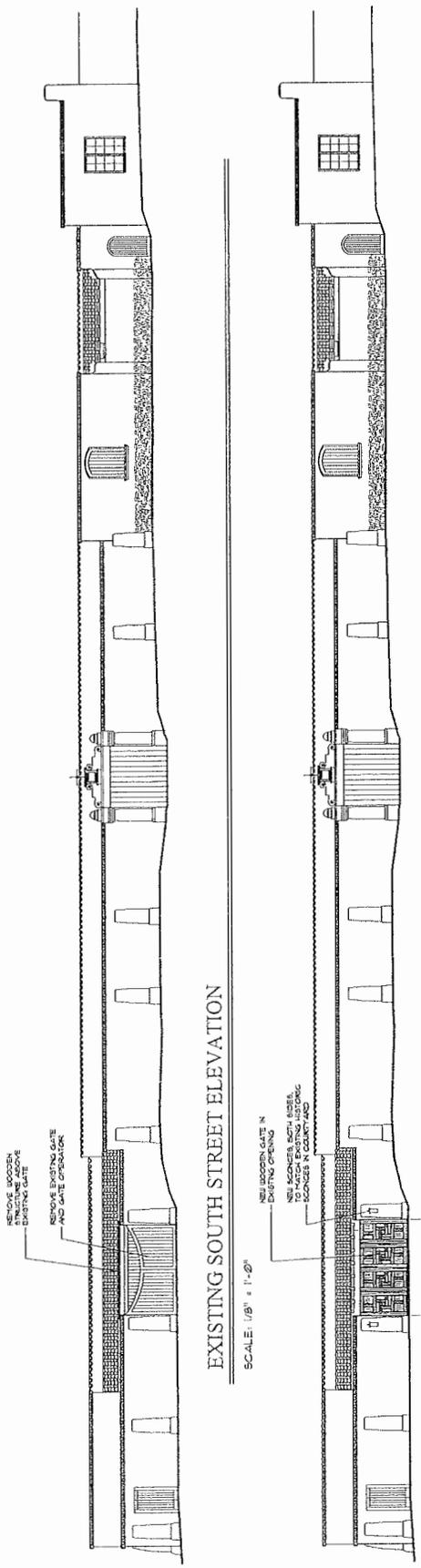
NO.	DESCRIPTION/REVISION	DATE

PROJECT TITLE  
**DEAN & ALLYSON ROGERS**  
 1376 Upper Canyon Rd  
 Santa Fe, NM  
 87501

PROJECT NO.	10-28
CHECKED BY	DATE
DRAWN BY	DATE

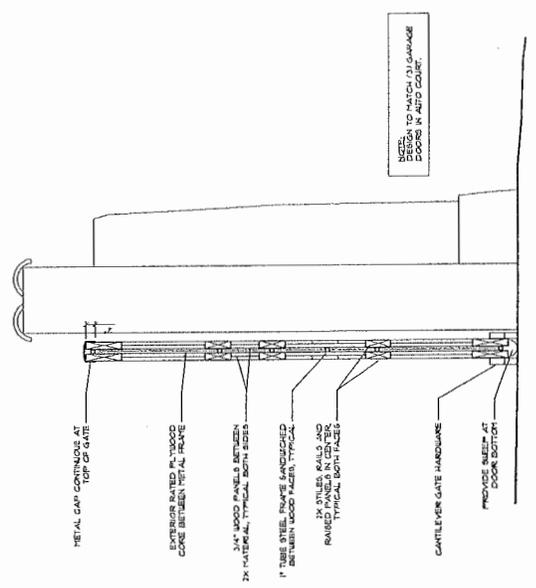
SHEET TITLE  
**ELEVATIONS & DETAILS  
 NEW GATE**

SHEET NO.  
**A-2**

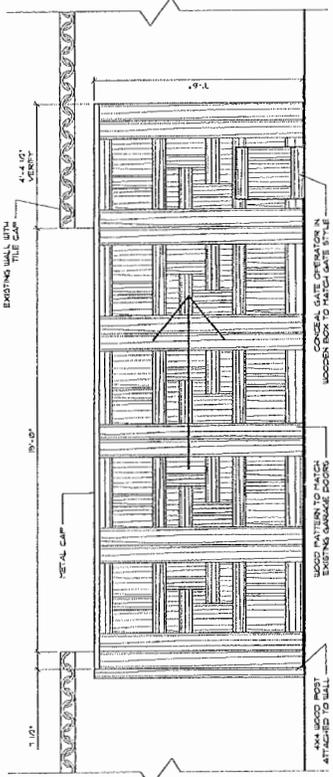


EXISTING SOUTH STREET ELEVATION  
 SCALE: 1/8" = 1'-0"

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



GATE SECTION  
 SCALE: 1" = 1'-0"



GATE DETAIL - AUTO COURT ELEVATION  
 SCALE: 1/2" = 1'-0"



## EXHIBIT B

### Basis for the Appeal

The initial presentation to the Historic Districts Review Board (“Board”) was on October 27, 2015. Staff recommended approval of the initial design and it was noted by the architect, Eric Enfield, the garage was built in 1988 and the proposed gate opens onto the court in front of the non-historic garage. Several of the Board members, among other comments, indicated the proposed design was not consistent with the streetscape and postponed action on the case and requested a redesign of the gate. Staff’s presentation did note that the current gate in place includes a reverse arch design which provides an area of public visibility into the parking court but no Board member requested in the redesign or in its comments of a concern for lack of visibility into the property from the initial design nor did they request such an “opening” be included.

Upon presentation of the revised gate design at the Board’s meeting on January 12, 2016, staff recommended approval of the redesign and after discussion, the Board approved the design with “the condition that there is some visibility put in the top part of the gate” despite this requirement not being included in the initial review by the Board. No recitation to the authority of the Board to require such an opening was cited.

A request to the City Attorney’s Office for the basis of the Board’s authority to require an opening, or “fenestration” as they later referred to it, produced a document titled “WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS [ADOPTED 24 AUGUST 1999] (the “Guidelines”). These Guidelines are not adopted as part of the City’s Land Development Code nor are they published on the Land Use Department nor the Historic Preservations Division’s website page. As such, they are not enforceable against the property owner, as they are merely guidelines.

Additionally, as shown in the photos included as Exhibit A, requiring a gate design with a “fenestration” would mean that the proposed gate is not visually consistent with other existing gates on the property.

As noted in the presentations to the Board, the gate is not located on the historic part of the residence nor does it provide visibility to the historic part of the property.

Finally, the Board’s request for an opening on the gate to provide visibility of a historic property should not be applicable to the property as there is no sidewalk, public or pedestrian walkways and therefore the Board’s stated goal to provide some visibility of a historic property is not achieved. There is no street scape and such a requested change does nothing to add to the historic ambiance of the property.

City of Santa Fe  
200 Lincoln Ave.  
Santa Fe, NM 87504  
505-955-4333

=====  
PDR Appeals 11001.431470  
1x 100.00 100.00

Payer Name: SOMMER, UDALL, SUTIN, HARDWICK  
& HYATT P.A.

=====  
SubTotal: 100.00  
Total: 100.00

=====  
Check 100.00  
Number : 50115

02/08/2016 09:06 LeonaS  
#0308427 /2/1 ~ Thank You ~

Project description: Architectural Alliance, agent for Dean and Allyson Rogers, owners, proposes to replace a 15' wide vehicle gate at a height of 7'6" on a contributing residential property

Case number: H-15-100  
Project Type: HDRB

**PROJECT LOCATION (S): 1379 Canyon Road**

**PROJECT NAMES:**

OW – Dean and Allyson Rogers  
Santa Fe, NM 87505

1000 Corona Place #455  
505-820-9299

AP – Architectural Alliance  
Santa Fe, NM 87505

612 Old Santa Fe Trail  
505-988-5269

**PROJECT DATA:**

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FACADE-EAST	No
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	No
HISTORIC DISTRICT INVENTORY NUMBER	H-1187
YEAR OF CONSTRUCTION	pre 1940
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA



# City of Santa Fe, New Mexico

# memo

DATE: October 27, 2015  
TO: Historic Districts Review Board Members  
FROM: David Rasch, Supervising Planner in Historic Preservation DR

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CASE # H-15-100

ADDRESS: 1379 Canyon Road  
Historic Status: 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(C) Regulation of Contributing Structures, (D)(9) General Design Standards, and (E) Downtown & Eastside Historic District.

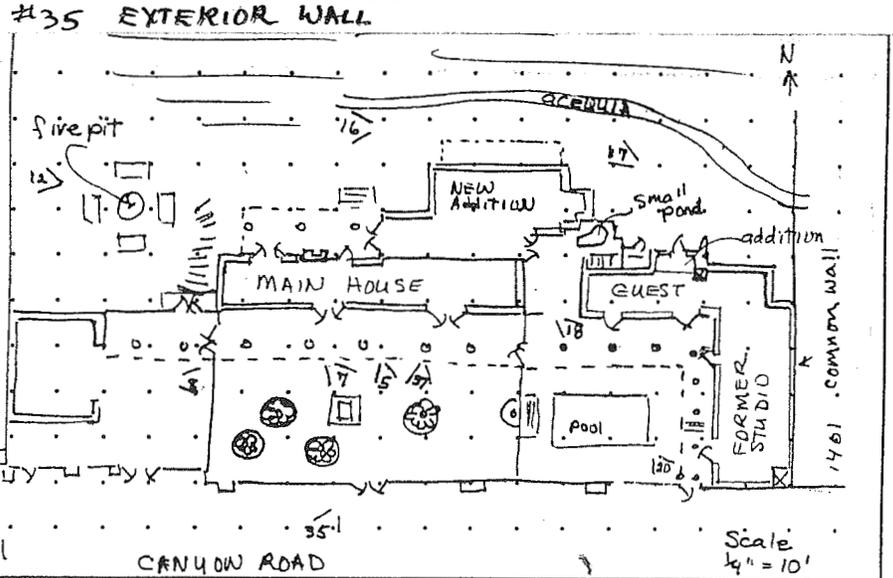
**BACKGROUND & SUMMARY:**

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

The applicant proposes to replace a vehicle gate with another vehicle gate in the same location and opening dimensions in the street frontage yardwall. The existing bileaf gate has vertical wooden boards in a reverse arch design that creates an area of public visibility into the parking court. The 15' wide x 7' 6" high replacement gate will feature wooden boards in a basket-weave design in a dark walnut stain. The gate will roll behind the yardwall. In addition, the wooden header will be removed and light fixtures that match existing conditions will be installed.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION	ADDRESS: 1379 CANYON ROAD		ID NUMBER: 051600474
	UTM REFERENCE EASTING NORTHING		BUILDING NAME: GEORGE BELLOLI
	ZONE 12 13	LEGAL DESCRIPTION:	SANTA FE ID NUMBER: H1187
	FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992	TNSP 17 (N) S RANGE 10 (E) W SEC 20 SE 1/4 SW 1/4	
BUILDING DATA	DATE OF CONSTRUCTION: PRE _____ ESTIMATE 1940 ACTUAL _____		PHOTO
	SOURCE(S) CITY DIRECTORY		
	ARCHITECTURAL STYLE: MEXICAN COLONIAL REVIVAL		
	USE:		
	HISTORIC: residential		
	OTHER _____		
	PRESENT: residential		
	OTHER _____		
	SURROUNDINGS: RESIDENTIAL		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
SITE PLAN	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		PHOTO
	WHAT TYPE? ATTACHED GARAGE COMMON WALL 1401 CANYON RD IF INVENTORIED, LIST ID NUMBER(S)		
	DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR GARAGE GARAGE COURTYARD NEW.		
	EXPLAIN: MAJOR ADDITION AT REAR OF MAIN HOUSE UTILITY ADDITIONS TO GUEST SECTION, STUDIO ENCLOSED		
	OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
SIGNIFICANCE	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		PHOTO
	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: CORE HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

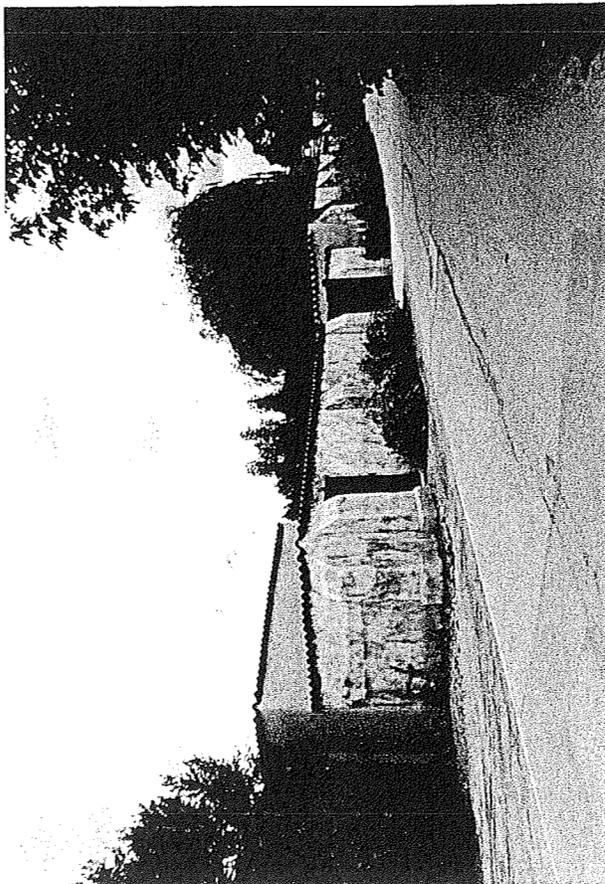


SURVEYED 8/30/93 BY AC

NEGATIVES WITH NMHPD ROLL # AC 7 NEG # 35-37  
AC8 5-7-8-12-16-17-18-20

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	FLAT ROOFS WITH PARAPETS. RED TILE COPING. SHED ROOF PORTALS WITH RED TILE. MULTIPLE DECORATIVE CORBELED RAFTERS EAST SIDE OF MAIN BLD.
	BUILDING WALLS	BEIGE STUCCO - 2 PAINTINGS ON SOUTH WALL APPEAR TO BE ORIGINAL.
	FOUNDATIONS	NOT VISIBLE
	DOORS	MAIN ENTRANCE SOUTH 15 LITE DOUBLE LEAF FRENCH, BLUE + BEIGE TILE SURROUND, SIDE LITE 4 TRANSOM LITES, (NARROW SINGLE PANES.) SW ENTRANCE CUSTOM RANDOM PANELS, DEC TILE SURROUND. DOORS TO GARAGE AREA DOUBLE LEAF WOOD PANEL, RED WITH WROUGHT IRON INSIDE TRANSOM. DOORS SOUTH SIDE EAST SECTION WOOD PANEL. DOORS ON REAR OF MAIN HOUSE DOUBLE LEAF FRENCH, ARCHED PANES, NEW.
	WINDOWS	SOUTH SIDE 9/16 DHW WITH GRILLS, STUCCO LEDGE FOR PLANTS, STUCCO HOOD OVER WINDOW. ONE WINDOW SOUTH SIDE 3/8 DHW, NO GRILL. EAST WING 1/8 DHW, STUCCO HOODS + LEDGES (ALL NEW WINDOWS IN THIS SECTION), 9/16 DHW EAST SIDE OF MAIN BLD, STUCCO HOOD + LEDGE WITH GRILL. REAR PORTAL NORTH SIDE 9/16 DHW. ALL TRIM PAINTED WHITE.
	PORCHES OR PORTALES	HOUSE IS DOMINATED BY MASSIVE OVERSIZED TUSCAN COLUMNS THAT HOLD UP PORTAL RUNNING ENTIRE LENGTH OF HOUSE, GARAGE + GUEST ADDITION. NUMEROUS RAFTERS + 4 FT OVERHANG WITH RED TILE ROOF. PORTAL THE SAME NORTH SIDE OF MAIN HOUSE. THIS PORTAL HAS OUT DOOR FIREPLACE.
	BALCONIES	
	COURTYARDS	3 COURTYARDS RUN EAST TO WEST ALONG SOUTH SIDE OF BLD, DIVIDED WITH DOORS ① GARAGE ② MAIN HOUSE ③ GUEST + POOL AREA.
	FENCES/WALLS	MASSIVE 8 TO 10 FT WALLS SURROUND PROPERTY SOUTH + WEST SIDES, HEAVY STUCCO ANTIQUE SURFACES. ZAGUAN GATE AT ENTRANCE WITH ORNATE STUCCO SURROUND, TILE CAPS.
	ARCH. DETAILS	COURTYARDS PAVED WITH CUT STONE. BRICK + TILE PLANTERS FOR LARGE TREES + FLOWERING PLANTS. 2 FOUNTAINS IN MAIN COURTYARD. FOUNTAIN IN GUEST COURTYARD FLOWS INTO SWIMMING POOL.
OTHER	HOUSE WAS RENOVATED CA 1991. GARAGE + GARAGE COURTYARD BUILT AT THAT TIME. REAR UTILITY ADDITIONS AND NORTH BEDROOM WING ALSO NEW ADDITIONS. FIRE PIT + STUCCO SEATS WEST END OF NORTH SIDE.	
COMMENTS		THE BASIC HOUSES REMAIN. MOST NEW ADDITIONS AT REAR + WEST END. GLAMOUR CHANGES TO THE FACADE HAVE PROBABLY CHANGED THE HISTORIC ASPECT OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#36 EXTERIOR WALL GARAGE + GARAGE COURTYARD



#37 SOUTH ELEVATION MAIN HOUSE



#18 EAST ELEVATION MAIN HOUSE



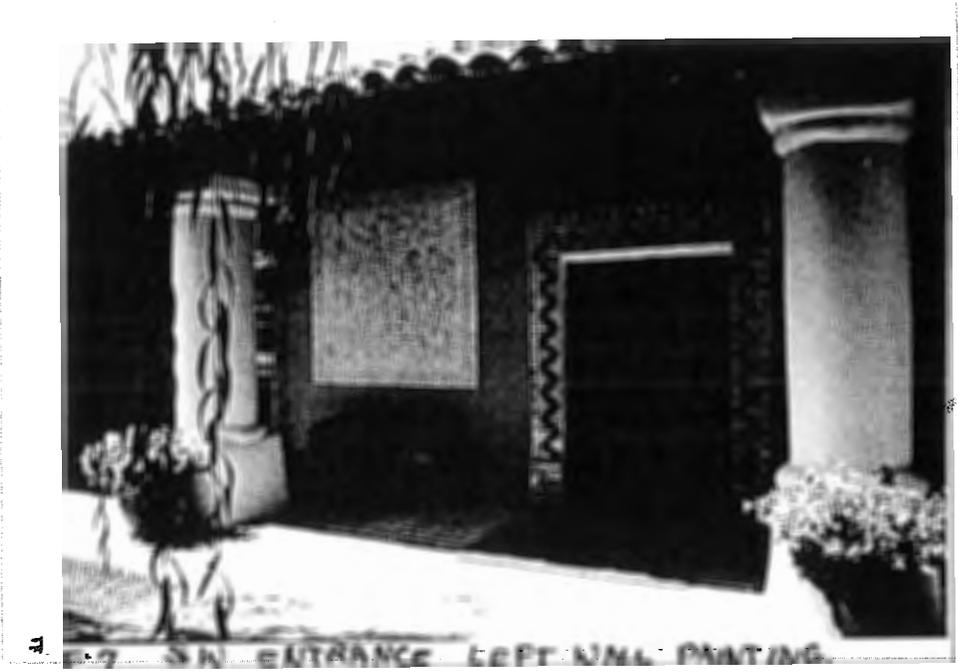
#19 NORTH ELEVATION NEW DECK



#14 NORTH ELEVATION NEW DECK

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION	ADDRESS 1379 CANYON ROAD	ID NUMBER: 0516 00474
		SANTA FE ID NUMBER: H 1187
		SURVEYED/RESEARCHED DATE 8/30/93 BY AC



(cont)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

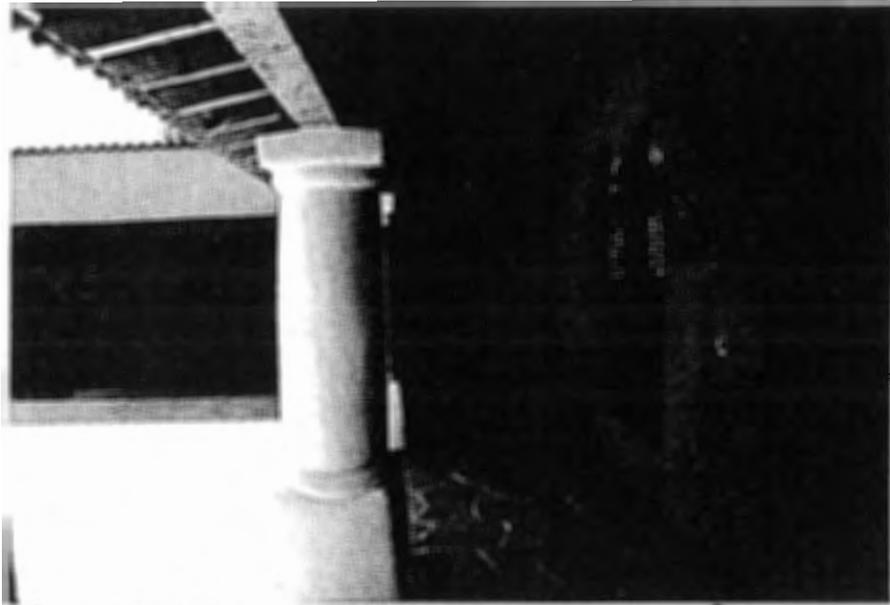
ADDRESS 1379 CANYON ROAD

ID NUMBER: 051600474

SANTA FE ID NUMBER: 14 1187

SURVEYED/RESEARCHED

DATE 8/30/93 BY AC



# 9 GARAGE & GARAGE COURTYARD & PORTAL



# 12 NORTH PORTAL & FIRE PIT

(continuation sheet for additional

notes, map/plat information)



September 29, 2015

**VIA HAND DELIVERY**

David Rasch  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

RE: REVISED 1379 Upper Canyon Rd.

Dear David:

Enclosed you will find our submittal documentation and drawings for the existing residence located at 1379 Upper Canyon Rd. We propose to remove the existing gate and wooden cover over the gate at the driveway and install a new gate. The new gate will be finished to match the existing garage doors, and will be 7'-6" tall. That finish is a dark walnut stain.

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Eric P. Enfield", is written over a light-colored, textured background.

Eric P. Enfield, AIA  
ARCHITECTURAL ALLIANCE, INC.

Cc: Dean and Allyson Rogers

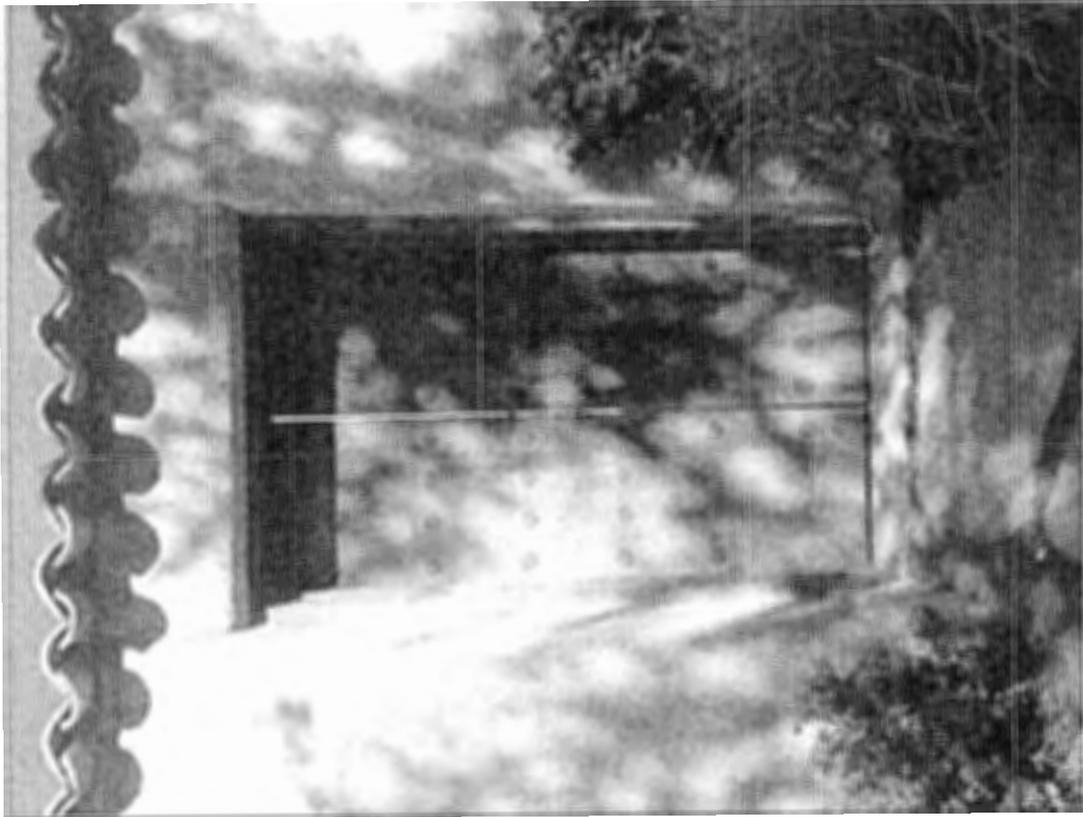
File

1379 Upper Canyon Road Gate Photographs



South Elevation – Driveway Gate

1379 Upper Canyon Road Gate Photographs



South Elevation -- Gate next to driveway gate

1379 Upper Canyon Road Gate Photographs



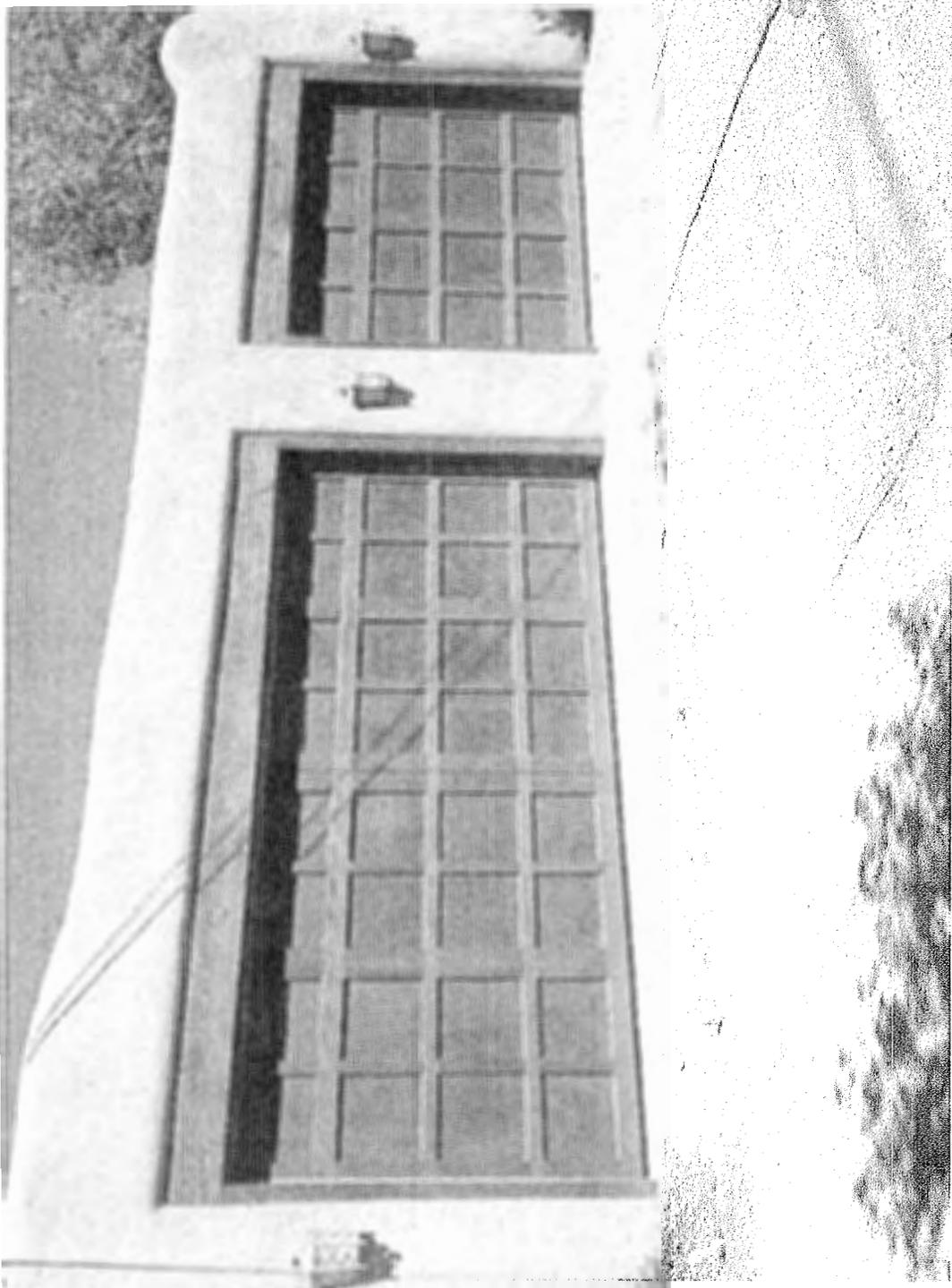
South Elevation – Main Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



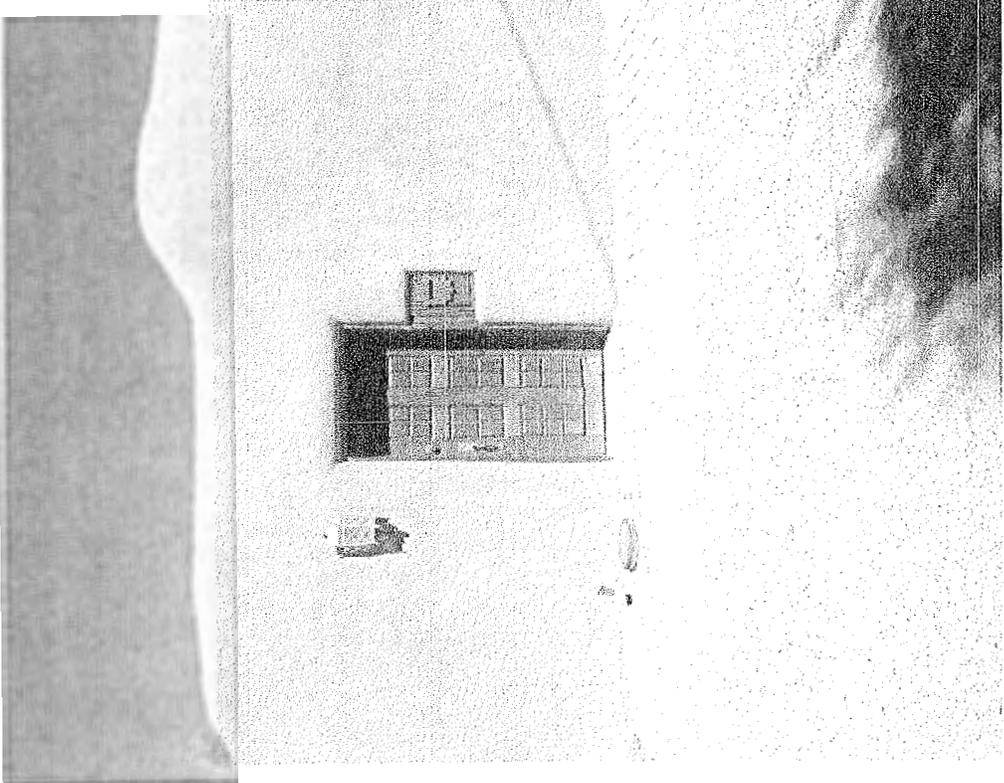
South Elevation – Guest Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



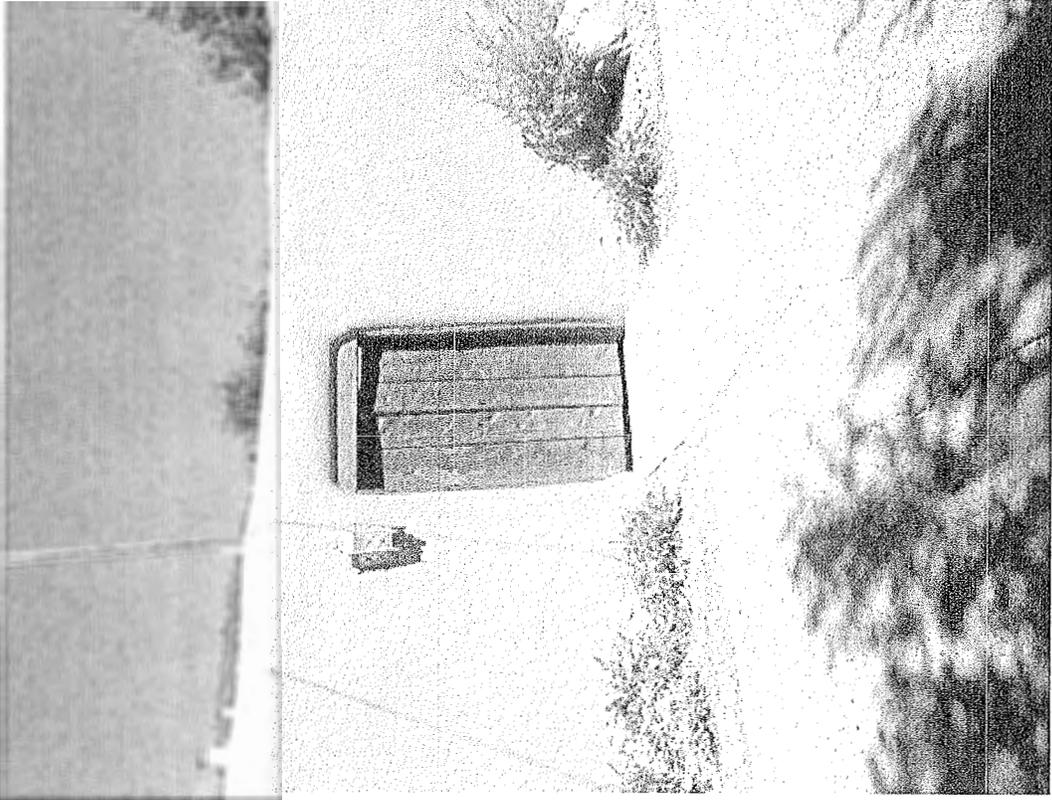
South Elevation – Neighbor’s Garage Doors

1379 Upper Canyon Road Gate Photographs



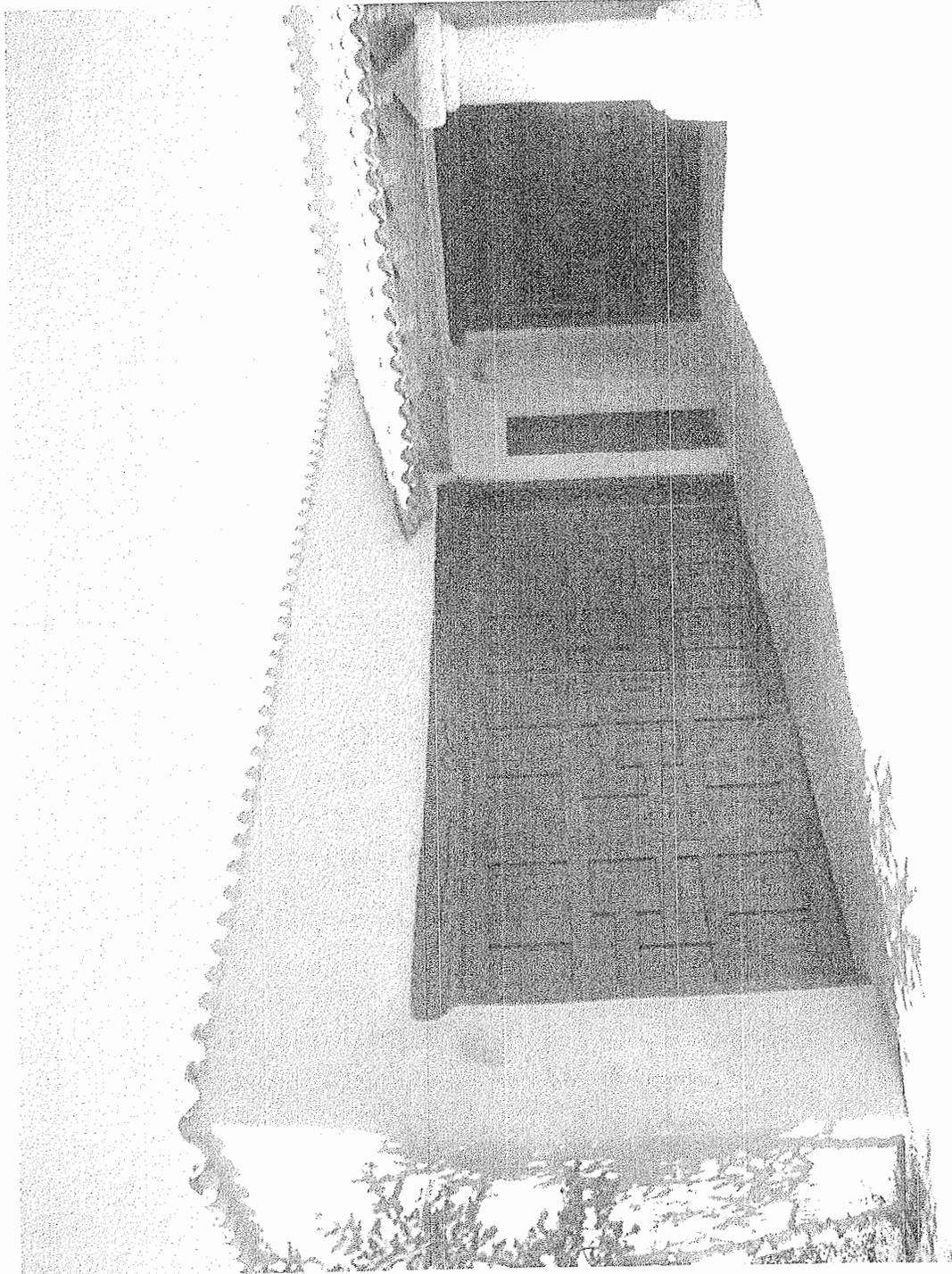
South Elevation -- Neighbor's Pedestrian Door

1379 Upper Canyon Road Gate Photographs



South Elevation – Neighbor's Pedestrian Door

1379 Upper Canyon Road Gate Photographs



Existing Garage Doors – New Gate Design to be Similar

# REPLACE GATE AT EXISTING RESIDENCE

1379 Upper Canyon Road  
Santa Fe, NM, 87501

SEP 29 2015

DEAN & ALLYSON ROGERS 1379 UPPER CANYON RD.

## Building Criteria

**OWNER:** Dean & Allyson Rogers  
**SITE:** 1379 Upper Canyon Rd., Santa Fe, New Mexico  
**CONSTRUCTION STYLE:** Mexican Colonial Revival style. Adobe, tile & Bar roofs  
**UTILITIES:** Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service / Gas Company of NM - Electrical Service: PNM  
**SOILS:** Owner and Contractor to confirm

## PROPOSED BUILDING AREA

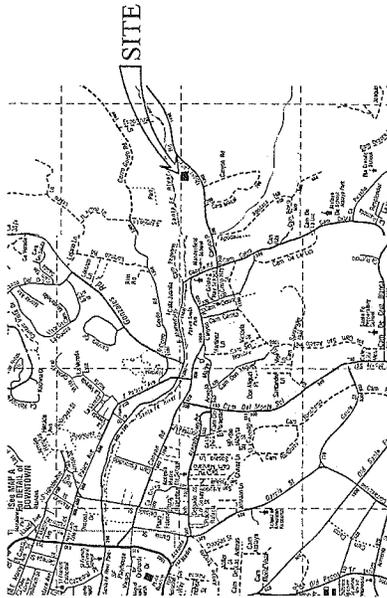
HEATED MAIN HOUSE: 1,524 SF  
 HEATED - GUEST HOUSE: 2,132 SF  
 GARAGE: 698 SF  
 PORCHES: 2,316 SF  
 DECKS: 1,718 SF  
 HEATED STUDIO - UPPER LEVEL: 24 SF  
 HEATED STUDIO - LOWER LEVEL: 1,718 SF  
**TOTAL EXISTING SQUARE FOOTAGE: 13,662 SF**

## Building Code Information

**ZONING:** R-2  
**OCCUPANCY:** R-3  
**CONSTRUCTION TYPE:** Type V-A  
**LOT SIZE:** .78 ACRES (33,976 sq ft)  
**LOT COVERAGE (EXISTING):** 10,665 sq ft (31% allowed = 49%)  
**ALLOWABLE BUILDING HEIGHT:** 24'-0" Per City of Santa Fe Zoning  
 17'-10" Per Historic Design Review Department  
 + 4'-0" additional height for a sloping site.  
**HISTORIC DISTRICT:** Eastside  
**SETBACK:** Front: 7'-0" or 20'-0"  
 Side: 5'-0"  
 Rear: 15'-0" or 20% of lot length  
**LANDSCAPE REQUIREMENTS:** Per Santa Fe City Code 14-8.4  
**ARCHEOLOGICAL DISTRICT:** River & Trails  
**FLOOD PLAIN:** Existing Shown on nr flood plain

## Drawing Index

C-0 COVER SHEET  
 C-1 EXISTING SITE PLAN  
 A-1 EXISTING FLOOR PLAN  
 A-2 GATE ELEVATIONS & DETAILS



Vicinity Map

EDUCATIONAL DRAWINGS  
 CONTRACTOR TO VERIFY  
 DIMENSIONS WITH ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

ARCHITECTURAL  
 ALLIANCE  
 INC

611 OLD SANTA FE TRAIL, SANTA FE  
 NEW MEXICO 87505  
 Telephone: 505.984.1209  
 FAX: 505.986.1210

EMAIL: [alliancearchitects@allianceinc.com](mailto:alliancearchitects@allianceinc.com)  
 WEBSITE: [www.allianceinc.com](http://www.allianceinc.com)

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE, INC.  
 AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY  
 MANNER WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL ALLIANCE, INC. © 2015

PERMIT DRAWINGS  
 DRAWINGS DATED: SEPTEMBER 8, 2015  
 ARCHITECT'S PROJECT NUMBER 10-28



ARGENTI TERRAZZA  
 ALLIANCE  
 1100 S. 11th St.  
 Suite 200, Phoenix, AZ 85004  
 Phone: 602.998.1100  
 Fax: 602.998.1101  
 Website: www.argentiterrazza.com

**REGISTERED PROFESSIONAL ARCHITECT**  
 ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED TO BEGINNING CONTRACTOR

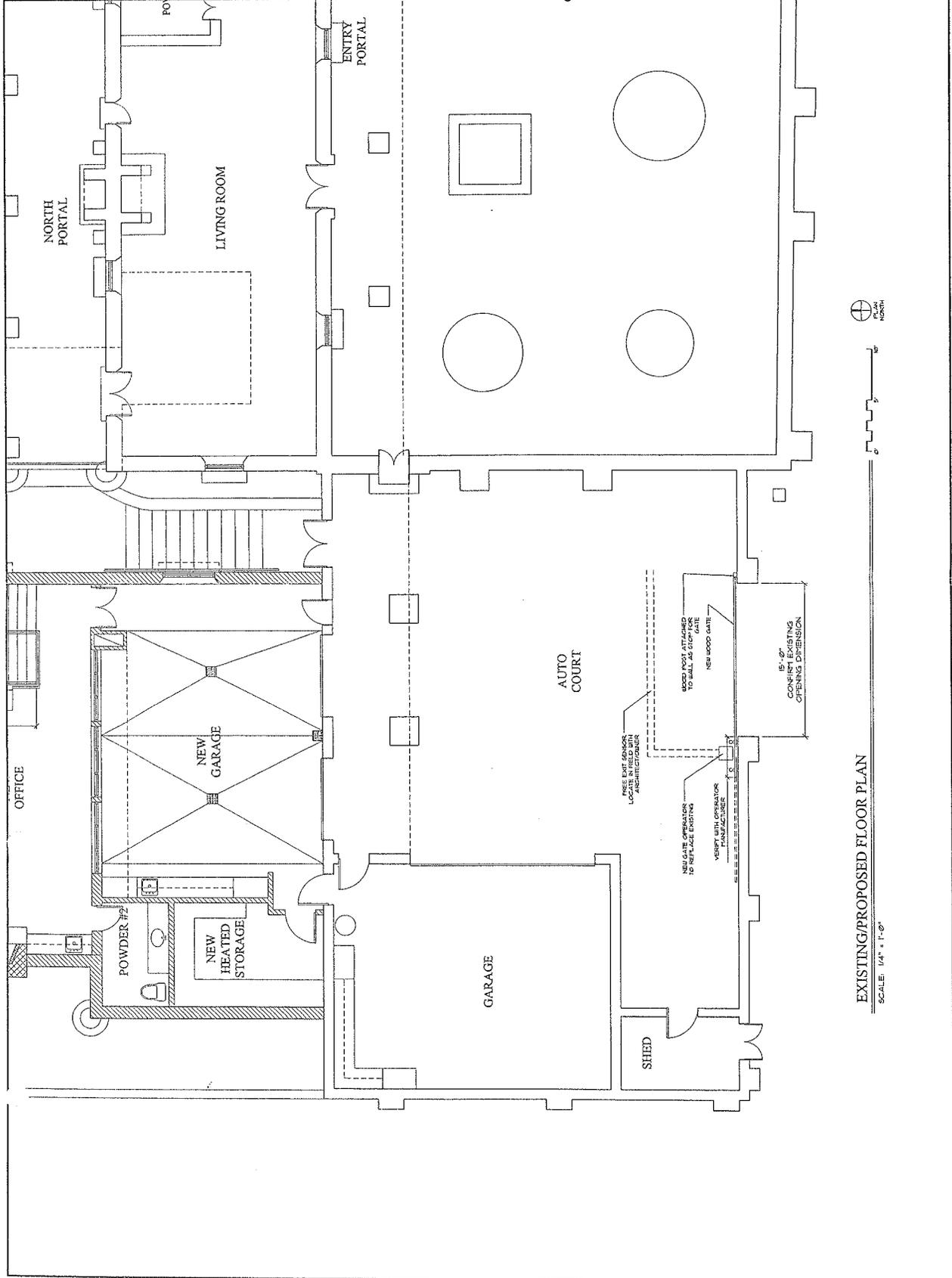
NO.	REVISION/REVISION	DATE

STAMP

PROJECT TITLE  
**DEAN & ALLYSON ROGERS**  
 1379 Upper Canyon Rd.  
 Santa Fe, NM  
 87501

PROJECT NO. 10-28  
 CHECKED BY [ ] DATE [ ]  
 DRAWN BY [ ] DATE [ ]  
 SHEET TITLE  
 EXISTING & PROPOSED FLOOR PLAN  
 NEW GATE  
 SHEET NO.

**A-1**



EXISTING/PROPOSED FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

BT 0210

DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS - ENTRY ARCHITECT  
DIMENSIONS ARE SUBJECT TO  
REVISIONS - VERIFY DIMENSIONS  
TO BEGINNING CONSTRUCTION

NO.	REVISION/DESCRIPTION	DATE

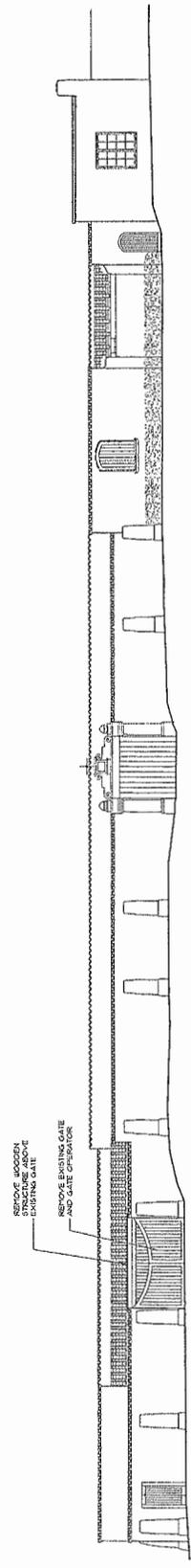
PROJECT TITLE  
**DEAN &  
ALLYSON  
ROGERS**  
1370 Upper Canyon Rd.  
Santa Fe, NM  
87501

PROJECT NO. 10-28  
CHECKED BY J.E. DATE 09/15  
DRAWN BY H.R. DATE 09/15

SHEET TITLE  
**ELEVATIONS  
& DETAILS  
NEW GATE**

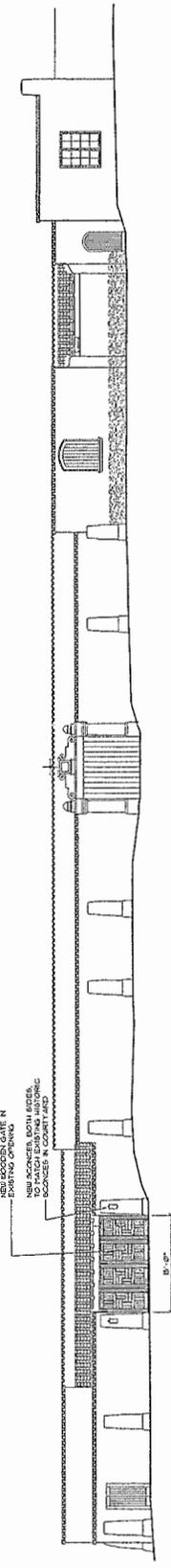
SHEET NO.  
**A-2**

37 42-1/2



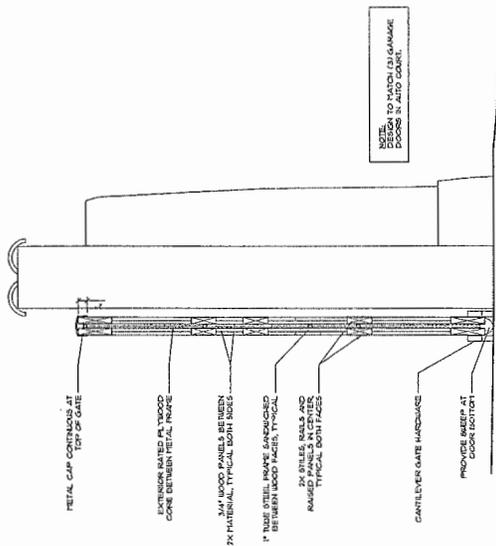
EXISTING SOUTH STREET ELEVATION

SCALE: 1/8" = 1'-0"



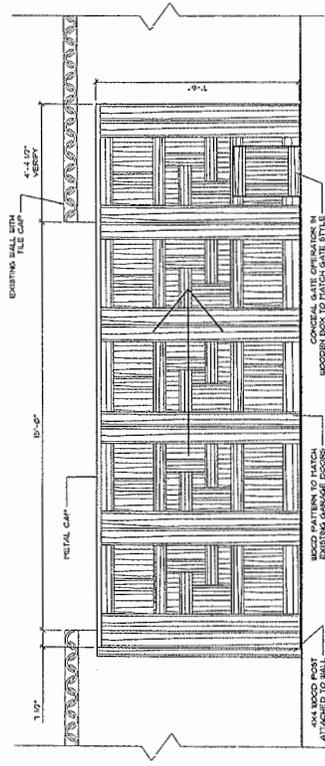
PROPOSED SOUTH STREET ELEVATION

SCALE: 1/8" = 1'-0"



GATE SECTION

SCALE: 1" = 1'-0"



GATE DETAIL - AUTO COURT ELEVATION

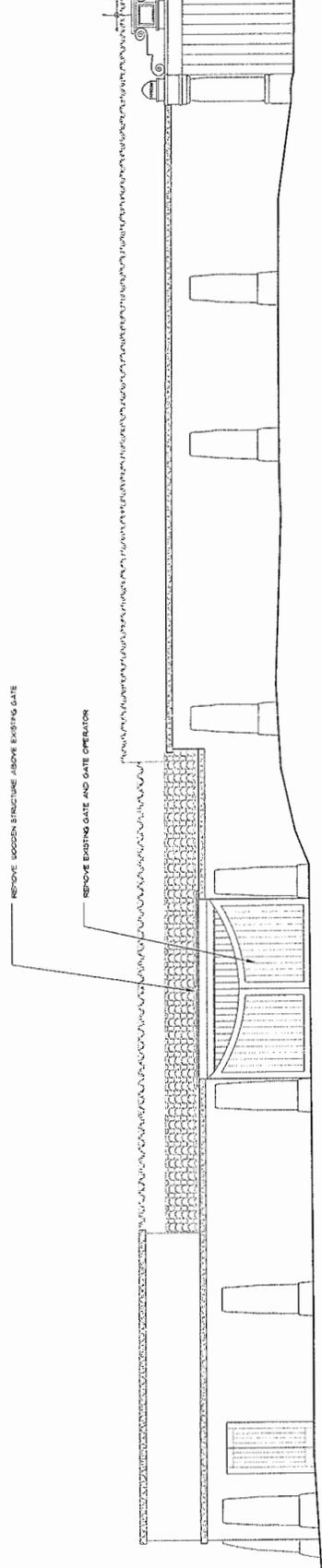
SCALE: 1/2" = 1'-0"

**REMOVE SCALE BAR**  
 CONTRACTOR TO VERIFY  
 ALL DIMENSIONS AND  
 DIMENSIONS SHOWN IN  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

NO.	REVISION/DISMISSAL	DATE

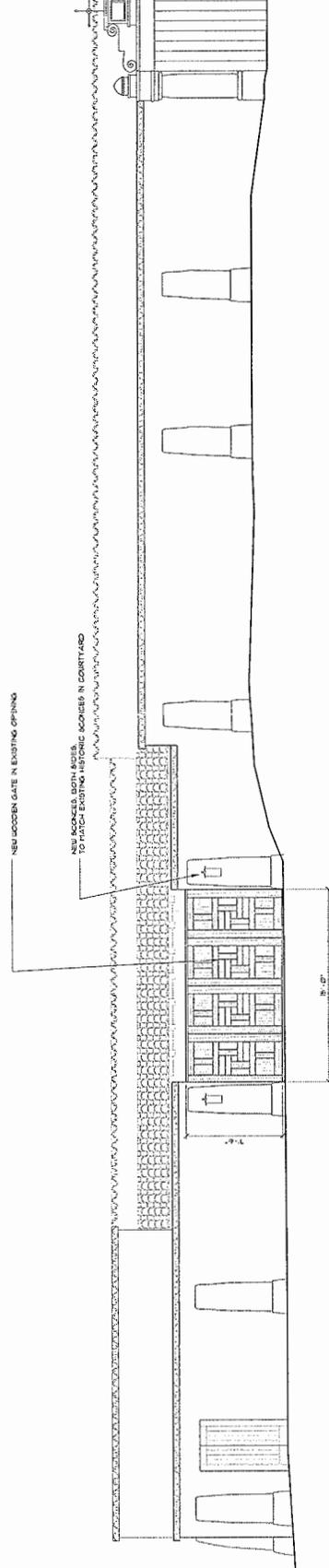
**PROJECT TITLE**  
**DEAN & ALLYSON ROGERS**  
 1379 Upper Campus Rd.  
 Santa Fe, NM  
 87501

PROJECT NO.	10-28
CHECKED BY	
DATE	
DESIGNED BY	
DATE	
DRAWN BY	
DATE	
SHEET TITLE	1/4" SCALE ELEVATIONS
SHEET NO.	A-3



**EXISTING SOUTH STREET ELEVATION**

SCALE: 1/4" = 1'-0"



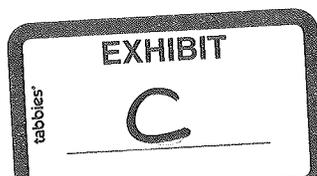
**PROPOSED SOUTH STREET ELEVATION**

SCALE: 1/4" = 1'-0"

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
 October 27, 2015

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
B. Roll Call	Quorum Present	2
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes October 13, 2015	Approved as amended	2-3
E. Findings of Fact & Conclusions of Law	Approved as amended	3
F. Communications	None	3-4
F. Business from the Floor	Comments	4-5
G. Action Items		
1. <b><u>Case #H-15-085</u></b> 538 East Palace	Approved as presented	5-9
2. <b><u>Case #H-12-101</u></b> 401 Old Taos Highway	Postponed to next meeting	9-16
3. <b><u>Case #H-15-025</u></b> 345 Plaza Balentine	Approved as recommended	16-19
4. <b><u>Case #H-15-099</u></b> 559 Camino del Monte Sol	Approved as recommended	19-22
5. <b><u>Case #H-15-100</u></b> 1379 Canyon Road	Postponed to next meeting	22-25
6. <b><u>Case #H-15-101</u></b> 433½ West San Francisco Street	Designated contributing	25-30
I. Matters from the Board	Comments	30
J. Adjournment	Adjourned at 7:57 p.m.	30-31

\*



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

Action of the Board

**Member Roybal moved in Case #H15-099 at 599 Camino del Monte Sol, to approve the application per staff recommendation. Member Katz seconded the motion.**

**Member Powell wanted to allow the width to be increased by up to two feet at their discretion.**

**Member Roybal accepted it as a friendly amendment and the motion passed by unanimous voice vote.**

- 5. Case #H-15-100. 1379 Canyon Road.** Downtown & Eastside Historic District. Architectural Alliance, agent for Dean and Allyson Rogers, owners, proposes to replace a 15' wide vehicle gate at a height of 7'6" on a contributing residential property. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

The applicant proposes to replace a vehicle gate with another vehicle gate in the same location and opening dimensions in the street frontage yardwall. The existing bileaf gate has vertical wooden boards in a reverse arch design that creates an area of public visibility into the parking court. The 15' wide x 7' 6" high replacement gate will feature wooden boards in a basket-weave design in a dark walnut stain. The gate will roll behind the yardwall. In addition, the wooden header will be removed and light fixtures that match existing conditions will be installed.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D)(9) General Design Standards, and (E) Downtown & Eastside Historic District.

Mr. Rasch said the garage was built in 1988 so it is non-historic and the gate will open into the court in front of it.

Questions to Staff

Chair Rios asked if Mr. Rasch knew the age of the gate there now.

Mr. Rasch didn't know.

Chair Rios said apparently it was in harmony with the other gates and asked him to tell the Board more about that.

Mr. Rasch showed the existing gate with the reverse arch and clavos. He showed the other gates on the property with clavos.

Member Katz asked how old the yard wall is.

Mr. Rasch said it was historic and this was built later to match the historic part.

### Applicant's Presentation

Mr. Eric Enfield (previously sworn) said the wall was built in 1988, including the gate, and there is a cap over the gate that he proposed to remove which would reduce the height of the gate. The Board previously approved this design. You can see that the garage doors were built on the property with the recent addition.

Mr. Rasch said it is shown on page 17.

Mr. Enfield said his client is trying to match the garage doors with the gate. The enclosure over the gate is 9' high with wood shingles. They are tearing that off and simplifying it. The pedestrian gate there was also built in 1988. The gate that wasn't built in 1988 is at the entrance and was actually the carriage entrance into the courtyard and opens all the way. That is the only original gate. And then the guest house on the other side to the east was also an addition in 1988. And that has a gate with clavos on it. So the only original gate for this house is the central gate in middle of the wall. And the wall for the garage that steps down was built in 1988.

The letter from the neighbors [attached as Exhibit 1] was confusing to him. They thought was part of the historic wall but it isn't. It was actually added in 1988. They talk about the appearance not matching the historic Santa Fe wall. But the portion where they were putting the gate on is not historic. When he came to the Board with this addition, it required some negotiation with those same neighbors that sent the letter to make sure he had no visibility and didn't impact their view of the river canopy and that his addition was lower than anything in front. And they also wanted him to site the solar panels so they were not visible from their front porch. What is surprising is that they never communicated with him about the letter. This was the first time he saw the letter. In addition to talking about the historic wall which isn't, they also talked about the wooden boards for the gate way being different because he didn't have the vertical strips but this gate matches the garage doors that were previously approved by the Board. That design matches the original front door of the Gloey Mansion design. So there is historical integrity with the design. That is what the front doors look like when walking into the courtyard. He used that for the garage gates, for the front doors to the new addition in the back. They talked about eliminating the metal nails that are part of the design of the current gate and match some of the pedestrian entrances and the large shuttered window. But the two entrances of the three pedestrian gates are from 1988. He wouldn't mind putting clavos on them but the original door didn't have them.

The light sconce is actually based on the historic design inside the courtyard. The neighbors are also concerned about light bleed but by code he is required to shield the light source which he planned on doing because the sconces actually have mica in them so they will have a soft glow. There are few occupied houses without lights showing on that street.

He was not sure why they didn't show up at the meeting and they didn't contact him.

He guessed they wanted to write the letter but not discuss it with him. That was unfortunate because his clients have been good neighbors. It isn't a major thing to replace this gate. He hoped the Board drove by and saw the quality of those doors. He believed the gate does meet the ordinance.

#### Questions to the Applicant

Chair Rios asked what the height of new gate was.

Mr. Enfield said it is 7' 6".

Chair Rios asked how high the inverted arch was on the old gate.

Mr. Enfield said it is about 5' 6".

Member Katz said, "You don't see the garage doors. You see all the other doors. The current gate matches everything you see as you drive by. But what you are proposing doesn't match the rest of the doors. Why is that a good idea? If you drive by, you wouldn't see the doors."

Mr. Enfield didn't know what the reason to see in is.

Member Katz said he was trying to point out that driving by you wouldn't see those gates at he garage and you would see the pedestrian gate to the left , you would see the main pedestrian entrance, you would see the other pedestrian entrance that is to the right and they all match the current gate.

Mr. Enfield said the inverted arch with metal grill on top doesn't match anything except the clavos.

Member Katz thought the pattern of the wood will match better.

Member Biedscheid asked if the end of the primary stops at the wall

Mr. Enfield said that is the 1988 addition.

#### Public Comment

Ms. Beninato (previously sworn) said she appreciated that the proposed entry gate near the gate is not in a historic wall but questioned whether it is harmonious with the streetscape. She thought it is very distracting and a vertical design would be more in keeping. Even though slightly lower, it doesn't feel as open as the other one. She would urge a more vertical design that is more in keeping. Even though the doors meet the design on the interior, a more simple exterior but opening into complexity and it didn't necessarily replicate the architect's intention and they couldn't tell what that really was but a simpler design would be more in keeping.

Chair Rios agreed with Member Katz that the existing gate is more compatible with the existing gate there now.

Member Bayer asked Mr. Rasch to show what the main pedestrian gate looked like that was on page 12.

Mr. Rasch showed the picture and that of the other gates.

Mr. Enfield commented on the design. The client really likes the entry door design so he designed the gate to match the front door. If the Board approved the design with the condition that he removed the subject confusing center horizontal and vertical pieces and turned it simply into a 15 panel gate with vertical wood instead of including the more complex design, that is part of the original house but isn't visible, then that would be more compatible with the verticality the Board is looking for and he would try to convince his client to accept the change.

#### Action of the Board

Member Katz moved in Case #H-15-100 at 1379 Canyon Road, finding that the proposed design is not compatible with the streetscape and with the other doors and gates on this property and therefore would move to deny the application. The motion died for lack of a second.

Member Roybal moved in Case #H-15-100 at 1379 Canyon Road, to approve the application with the condition that as proposed by the architect, the center part would be changed to be more vertical. The motion died for lack of a second.

**Member Katz moved to postpone Case #H-15-100 to the next available meeting pending a redesign. Member Roybal seconded the motion and it passed by a 3-2 majority vote with Member Powell and Member Biedscheid dissenting.**

Mr. Katz excused himself from the meeting and left.

6. **Case #H-15-101. 433½ West San Francisco Street.** Westside-Guadalupe Historic District. Peter Buehner, agent/owner, requests a historic status review of a contributing and non-statused residential structures. (David Rasch).

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

633 ½ West San Francisco Street is a lot that is located down a private driveway from the public way and it contains three free-standing residential structures (A, B, and C respectively traveling north, see aerial map). Unit A is listed as contributing to the Westside-Guadalupe Historic District. Units B and C do not have historic statuses assigned.

The Historic Cultural Property Inventories (HCPI) included with this report are: 1985 for all 3 structures; 1996 Unit A; 2015 Unit A; 1996 Unit B; 2015 Unit B; 1996 Unit C; and 2015 Unit C.

The 1984 HCPI form estimates the date of construction for the three structures as A-1933-39; B-1939-43; and C-post 1945. Unit A is recommended for contributing historic status and Units B and C for non-contributing status due to non-historic age at that time.

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

**November 10, 2015**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Nambé Room at the Civic Conference Center, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

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

**MEMBERS EXCUSED:**

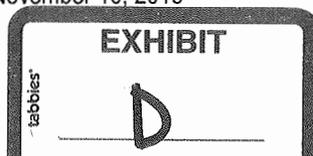
Mr. Frank Katz, Vice Chair

**OTHERS PRESENT:**

Ms. Theresa Gheen, Assistant City Attorney  
Mr. David Rasch, Historic Planner Supervisor  
Ms. Lisa Martínez, Land Use Department Director  
Ms. Lani McCulley, Historic Preservation Staff  
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 Roybal moved to approve the agenda as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: October 27, 2015**

Member Biedscheid requested the following corrections to the minutes:

On page 14, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence should say, "if the motion is for partial demolition."

On page 25, under Questions to the Applicant, tenth line, insert "façade" after "primary."

On page 30, last paragraph before Action of the Board, two references should be 1996, not 1966.

In the next sentence, replace "photo" with "building at 433 rear" and at the end of the sentence it should read, "as part of the compound with very similar simple detail."

On page 30 in the motion, it should say Member Katz was not present for the vote.

Chair Rios requested the following changes to the minutes:

On page 7, 3<sup>rd</sup> paragraph from the bottom substitute "asked" for "said."

On page 24, 3<sup>rd</sup> paragraph under Questions to the Applicant, insert "of the gate was..."

In the 7<sup>th</sup> paragraph, Member Katz said in the first sentence insert "the" for "he."

In the last sentence, the second "gate" should be "gates," not "gate."

Ms. Gheen requested changes on the summary index.

401 Old Taos Highway was approved with conditions and 535 East Palace was approved as recommended.

**Member Roybal moved to approve the minutes of October 27, 2015 as amended. Member Powell seconded the motion and it passed by majority voice vote with all voting in the affirmative except Member Boniface who abstained.**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-15-085, 538 East Palace  
Case #H-15-025, 345 Plaza Balentine

Case #H-12-101, 401 Old Taos Highway  
Case #H-15-099, 559 Camino del Monte Sol

There were no requested changes from the Board.

**Member Biedscheid 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.**

## **F. COMMUNICATIONS**

There were no communications.

## **G. BUSINESS FROM THE FLOOR**

Present and sworn was Ms. Stefanie Beninato, P.O. Box 1601, Santa Fe, who said she again wanted to bring out to the Board the problems she sees on getting recommendations from staff. The Case Law clearly says that all witnesses in an administrative hearing have to be under oath and doesn't say except for staff members. And the City Ordinance requires all witnesses who testify in front of a quasi-judicial hearing to also be under oath. "I know that you, Chair Rios, would like to think that you are the universe in that the City Council is willing to look only at what you, the Board, decide. But if you actually listen to them and listen to what you are doing, they divide you and the staff and they have gone with the staff's recommendation, not your recommendations. So I know that you might want to argue with me but I would appreciate it if you do that off-line rather than on-line. Because I think if you want to have people participate in this process, you don't then try to jump all over them in their comments from the floor. So again, my suggestion that staff doesn't make recommendations; that they simply tell you that the application is complete and that if you are going to have them testify to facts as to what is in an application; whether it does things more than just to meet the submittal requirements, that you put that person under oath. And if precedent is referred to, that case has to be entered into the record, it can't just be referenced as you know there was precedent. And most of you don't even have any institutional memory as to precedent and so it would be meaningless to you to be referencing cases that you don't have in front of you. They are not part of the record. And again, these are all bases for appeals. I am not trying to be critical of any particular person. I'm just hoping the Board can operate more efficiently, legalese sustainably so that your decisions are not overturned when the City Council B and they love to do this B divide you and the staff. Because your staff is getting off on saying, my opinion is not the one that counts; it is the Council's vote that counts. They are the ones that are the experts that you put on the Board. It is their decision that counts. If the staff said that, it would be a different story."

There were no other speakers from the public.

## **H. ACTION ITEMS**

1. **Case #H-15-077, 829 West Manhattan Avenue. Westside-Guadalupe Historic District. Jan Jayet, owner/agent, requests an historic status review of a contributing accessory structure.**

**RASCH, DAVID A.**

---

**From:** ellen dupuy <dupuy.ej@gmail.com>  
**Sent:** Friday, October 23, 2015 11:26 AM  
**To:** RASCH, DAVID A.; Bill Dupuy  
**Subject:** Fwd: Objections to plans for 1379 Canyon Road

David Rasch  
Historic Preservation Division  
City of Santa Fe

Re: the Historic Design Review Board hearing on "gateway" construction changes at 1379 Canyon Road, to be heard October 27, we have these objections:

The elevation drawing as submitted presents design concepts substantially different from the existing "gateway:" These concepts differ significantly from the current design and would present an uneven appearance along the entire length of an historic Santa Fe wall for the following reasons:

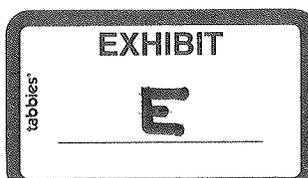
- a. The proposal depicts wood boards for the gateway placed in a design pattern substantially different from the vertical strips used on the current gate, a design also used identically now on the several pedestrian entrances.
- b. The submitted proposal eliminates the "metal studs" that are part of the design of the current gateway and which now match the metal studs on the several pedestrian entrances and a large shuttered window.
- c. The submitted proposal includes two exterior light sconces on either side of the "gateway," a concept that does not exist in the current design. Light sconces also do not exist anywhere else along historic wall.

As for a non-historic issue, as neighbors directly across the street from the proposed new light sconces, we fear the exterior lights could be left on at all hours of the night, presenting us with additional light pollution. They have many lights on in their interior courtyard which we see on all through the night.

Thank you and the HDRB for considering these objections.

Sincerely,

Bill and Ellen Dupuy  
1380 Canyon Road



Project description: Architectural Alliance, agent for Dean and Allyson Rogers, owners, proposes to replace a 15' wide vehicle gate at a height of 7'6" on a contributing residential property

Case number: H-15-100  
Project Type: HDRB

**PROJECT LOCATION (S): 1379 Canyon Road**

**PROJECT NAMES:**

OW – Dean and Allyson Rogers Santa Fe, NM 87505	1000 Corona Place #455 505-820-9299
AP – Architectural Alliance Santa Fe, NM 87505	612 Old Santa Fe Trail 505-988-5269

**PROJECT DATA:**

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FACADE-EAST	No
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	No
HISTORIC DISTRICT INVENTORY NUMBER	H-1187
YEAR OF CONSTRUCTION	pre 1940
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA



# City of Santa Fe, New Mexico

# memo

DATE: October 27, 2015  
TO: Historic Districts Review Board Members  
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-100

ADDRESS: 1379 Canyon Road  
Historic Status: 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(C) Regulation of Contributing Structures, (D)(9) General Design Standards, and (E) Downtown & Eastside Historic District.

**BACKGROUND & SUMMARY:**

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

On October 27, 2015, the Board postponed action on an application to replace a vehicle gate with another vehicle gate in the same location and opening dimensions in the street frontage yardwall pending redesign.

Now, the applicant proposes to remove the existing vehicle gate. The gate will be 7' 6" high x 15' wide and finished to match the garage doors behind the gate in dark walnut stained wood. The gate will roll behind the yardwall. In addition, the wooden header will be removed and light fixtures that match existing conditions will be installed.



November 23, 2015

**VIA HAND DELIVERY**

David Rasch  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

RE: REVISED 1379 Upper Canyon Rd.  
HDRB Case Number H-15-100

Dear David:

Per the letter from you referencing the Board meeting on October 27, 2015, enclosed you will find our revised drawings for a proposed new gate at the existing residence located at 1379 Upper Canyon Rd. We propose to remove the existing gate and wooden cover over the gate at the driveway and install a new gate. The new gate will be finished to match the existing garage doors, and will be 7'-6" tall. That finish is a dark walnut stain.

Thank you for your time and consideration. Please contact us if you have any questions.

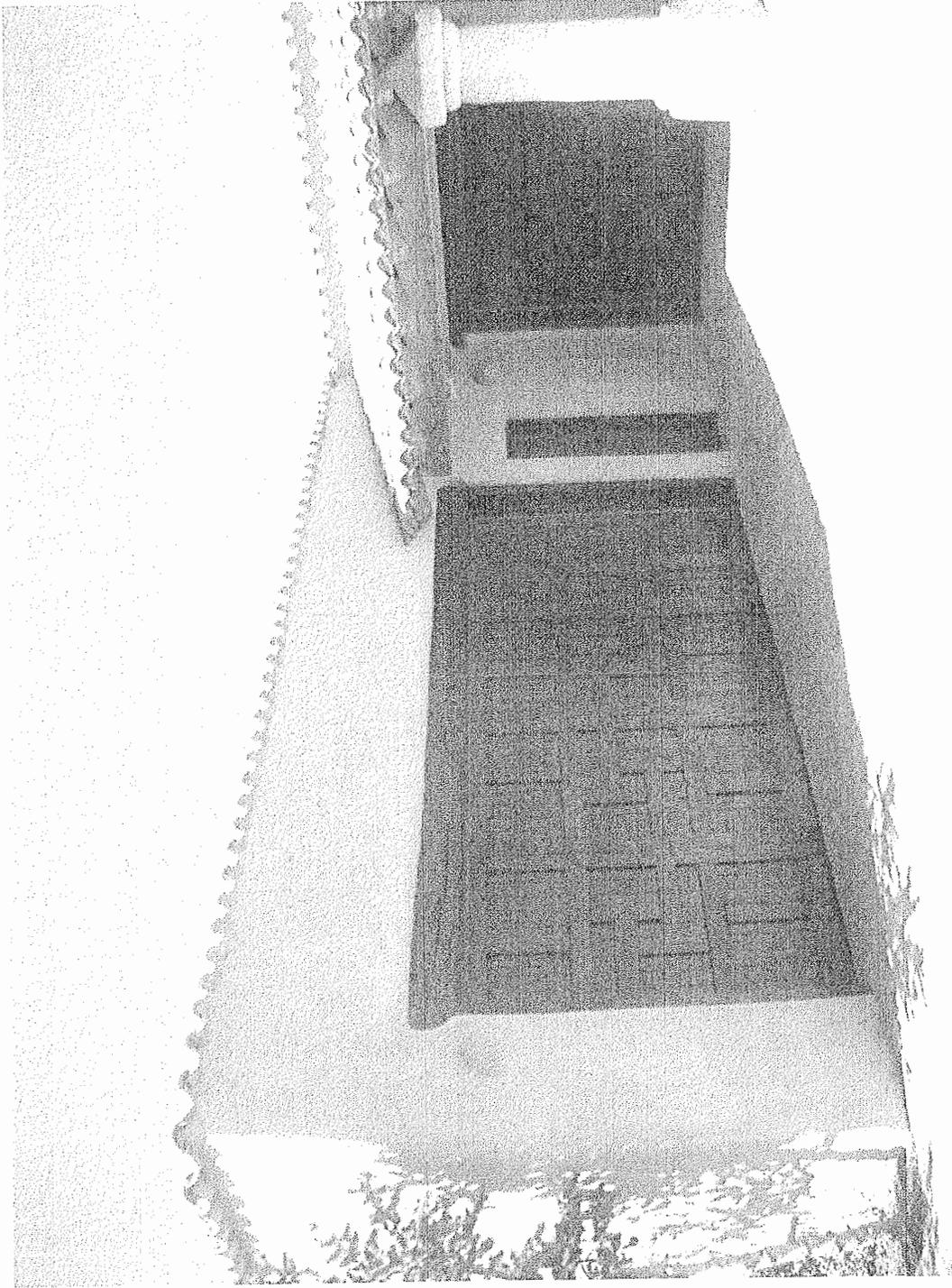
Sincerely,

A handwritten signature in dark ink, appearing to read "Eric P. Enfield", is written over a faint, light-colored signature line.

Eric P. Enfield, AIA  
ARCHITECTURAL ALLIANCE, INC.

Cc: Dean and Allyson Rogers  
File

1379 Upper Canyon Road Gate Photographs



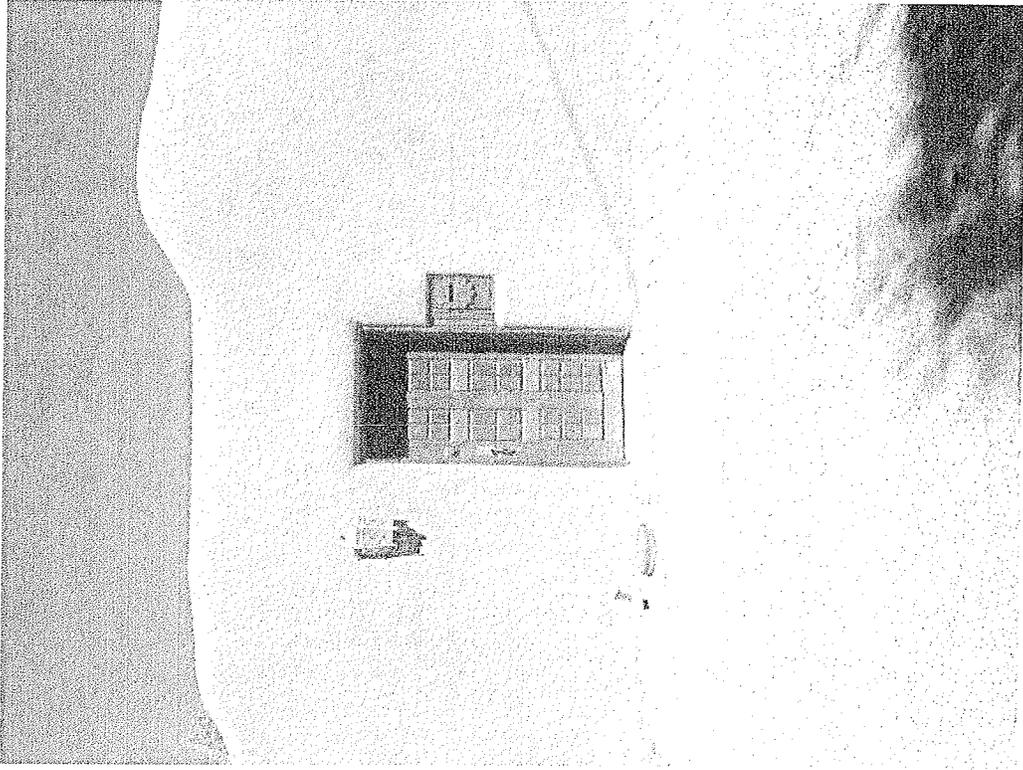
Existing Garage Doors – New Gate Design to be Similar

1379 Upper Canyon Road Gate Photographs



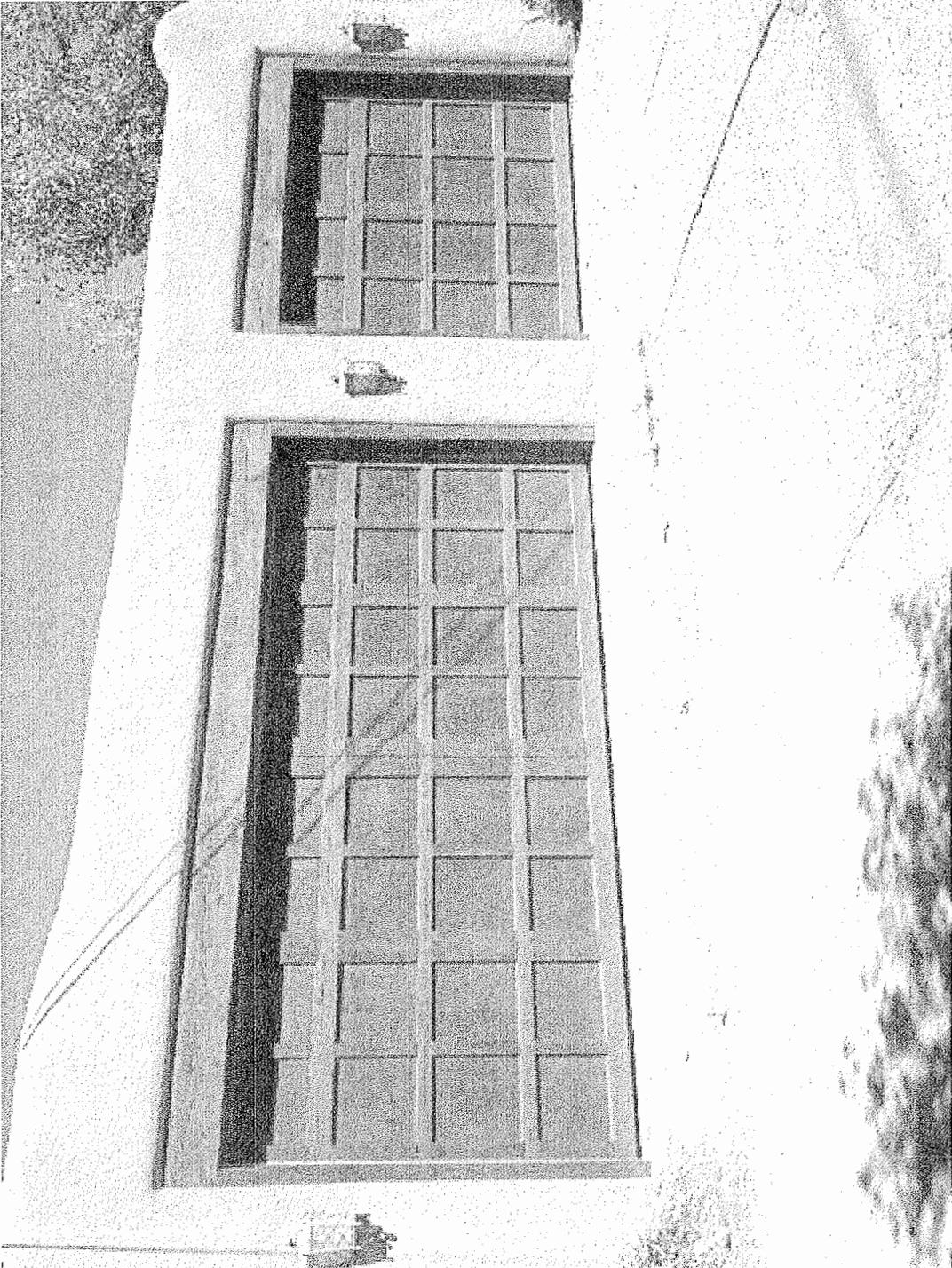
South Elevation – Neighbor’s Pedestrian Door

1379 Upper Canyon Road Gate Photographs



South Elevation – Neighbor’s Pedestrian Door

1379 Upper Canyon Road Gate Photographs



South Elevation – Neighbor’s Garage Doors

1379 Upper Canyon Road Gate Photographs



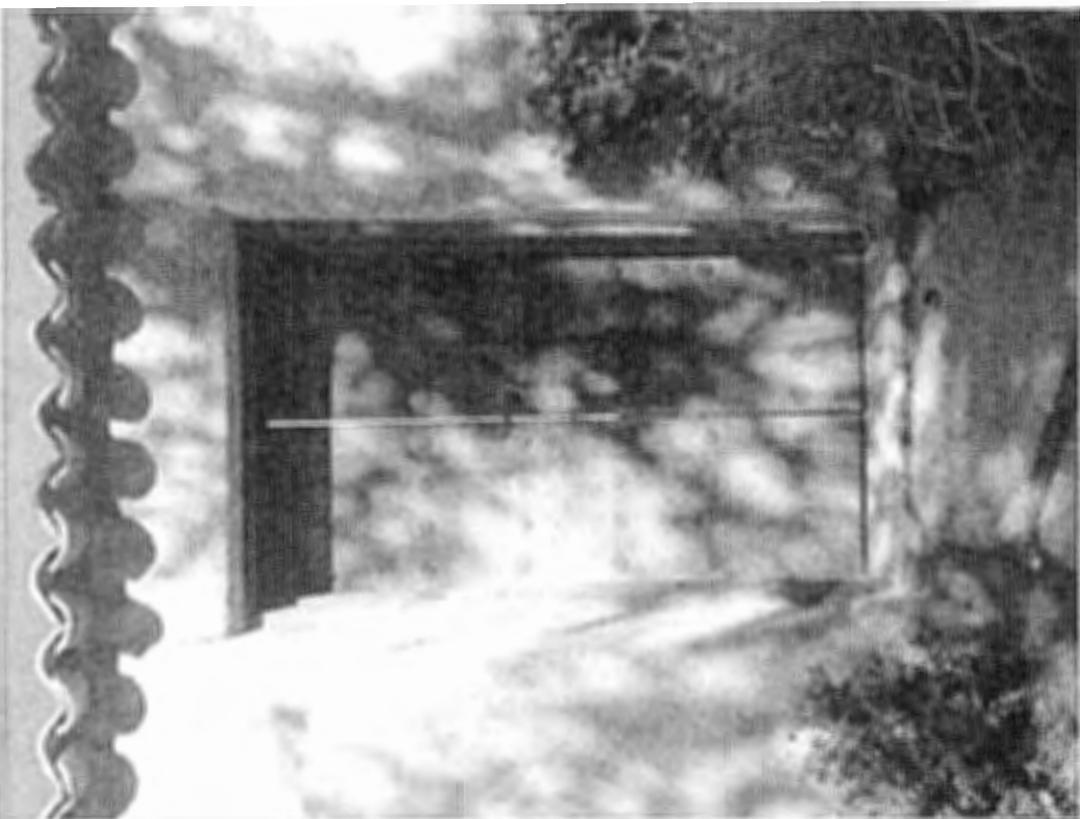
South Elevation – Guest Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



South Elevation – Main Pedestrian Gate

1379 Upper Canyon Road Gate Photographs



South Elevation – Gate next to driveway gate

1379 Upper Canyon Road Gate Photographs



South Elevation – Driveway Gate

# REPLACE GATE AT EXISTING RESIDENCE

1379 Upper Canyon Road  
Santa Fe, NM, 87501

DEAN & ALLYSON ROGERS  
1379 UPPER CANYON RD.

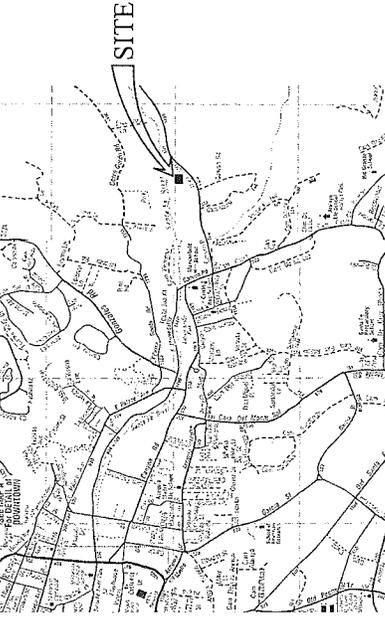
## Building Criteria

OWNER: Dean & Allyson Rogers  
 SITE: 1379 Upper Canyon Rd., Santa Fe, New Mexico  
 CONSTRUCTION STYLE: Mexican Colonial Revival style, Adobe, tile & flat roofs  
 UTILITIES: Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service / Gas Company of NM: Electrical Service: PNM  
 SOILS: Owner and Contractor to confirm

PROPOSED BUILDING AREA  
 HEATED - MAIN HOUSE: 3,524 SF  
 HEATED - GUEST HOUSE: 2,132 SF  
 GARAGE: 696 SF  
 PORCHES: 2,218 SF  
 BASEMENTS: 2,218 SF  
 HEATED STUDIO - UPPER LEVEL: 1,718 SF  
 STUDIO BALCONY: 32 SF  
 HEATED STUDIO - LOWER LEVEL: 1,718 SF  
 TOTAL EXISTING SQUARE FOOTAGE: 13,662 SF

## Building Code Information 2009 IBC

ZONING: R-2  
 OCCUPANCY: R-3  
 CONSTRUCTION TYPE: Type V-A  
 LOT SIZE: .78 ACRES (33,976-sq-ft)  
 LOT COVERAGE (EXISTING): 10,603/33,976.834 = 31% (allowed = 40%)  
 ALLOWABLE BUILDING HEIGHT: 24'-0" Per City of Santa Fe Zoning  
 17'-10" Per Historic Design Review Department  
 + 4'-0" additional height for a sloping site.  
 HISTORIC DISTRICT: Eastside  
 SETBACK: Front: 7'-0" or 20'-0"  
 Side: 5'-0"  
 Rear: 15'-0" or 20% of lot length  
 Per Santa Fe City Code: 14.8.4  
 LANDSCAPE REQUIREMENTS: River & Trails  
 ARCHEOLOGICAL DISTRICT: Existing Structures out of flood plain  
 FLOOD PLAIN:



Vicinity Map

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ARCHITECTURAL  
ALLIANCE  
INC.  
610 OLD SANTA FE TRAIL SANTA FE,  
NEW MEXICO 87505  
PHONE: 505.966.1270  
FAX: 505.966.1270  
WEBSITE: www.archalliance.com

REVISED HDRB DRAWINGS  
DRAWINGS DATED: NOVEMBER 23, 2015  
ARCHITECT'S PROJECT NUMBER 10-28

Drawing Index	
C-0	COVER SHEET
C-1	EXISTING SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	GATE ELEVATIONS & DETAILS

**ARCHITECTURAL ALLIANCE INC**  
 401 OLD SANTA FE TRAIL  
 SANTA FE, NM 87505  
 TEL: 505.255.0200  
 FAX: 505.255.1270  
 E-MAIL: [architecturalalliance.com](mailto:architecturalalliance.com)  
 WWW: [www.archalliance.com](http://www.archalliance.com)

MAKE SURE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL DIMENSIONS AND  
 DIMENSIONS. NOTIFY ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION.

NO.	REVISION/DESCRIPTION	DATE

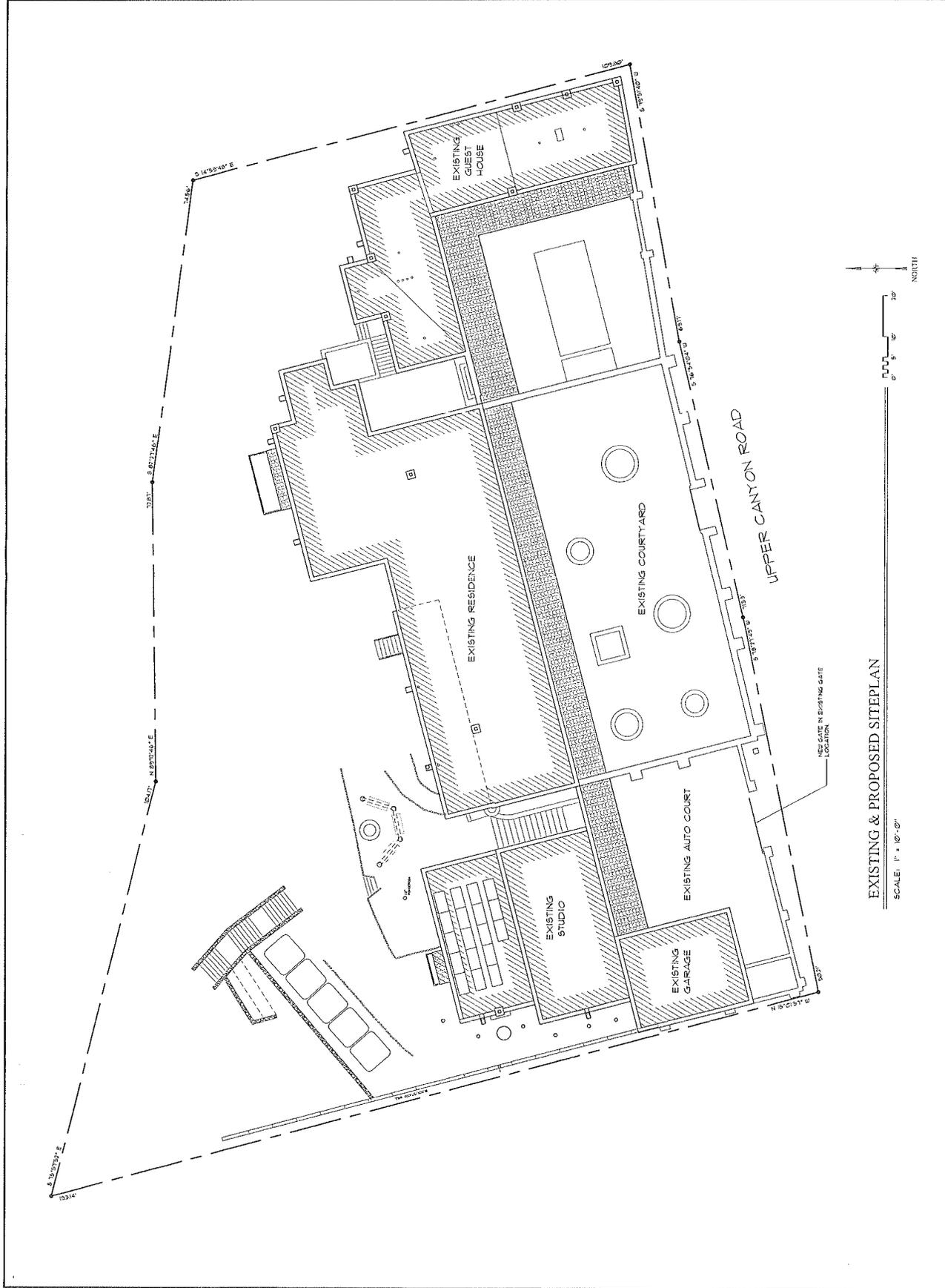
PROJECT TITLE  
**DEAN & ALLYSON ROGERS**

1379 Upper Canyon Rd.  
 Santa Fe, NM  
 87501

PROJECT NO.	10-28
CHECKED BY	SR
DATE	08/03
DRAWN BY	SR
DATE	08/13

SHEET TITLE  
**EXISTING & PROPOSED SITE PLAN**  
 NEW GATE

SHEET NO.  
**C-1**



**EXISTING & PROPOSED SITEPLAN**  
 SCALE: 1" = 10'-0"

ARCHITECTURAL  
ALLIANCE  
INC  
61001 SANTA FE TRAIL  
SANTA FE, NEW MEXICO 87506  
PHONE: 505-833-1170  
FAX: 505-833-1170  
EMAIL: architecturalalliance@earthlink.net  
WEBSITE: www.aalliance.com

DESIGNER'S SEAL AND SIGNATURE  
CONTRACTOR TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

NO.	REVISION/DESCRIPTION	DATE

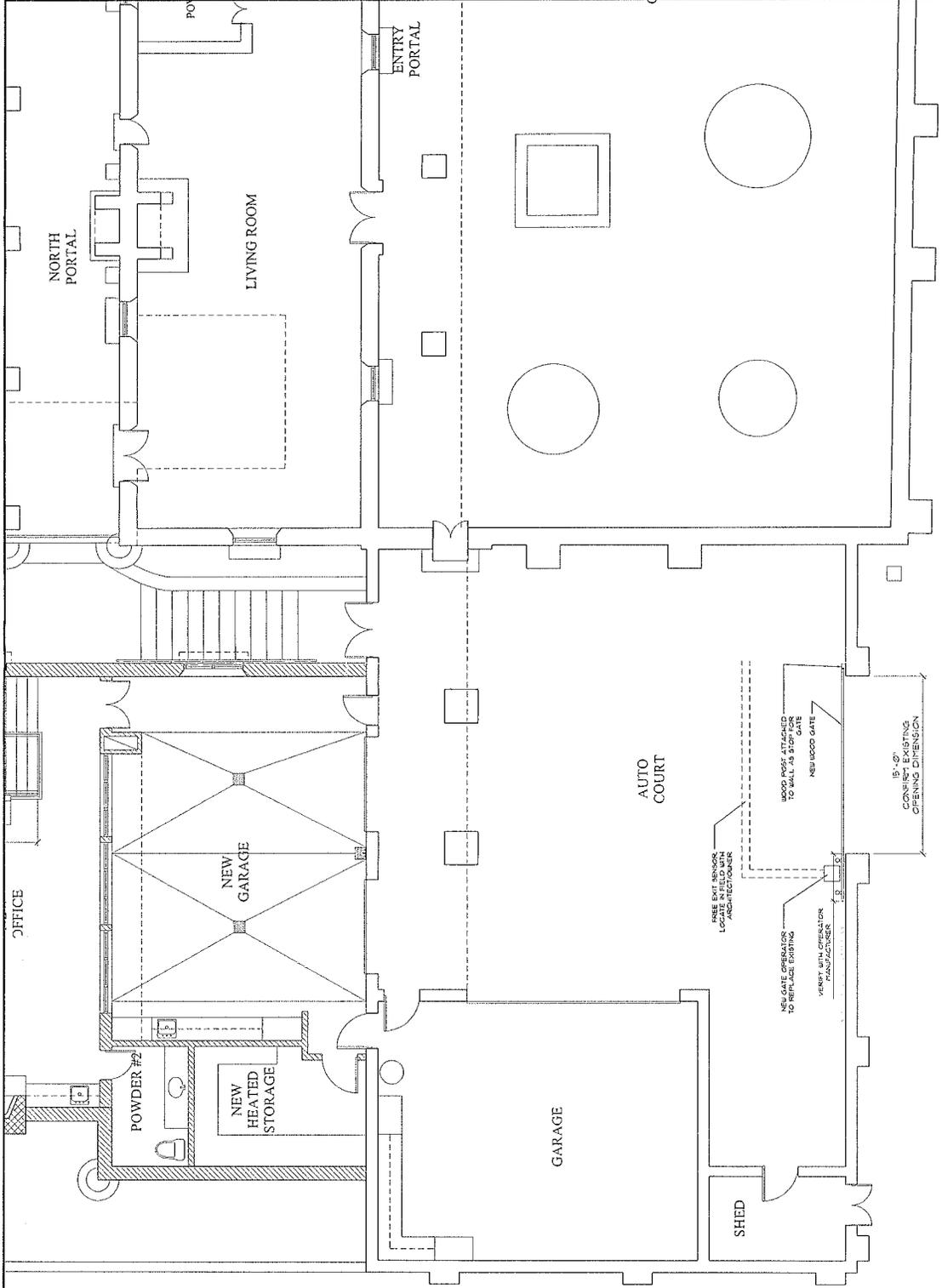
PROJECT TITLE

DEAN &  
ALLYSON  
ROGERS

1379 Upper Canyon Rd.  
Santa Fe, NM  
87501

PROJECT NO.	10-23
CHECKED BY	AK
DATE	10/13
DRAWN BY	BR
DATE	10/13
SHEET TITLE	EXISTING & PROPOSED FLOOR PLAN NEW GATE

SHEET NO.  
**A-1**



EXISTING/PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1. **Case #H-15-100. 1379 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Dean and Allyson Rogers, owners, proposes to replace a 15' wide vehicle gate at a height of 7'6" on a contributing residential property. (David Rasch).**

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

On October 27, 2015, the Board postponed action on an application to replace a vehicle gate with another vehicle gate in the same location and opening dimensions in the street frontage yardwall pending redesign.

Now, the applicant proposes to remove the existing vehicle gate. The gate will be 7' 6" high x 15' wide and finished to match the garage doors behind the gate in dark walnut stained wood. The gate will roll behind the yardwall. In addition, the wooden header will be removed and light fixtures that match existing conditions will be installed.

### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D)(9) General Design Standards, and (E) Downtown & Eastside Historic District.

### **Questions to Staff**

Member Katz asked if Mr. Rasch took a picture of what one could see through the current gate.

Mr. Rasch didn't.

Member Boniface asked what the allowable wall height is on that street.

Mr. Rasch referred to page 12 and said regarding the maximum wall height that Staff did not do a height calculation but the Board has usually allowed vehicle gates to harmonize with existing or adjacent walls.

Member Boniface noted the application said the light fixtures would match existing fixtures but there are no photographs of existing light fixtures.

Mr. Rasch thought that design was shown on pages six and seven.



Member Boniface thought those were the lights on the neighbor's property.

Chair Rios said they could ask the applicant.

Member Katz noted that the picture on page 12 showed some columns. He asked if that looked like the original study that was the basis for getting the basis for the application. The columns shown are an important part of the building and asked if his statement was correct.

Mr. Rasch agreed. It also reveals the tiles which are both Spanish Colonial attributes of this contributing building.

Chair Rios asked how much taller the proposed gate will be than the existing one.

Mr. Rasch thought it would match the wall height.

Chair Rios thought it is taller than the existing gate.

Mr. Rasch added that it doesn't have that "swoop."

### **Applicant's Presentation**

Mr. Eric Enfield, 612 Old Santa Fé Trail was sworn.

Regarding the lighting question, he had a photograph, that showed the original wrought iron fixture that was designed by Mr. Belloli. It is inside the courtyard. He looked for a photograph he had taken that could not find it. Be said it was supposed to be in the packet.

### **Questions to the Applicant**

Chair Rios asked him if the proposed fee is higher than the existing gate.

Mr. Enfield said it is not.

Member Katz thought it looked to be shorter.

Mr. Enfield agreed that it is shorter by a little bit. The highest point of the gate is a cap over the gate that is about nine and half feet high. He is proposing to remove that. The gate he is proposing is 7'6" high. The difference is that the other gate is 8 feet high at the top of the swoop.

Mr. Enfield clarified regarding the historic nature of this house, that nothing that can be seen through the gate is historic. It is all new construction that was done in the 1970s. Those columns are not original; the tile is not original; the building is not original. It was done in the 1970s by Victor Johnson. So none of

that is the historic portion of the house. The historic portion of the house does not even start at that.

Mr. Enfield pointed it out on the displayed drawings. He said he did the wall is new so the gate is not at a historic portion of the wall. He explained that when the last addition was built, they stockpiled some of the old tile to be used in the future. They are also making custom tiles to match the old historic tiles exactly in size, shape, and color, including variation of color. So the tiles that are beyond the gate are also new from two years ago.

Chair Rios asked Mr. Enfield why the owner wants a solid gate as opposed to a portion being see-through.

Mr. Enfield said that's what the owner told him to do. He pointed out that when he was before the board last time, there was no discussion about whether it was solid or not. The Board said that it was over detailed and asked him to simplify the design. The Board also suggested that he consider what was done adjacent on both sides of this property. And that was why he came back with a simplified design. It is basically for panels.

### **Public Comment**

Ms. Stefanie Beninato, P.O. Box1601, was sworn. She appreciated that the architect came back and simplified the gate. However, it does visually stop you. It would be more visually enticing to invite your eye to go into the yard. The squareness of it really blocks; it keeps you out rather than invites you in.

Ms. Nicoletta Monroe, 701 Dunlap Street, was sworn. She said this is her first meeting with the Historic Review Board. She said her first impressions of the drawings might be incorrect because she could not see a photograph of the new gates. She could only see the old gate. To her, it did not look like Santa Fe style. It looks like it is Italianate or something ornate. While it might be attractive and beautiful, it looks like something that belongs in Bel Air in California. It doesn't look like something in Santa Fe. She agreed with Ms. Beninato that details of the home should be attractive and inviting, especially the gate should have some type of importance. She said on Dunlap Street where she lives there are some heavily designed gates that are ugly. They are like imposing with eight or 9 feet tall beams, flanked by another beam. And they overpower the house that they are in front of and they are hideous. This could be gorgeous. But she could not tell because she did not have a visual reference. She asked if the architect had a photo of this date.

Mr. Enfield said he did not.

Ms. Monroe asked him if he was referencing another home.

Mr. Enfield said he was not. He indicated it was similar to a gate, two homes to the left of it. He made further statements which were inaudible.

Ms. Monroe said she understood and then saw a photo. She asked Mr. Enfield if that was the gate he is building or not. She asked him how many gates were on this street.

Member Katz said it is not appropriate for the public to be asking the applicant questions.

Chair Rios asked the City Attorney to comment on this, in reference to her line of questioning towards the architect.

Ms. Gheen asked Ms. Monroe to please address her questions to the Board and the Board will respond.

Ms. Monroe said the comment might not even be relevant because it could be that his choice is fine and it does conform to Santa Fe style. But she would be afraid to mix these styles like Italianate or something more ornate that belongs in another community and it might be very beautiful and another community. Here, we have to be more reserved.

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

Chair Rios said in reference to this application, that she thought the submittal is rather simplistic, which, for Santa Fe, is very appropriate. She asked him to submit the visual to Mr. Rasch as part of the application.

Member Roybal thought the gate was beautiful.

Mr. Enfield made several other comments away from the microphone and were not audible.

Member Katz commented that it has been his experience while on the Board, to not have solid gates that block a view of the interior of the building. And he understood that to be somewhat of a balancing issue if this were the gate to the living courtyard in front of the building where they would be sitting outside and such, he could understand that. But this is a gate basically to the garage, driveway. So he thought it was appropriate to require that there be some openness in the top part of the gate to provide a glimpse provided now with the swoop. It could just be windows in the top part of each of the panels, which he thought would achieve that.

Member Katz wondered how other members of the Board feel about that.

Member Boniface tended to agree with him. The fact that this is not a private area would allow for some type of public viewing of that space. He actually found that the singularity of these columns, the uniqueness of this building... Every time that he has given by this house in the upper canyon area, it has always intrigued him. It is so different. So he would like to see a little more of what is behind there. He doesn't like the swoop and would like to see something that has a little more openness to it. He suggested maybe some type of pickets or T is within the data itself.

## **Action of the Board**

Member Roybal moved in Case #H15-100 at 1379 Canyon Road, to approve per staff recommendation of the submitted gate. The motion died for lack of a second.

**Member Katz made a motion in Case #H15-100 at 1379 Canyon Road to approve the gate on the condition that there is some visibility put in the top part of the gate – not even as much as a third in each of the panels.**

**Member Boniface seconded the motion and requested a friendly amendment that the light fixtures be taken to staff. Member Katz accepted the amendment as friendly.**

**The motion resulted in a 2-1 voice vote with Member Roybal dissenting.**

Chair Rios asked if she needed to vote.

Mr. Rasch said she could vote against it to kill the motion but that was the only way she could vote.

Mr. Boaz disagreed. He indicated that with two of four members voting in favor, it was not a majority of Board members present but that if she voted in favor, the motion would pass by majority vote.

**Chair Rios voted in favor of the motion and it passed by majority voice vote.**

Mr. Enfield had a question on procedure. His client told him he was taking this to City Council and asked if he could appeal an approval based on the condition of approval.

Mr. Rasch said he could.

Mr. Enfield said it is going to City Council because his client doesn't agree with the condition.

Mr. Enfield reminded the Board that the last time he came with this case, the Board had specifically said the Board felt the gate was overdesigned and told him to come back with a simplified design. There was no discussion about having to have a see-through in the gate. The only time that has ever come into the Board's conversations, and Mr. Rasch confirmed it with him, is when it is a contributing or significant structure behind the gate and the Board doesn't want to shield historic details. That is the precedent that he heard from the Board before. So he was surprised. There is nothing in the Code that says the gate has to be see-through.

Chair Rios said the Board has been recommending that to applicants whenever they have tall gates to make it more friendly by having a portion of them be see-through.

Mr. Enfield said "recommending" but...

Chair Rios said that is part of the motion in reference to the suggestions that were made when he was before the Board last time.

Mr. Enfield said he did simplify the gate.

Chair Rios said that doesn't mean the Board is going to point out every solitary thing, exactly how he should design it, because that is on the applicant.

Mr. Enfield said it made it hard for him to respond, if there is a new set of comments when coming into the second meeting.

Member Katz said Mr. Enfield has obviously discussed this with his client since he was so clear that he is appealing this requirement. This is not a surprise regarding this requirement of openness.

Mr. Enfield said it is a surprise because he has never had the Board do it except on a historic structure before.

**2. Case #H-16-002A. 450 Camino Monte Vista. Downtown & Eastside Historic District. McDowell Fine Homes, agents for Joe Esposito, owner, requests historic status reviews and primary elevation designations if applicable for a contributing residential structure and two non-stated accessory structures. (David Rasch).**

Mr. Rasch gave 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 rectangular building features rounded and battered walls, exposed wooden headers, an inset portal on the north, a sculpted fireplace and chimney on the west, and historic windows. The north elevation garage door has been sensitively infilled. A series of three additions have greatly expanded the footprint and a Cultural Properties Inventory from 2007 suggests a range of dates for the additions without substantiating the source of the estimated dates. A 1966 aerial image of the property shows that the east and south additions were in place by that time, while the last addition on the south is not of historic construction date. The building is listed as contributing to the Downtown & Eastside Historic District. Primary elevations have not been established.

Two free-standing sheds on the south side of the residence do not appear on the aerial image and are therefore of non-historic date of construction. These structures have no historic status designation.

The applicant requests historic status designations with primary elevations, if applicable.

**STAFF RECOMMENDATION:**

Staff recommends that the Board designate the original north and west façades of the residence as primary and the two non-historic free-standing accessory structures as non-contributing. Staff defers to the

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

January 26, 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 at City Hall, 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. Meghan Bayer  
Ms. Jennifer Biedscheid  
Mr. Edmund Boniface  
Mr. William Powell  
Mr. Buddy Roybal

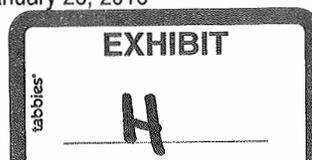
**MEMBERS EXCUSED:**

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Sobia Sayeda, Planner Technician Senior  
Ms. Theresa Gheen, Assistant City Attorney  
Ms. Lisa Martínez, Land Use Department Director  
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**



Mr. Rasch said Case #2 at 547 Hillside is postponed due to zoning problems.

No motion was made to approve the Agenda.

#### **D. APPROVAL OF MINUTES: January 12, 2016**

Chair Rios requested the following changes to the minutes:

On page 2, she did not make the motion. Member Roybal volunteered to be the maker of the motion. [Stenographer's note: Actually no one made the motion but Member Boniface seconded it.]

On page 3, 10<sup>th</sup> paragraph should read, "Chair Rios thanked Mr. Rasch for another very informative presentation, stating presentations are beneficial to the Board and the public."

On page 5, under Questions to the Applicant, where it should read, "Chair Rios asked the applicant if the proposed gate is higher than existing gate."

On page 8, the 13<sup>th</sup> paragraph should read, "Chair Rios said the Board has been recommending that tall gates have see-throughs, making the gates more friendly and more inviting. Then it says Mr. Enfield said recommending but should say "... was used in the Board's previous motion."

On page 24, 2<sup>nd</sup> paragraph it should read, "Chair Rios was questioning whether there is a law that realtors must be inform property owners of the property's historic status."

Member Boniface requested the following change to the minutes:

On page 7, last sentence it should say "pickets or latillas within the gate itself."

**Member Roybal moved to approve the minutes of January 12, 2016 as amended. Member Boniface seconded the motion and it passed by unanimous voice vote except Member Biedscheid abstained.**

#### **E. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**Case #H-15-100. 1379 Canyon Road.**

**Case #H-16-002A. 450 Camino Monte Vista.**

**Case #H-16-003. 425 Sandoval Street.**

**Case #H-16-004. 311 East Palace Avenue.**

**Case #H-16-005. 202 Chapelle Street.**

**Member Katz 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 that Member**

**Biedscheid and Member Powell abstained.**

## **F. BUSINESS FROM THE FLOOR**

Mr. John Eddy, 227 East Palace Avenue was sworn. He inquired about the status of the Hinojos house on Palace Avenue which has had a lot of recent activity there. He asked for the status of the current permit there and the work that is ongoing. He clarified that, although a member of the Old Santa Fe Association, he is not appearing or testifying for OSFA but reminded the Board that they have a very strong interest in that house and will be watching it closely and excited that new owner is undertaking a restoration of it.

Member Katz said he, too, was wondering if that project would come through the Board as they restore it.

Mr. Rasch reported that shortly after the building was damaged by fire, he gave administrative approval to rebuild the damaged areas in-kind so that it would look exactly as it was before the damage on the exterior. That approval was still valid when the current owner applied for a permit and the permit complied with the aesthetic requirements on the exterior. So all he knew was that they were going forward with that.

Chair Rios asked if it should not have come before the Board.

Mr. Rasch said they usually do fire damage without the Board's review if it is going to be replaced in-kind so it would look exactly like it did. He said he does that administratively a lot.

He added that it is like the portal damage on Palace Avenue that the car rammmed into. It was also done administratively because it would be replaced in-kind. He is assuming the Board's vote would be to do it.

Chair Rios said that is interesting and asked if he is keeping an eye on it.

Mr. Rasch said there is a permit in place so an interim historic inspection to measure the height and opening dimensions before plastering is done and then a final historic inspection. So there are two inspections from the Historic Division but if we something going awry, we need to know sooner than later.

There were no other speakers from the public.

Chair Rios introduced Ms. S3bia Sayeda as new Planner Technician.

## **G. COMMUNICATIONS**

Mr. Rasch said he didn't prepare a study session for this meeting and he had no other communications. He did announce that one February meeting will be in the Convention Center.

Chair Rios announced that anyone disagreeing with a decision of this Board has a right to appeal to the Governing Body.

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

**Case #H-15-100**

**Address - 1379 Canyon Road**

**Agent's Name – Architectural Alliance**

**Owner/Applicant's Name – Dean and Allyson Rogers**

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 12, 2016.

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

On October 27, 2015, the Board heard Applicant's proposal to remove the existing vehicle gate with another vehicle gate in the same location and opening dimensions in the street frontage yardwall. The exiting gate has an inverted arch – a swoop – at 5' 6" high, which affords some visibility into the parking court. The design proposed on October 27 was gate with a basket weave design and which eliminated the swoop. The Board postponed its decision, to give the Applicant an opportunity to submit a simpler design with more verticality.

On January 12, 2016, the Board reviewed the redesign of the proposed vehicle gate. In the redesign, the Applicant proposed a vehicle gate with more verticality with a height of 7' 6" and 15' wide, and finished to match the garage doors behind the gate in dark walnut stained wood. The gate will roll behind the yardwall. In addition, the wooden header will be removed and light fixtures that match existing conditions will be installed.

**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 the Application as complying with Section 14-5.2(C) Regulation of Contributing Structures, (D)(9) General Design Standards, and (E) Downtown & Eastside Historic District.
4. The project is 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:  
 Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:  
 No Exception Request Applicable
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), 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 Board has long required that gates to walled contributing structures permit some degree of public visibility of the stylistic features of the structure, balanced against the owner's reasonable desire for privacy.
10. The Board's long-standing practice is consistent with the "Wall and Fence Guidelines: Santa Fe Historic Districts" adopted by the Historic Design Review Board on August 24, 1999, which states in part, "[f]enestrated gates should be encouraged as opposed to solid gates."
11. The swoop in the existing gate permits limited visibility into the parking area, allowing public view of the top of the thick columns and the roof tiles that exhibit the singularity of the stylistic features that supported the original designation of status as contributing and mark the uniqueness of the building.
12. The limited public visibility and the nature of the area viewed, a garage parking area, weigh in support of requiring that the limited visibility of the structure be maintained.
13. The Applicant's agent stated that the owners did not want public visibility through the gate.
14. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application.
  - a.  Additional Conditions, which are:  
 That the design incorporate some visibility in the top part of the gate, and that light fixtures shall be taken to Staff for approval.

IT IS SO ORDERED ON THIS 26<sup>th</sup> DAY OF JANUARY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ruiz  
Chairperson

1.26.16  
Date:

FILED:  
Yofanda Y. Vigil  
Yofanda Y. Vigil  
City Clerk

1.27.16  
Date:

APPROVED AS TO FORM  
Muse  
Assistant City Attorney

1/26/16  
Date:

# WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

**Purpose and intent:** These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

## **SCALE:**

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and niches at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

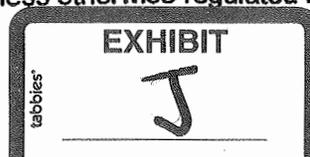
Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

## **SETBACK:**

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.



Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

#### **MATERIAL, TEXTURE AND COLOR:**

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

#### **GATES:**

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

#### **LANDSCAPING (Suggested Options)**

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.



# City of Santa Fe, New Mexico

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

www.santafenm.gov

*Javier M. Gonzales, Mayor*

### Councilors:

- Peter N. Ives, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Signe I. Lindell, Dist. 1
- Joseph M. Maestas, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Ronald S. Trujillo, Dist. 4
- Bill Dimas, Dist. 4

Project description: Architectural Alliance, agent for Dean and Allyson Rogers, owners, proposes to replace a 15' wide vehicle gate at a height of 7'6" on a contributing residential property

Case number: H-15-100  
Project Type: HDRB

**PROJECT LOCATION (S): 1379 Canyon Road**

### PROJECT NAMES:

OW – Dean and Allyson Rogers  
Santa Fe, NM 87505

1000 Corona Place #455  
505-820-9299

AP – Architectural Alliance  
Santa Fe, NM 87505

612 Old Santa Fe Trail  
505-988-5269

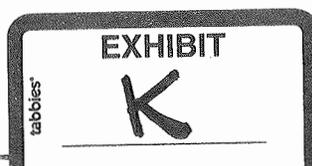
### BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on January 12, 2016. The decision of the Board was to approve your application with the conditions that staff shall approve the exterior light fixture designs before a construction permit application is submitted and that the gate shall have some visual access through it, in a small amount. 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 Clerk's 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 permits.





# City of Santa Fe, New Mexico

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

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*Javier M. Gonzales, Mayor*

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1000 Corona Place #455  
505-820-9299

AP – Architectural Alliance  
Santa Fe, NM 87505

612 Old Santa Fe Trail  
505-988-5269

### BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 27, 2015. The decision of the Board was to postpone action on the application pending redesign of the gate. 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 Clerk's 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 permits.



# HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 1379 Canyon Rd.

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

PROJECT PROPOSAL: NEW GATE IN EXISTING OPENING

CONSTRUCTION COST: \$ \_\_\_\_\_

BASE FEE: \$ 250<sup>00</sup> + EXCEPTION: \$ \_\_\_\_\_ + POSTER: \$ 25<sup>00</sup> = TOTAL: \$ 275<sup>00</sup>

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: Dean & Allyson ROGERS PHONE #: 505-820-9299

OWNER MAILING ADDRESS: 1000 CORONA PLACE #455

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

EMAIL: \_\_\_\_\_

APPLICANT: ARCHITECTURAL ALLIANCE, INC PHONE #: 988-5269

MAILING ADDRESS: 612 OLD SANTA FE TRAIL

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

EMAIL: hunter@archallinc.com

PREAPPLICATION MEETING: Date: 9.17.15 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 9-21-15 Planner: Zeph Thomas

(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)

## AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 1379 CANYON RD.

I/We authorize ERIC ENFIELD AIA to act as my/our agent to execute this application.

Signed: Dean A. Rogers Date: 9-25-15

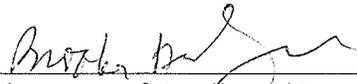
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Address: 1379 Canyon Rd.

Hearing Date: Oct 27, 2015

I have received the public notice poster(s) and I agree to post notice of the proposed project on the site fifteen (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 of Applicant/Owner

9/29/15  
Date

Brooke Belman  
Printed Name Applicant/Owner

1 poster

City of Santa Fe  
200 Lincoln Ave.  
Santa Fe, NM 87504  
505-955-4933

PDR Application 11001.431445 250.00  
1x 250.00  
PDR Notification Poster 11001.431475 25.00  
1x 25.00

Payer Name: ARCHITECTURAL ALLIANCE

Subtotal: 275.00  
Total: 275.00

Check  
Other : DEAN A ROGERS 275.00  
Number : 2096

09/29/2015 13:34 Leonas  
#0266959 /2/1  
\*\*\*\*\* DUPLICATE #001 \*\*\*\*\*  
09/29/2015 13:35 Leonas  
Thank You ~



# TRANSMITTAL

**PROJECT:** 1379 Upper Canyon Rd.

**JOB NO:**

10-28

**TO:** David Rasch  
City of Santa Fe

**FROM:** Hunter Redman

**DATE:** November 24, 2015

**WE TRANSMIT:**

HEREWITH  UNDER A SEPARATE COVER VIA

**FOR YOUR:**

APPROVAL  USE  REVIEW AND COMMENT

INFORMATION  RECORD

**THE FOLLOWING:**

DRAWINGS  SPECIFICATIONS  CD

SUBMITTALS  SHOP DRAWINGS  OTHER

COPIES	DATE	DESCRIPTION
1	11/23/2015	Revised Drawings and Letter
<b>COPIES TO:</b>		<b>REMARKS: Please call with questions</b>
FILE		

**SIGNED BY:** \_\_\_\_\_



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b>	
Date Submitted: <u>9/21/15</u>		<u>1379 UPPER CAUYAN RD.</u>	
Property Owner of Record: <u>DEAN &amp; ALYSON ROGERS</u>		Proposed Construction Description:	
Applicant/Agent Name: <u>HUNTER REDMAN ARCHITECTURAL ALLIANCE</u>		<u>NEW GATE IN EXISTING OPENING</u>	
Contact Person Phone Number: <u>505 882 5269</u>		TOTAL ROOF AREA: <u>13,662</u>	
Zoning District: <u>R-2</u>		Lot Coverage: <u>31</u> %	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		<input type="checkbox"/> Open Space Required: _____	
Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Setbacks: Proposed Front: _____ Minimum: <u>7'</u> 2 <sup>nd</sup> Front? _____ Proposed Rear: _____ Minimum: <u>15'</u> Proposed Sides: L _____ R _____ Minimum: <u>5'</u>	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Height: Proposed _____ Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Parking Spaces: Proposed _____ Accessible _____ Minimum: _____	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Terrain: <input type="checkbox"/> 30% slopes _____			

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

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

HUNTER REDMAN AIA 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]  
SIGNATURE

9/21/15  
DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**

Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**

Preliminary Approval  with conditions  Rejected

Comments/Conditions: \_\_\_\_\_

REVIEWER: Zach Thomas DATE: 9/21/15



September 24, 2015

VIA HAND DELIVERY

David Rasch  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

RE: 1379 Upper Canyon Rd.

Dear David:

Enclosed you will find our submittal documentation and drawings for the existing residence located at 1379 Upper Canyon Rd. We propose to remove the existing gate and wooden cover over the gate at the driveway and install a new gate. The new gate will be finished to match the existing garage doors. That finish is a dark walnut stain.

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Eric P. Enfield", is written over a horizontal line.

Eric P. Enfield, AIA  
ARCHITECTURAL ALLIANCE, INC.

Cc: Dean and Allyson Rogers  
File

Prepared By and Return To:  
Fidelity National Title Insurance Co.  
8500 Menaul Blvd NE #B-150  
Albuquerque, NM 87112

Return To: FT000061726 AG  
FIDELITY NATIONAL TITLE INSURANCE CO.

GF# FT000061726-FNT21

**WARRANTY DEED**  
(Joint Tenants)

Francis I. Mullin, III and Carol L. Mullin, husband and wife

for consideration paid, grant to:

Allyson Rogers and Dean Rogers, wife and husband as joint tenants  
with survivorship

whose address is 551 West Cordova Rd, Ste. 455, Santa Fe, NM 87505

as joint tenants the following described real estate in Santa Fe County, New Mexico:

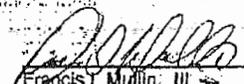
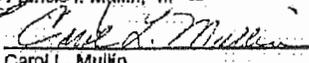
All that tract of land delineated on plat entitled, "Plat of Survey for Francis I. Mullin and Carol L. Mullin 1379 Canyon Road ...", filed in the office of the County Clerk, Santa Fe County, New Mexico on May 27, 1994, in Plat Book 275, page 40, as Instrument No. 864495.

Together with rights pursuant to the Corrective Parking Easement Agreement, filed for record as Instrument No. 1601725, records of Santa Fe County, New Mexico.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2011, and subsequent years.

Witness our hands and seals this 13 day of Jan, 2011

  
Francis I. Mullin, III  
  
Carol L. Mullin

STATE OF New Mexico  
COUNTY OF Santa Fe

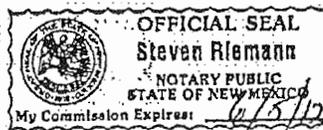
This instrument was acknowledged before me 1-13-11

by Francis I. Mullin and Carol L. Mullin

Notary Public

My Commission Expires:

(SEAL)



Warranty Deed - Joint Tenants (4-99)  
FDNM0025.rdw



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
WARRANTY DEED  
PAGES: 1  
I Hereby Certify That This Instrument Was Filed for  
Record On The 13TH Day Of January, A.D., 2011 at 03:52:38 PM  
And Was Duly Recorded as Instrument # 1623538  
Of The Records Of Santa Fe County  
Witness My Hand And Seal Of Office  
Valerie Espinoza  
County Clerk, Santa Fe, NM  
Deputy - COMONTOYA

New Mexico Statutory Form - Rev. 5-75

WARRANTY DEED

Anne W. Marion, a married woman dealing in her sole and separate property... for consideration paid, grant... to Francis L. Mullin, III and Carol L. Mullin, husband and wife... 1061728... whose address is P.O. Box 655086, Dallas, Tx 752655086... the following described real estate in Santa Fe... County, New Mexico:

Legal Description attached hereto as Exhibit A:

with warranty covenants.

WITNESS... hand... and seal... this 25 day of MAY 19 94

(Seal) Anne W. Marion (Seal) Anne W. Marion (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this 25 day of MAY 19 94

by Anne W. Marion

My commission expires: 8-15-95

(Seal)

John Romero Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this... day of... 19...

(name of officer)

(title of officer)

of... (name of corporation)

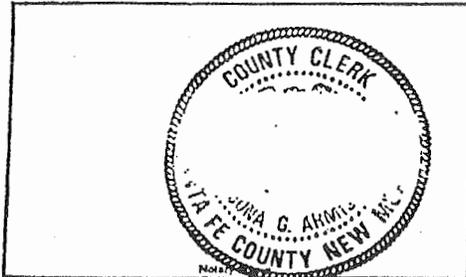
(state of incorporation)

corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public



Form for Recorder's Use Only, containing recording details: COUNTY OF SANTA FE, STATE OF NEW MEXICO, 804 1827, recorded on the 31 day of May A.D. 1994 at 10:00 a.m. and page 228. Signed by County Clerk, Santa Fe County, NM, and Deputy.

Two tracts of land on Canyon Road, City and County of Santa Fe, New Mexico, more particularly described as follows:

Tract 1 at 1379 Canyon Road;

Beginning at the southwest corner of the tract, from whence M.H. #12, Line W5H2 in Canyon Road bears;

S 37° 59' 44" E 15.24 feet, thence from said point and place of beginning along the following bearings and distances;

N 15° 01' 57" W 193.14 feet to the northwest corner;  
 S 75° 57' 52" E 104.17 feet to a point;  
 N 89° 12' 46" E 72.87 feet to a point;  
 S 82° 27' 46" E 74.56 feet to the northeast corner;  
 S 14° 59' 48" E 109.80 feet to the southeast corner;  
 S 79° 51' 40" W 69.17 feet to a point;  
 S 76° 54' 04" W 71.53 feet to a point;  
 S 78° 27' 49" W 90.21 feet to the point of beginning.

As shown on plat of survey by Morris A. Apodaca, dated May 18, 1994, entitled "Plat of Survey for Francis I. Mullin & Carol L. Mullin 1379 Canyon Rd. Santa Fe County, New Mexico", as Survey No. LS-94-052, recorded in the Office of the County Clerk, Santa Fe County, New Mexico, in Plat Book 275, page 040, as Document No. 864 495, on May 27, 1994.

Tract 2 at 1380 Canyon Road;

Beginning at a point on the northerly boundary of the tract, from whence M.H. #12, Line W5H2 in Canyon Road bears;

N 49° 54' 04" E 57.96 feet, thence from said point and place of beginning along the following bearings and distances;

N 75° 28' 36" E 197.70 feet to the northeast corner;  
 S 11° 03' 25" E 99.92 feet to a point;  
 S 11° 06' 00" E 461.61 feet to the southeast corner;  
 S 66° 48' 55" W 103.09 feet to the southwest corner;  
 N 26° 30' 00" W 583.48 feet to the northwest corner;  
 N 70° 21' 56" E 59.14 feet to the point of beginning.

As shown on plat of survey by Morris A. Apodaca, dated May 18, 1994, entitled "Plat of Survey for Francis I. Mullin & Carol L. Mullin 1380 Canyon Road Santa Fe County, New Mexico", as Survey No. LS-94-052-A, recorded in the Office of the County Clerk, Santa Fe County, New Mexico, in Book 275, page 039, as Document No. 864 494, on May 27, 1994.

WARRANTY DEED

LUCY JOHNSTONE, a single woman

623607

for consideration paid, grant to ANNE W. MARION, a married woman dealing in her sole and separate property

whose address is c/o Burnett Companies, 801 Cherry Street, Suite 1500 Fort Worth, Texas 76102

the following described real estate in SANTA FE County, New Mexico:

A certain tract of land lying and being situate within the City of Santa Fe Grant, Santa Fe County, New Mexico being within 1379 Canyon Road and being more particularly described as follows:

Beginning at a point from whence a sanitary sewer manhole No. 12, of line W5H2, bears S. 37 deg. 59' 44" E., a distance of 15.24 feet; thence from said point of beginning, N. 16 deg. 21' 47" W., a distance of 190.61 feet to a point; thence S. 74 deg. 05' 53" E., a distance of 104.99 feet to a point; thence N. 89 deg. 08' 59" E., a distance of 73.10 feet to a point; thence S. 85 deg. 16' 00" E., a distance of 74.10 feet to a point; thence S. 15 deg. 05' 00" E., a distance of 109.80 feet to a point; thence S. 79 deg. 46' 28" W., a distance of 70.00 feet to a point; thence S. 76 deg. 31' 26" W., a distance of 71.00 feet to a point; thence S. 80 deg. 33' 53" W., a distance of 86.03 feet to a point and place of beginning.

As shown on that certain plat entitled "Plat of Survey" for Lucy Johnstone dated November 20, 1985 by Morris A. Apodaca, N.M.P.L.S. No. 5300 recorded in Book 538 Misc., page 244 to 246, records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and/or easements of record.

with warranty covenants.

WITNESS MY hand and seal this 1st day of September, 1988.

Lucy Johnstone (Seal)

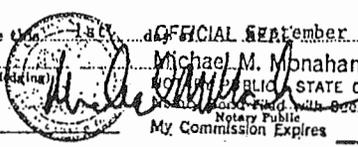
(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 1st day of September, 1988, by Lucy Johnstone (Name or Names of Person or Persons Acknowledging) Michael M. Monahan (Notary Public) My commission expires: 10/30/88 (Seal)

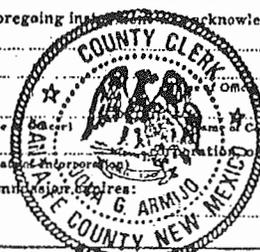


ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19 by (Title and Name of Corporation Acknowledging) a (State of Incorporation) of behalf of said corporation. My commission expires: (Seal) Notary Public



FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE ) SS STATE OF NEW MEXICO ) I hereby certify that this instrument was filed for record on the 1 day of SEP A.D. 19 88, at 4:09 o'clock P.M. and was duly recorded in book 623, page 607 of the records of Santa Fe County.

Witness my Hand and Seal of Office Jona G. Armijo County Clerk, Santa Fe County, N.M.

Jona G. Armijo (Seal)

WARRANTY DEED

SANTA FE ABSTRACT, LIMITED, a New Mexico Corporation

, for consideration paid, grant

to LUCY JOHNSTONE, a single woman

whose address is

the following described real estate in Santa Fe County, New Mexico

The following described lot, piece and parcel of land situate, lying and being in the City and County of Santa Fe and State of New Mexico, more particularly described as follows, to-wit:

Commencing at a point located on the North side of Canyon Road within Block 84-L of the 1933 Official Map of the City of Santa Fe, from which point the dome of the Capital Building bears North 83 deg. 51' West thence South 74 deg. 55' West along the North side of Canyon Road, a distance of 90 feet to the Southwest corner of the tract here described; thence North 15 deg. 05' West 197.9 feet to a point on the bank of the Santa Fe River and the Northwest corner of the tract here described; thence South 74 deg. 53' East 104.4 feet; thence North 89 deg. 08' East 73.1 feet; thence South 85 deg. 16' East 74.1 feet to the Northeast corner of tract here described; thence South 15 deg. 05' East 109.8 feet to the Southeast corner of the tract here described and the Northerly side of Canyon Road, thence South 79 deg. 00' West 70 feet; thence South 76 deg. 45' West 71.0 feet to the point and place of beginning.

Said property being bounded on the North by the Santa Fe River; on the South by Canyon Road; and on the East and West by properties now or formerly of Emeterio Rivera.

SUBJECT TO: Restrictions, reservations and/or easements of record and that certain mortgage dated February 6, 1984 and recorded in Mortgage Book 389 page 804, records of Santa Fe County, New Mexico.

with warranty covenants.

WITNESS, hand and seal this 21st day of November, 1985

(Seal) SANTA FE ABSTRACT, LIMITED (Seal)

(Seal) By: J. Michael Hyatt, President (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal) 580,716

Notary Public

FOR RECORDER'S USE ONLY
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 22 day of Nov A.D. 1985 at 11:16 o'clock a.m. and was duly recorded in book 636 page 587 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PE...
County Clerk, Santa Fe Co.

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 21st day of November, 1985

by J. Michael Hyatt (Name of Officer)

President of Santa Fe Abstract, Limited (Name of Corporation Acknowledging) a corporation, on behalf of said corporation.

(Seal) Angie Vigil Pe... Notary Public

WARRANTY DEED

The Estate of Julian Garcia, deceased, by Sheila Garcia, Personal Representative, for consideration paid, grant to Santa Fe Abstract, Limited, a New Mexico Corporation

whose address is

the following described real estate in

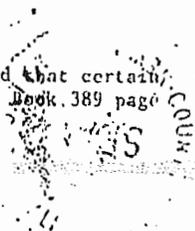
County, New Mexico

The following described lot, piece and parcel of land situate, lying and being in the City and County of Santa Fe and State of New Mexico, more particularly described as follows, to-wit:

Commencing at a point located on the North side of Canyon Road within Block 84-L of the 1933 Official Map of the City of Santa Fe, from which point the dome of the Capital Building bears North 83 deg. 51' West thence South 74 deg. 55' West along the North side of Canyon Road, a distance of 90 feet to the Southwest corner of the tract here described; thence North 15 deg. 05' West 197.9 feet to a point on the bank of the Santa Fe River and the Northwest corner of the tract here described; thence South 74 deg. 54' East 104.4 feet; thence North 89 deg. 08' East 73.1 feet; thence South 85 deg. 16' East 74.1 feet to the Northeast corner of tract here described; thence South 15 deg. 05' East 109.8 feet to the Southeast corner of the tract here described and the Northerly side of Canyon Road, thence South 79 deg. 00' West 70 feet; thence South 76 deg. 45' West 71.0 feet to the point and place of beginning.

Said property being bounded on the North by the Santa Fe River; on the South by Canyon Road; and on the East and West by properties now or formerly of Emitterio Rivera.

SUBJECT TO: Restrictions, reservations and/or easements of record and that certain mortgage dated February 6, 1984 and recorded in Mortgage Book 389 page 804, records of Santa Fe County, New Mexico.



with warranty covenants

WITNESS hand and seal this 18th day of November 1985. The Estate of Julian Garcia, deceased, by Sheila Garcia, Personal Representative (Seal) Estate of Julian Garcia (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO } COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 18th day of November 1985, by Sheila Garcia, Personal Representative for the Estate of Julian Garcia, deceased.

My commission expires: 8/12/89

Notary Public signature and name

580,715

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } COUNTY OF ... }

The foregoing instrument was acknowledged before me this day of ... 19 ... by ... (Name of Officer)

(Title of Officer) (Name of Corporation Acknowledging) corporation, on behalf of said corporation.

My commission expires: (Seal) Notary Public

RECORDED'S USE ONLY SANTA FE COUNTY, N.M. I hereby certify that this instrument was filed for record on the 22 day of Nov 1985 at 11:15 o'clock A.M. and was duly recorded in book 536 page 52 of the records of Santa Fe County. Witness my Hand and Seal of Office ANGIE VIGIL PEREZ County Clerk, Santa Fe County, N.M. [Signature]

WARRANTY DEED

482521

ANNE NOGGLE, a single woman

consideration paid, ant to JULIAN GARCIA, a married man dealing in his sole and separate property

whose address is

the following described real estate in Santa Fe County, New Mexico:

The following described lot, piece and parcel of land situate, lying and being in the City and County of Santa Fe and State of New Mexico, more particularly described as follows, to-wit:

Commencing at a point located on the North side of Canyon Road within Block 84-L of the 1933 Official Map of the City of Santa Fe, from which point the dome of the Capital Building bears North 83° 51' West thence South 74°55' West along the North side of Canyon Road, a distance of 90 feet to the Southwest corner of the tract here described; thence North 15° 05' West 197.9 feet to a point on the bank of the Santa Fe River and the Northwest corner of the tract here described; thence South 74°53' East 104.4 feet; thence North 89°08' East 73.1 feet; thence South 85°16' East 74.1 feet to the Northeast corner of tract here described; thence South 15°05' East 109.8 feet to the South east corner of the tract here described and the Northerly side of Canyon Road, thence South 79°00' West 70 feet; thence South 76°45' West 71.0 feet to the point and place of beginning.

Said property being bounded on the North by the Santa Fe River; on the South by Canyon Road; and on the East and West by properties now or formerly of Emiterio Rivera.

SUBJECT TO: Restrictions, reservations and easements of record, if any.

with warranty covenants.

WITNESS my hand and seal this 6th day of February, 1984

(Seal) Anne Noggle (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

Santa Fe

ss.

6th day of February, 1984

The foregoing instrument was acknowledged before me this

Anne Noggle, a single woman

(Name or Names of Person or Person Acknowledging)

My commission expires: 8/21/84

Vicki Osborn Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 1984

by (Name of Officer) (Title of Officer) (Name of Corporation Acknowledging) corporation, on behalf of said corporation.

My commission expires: (Seal) Notary Public

NOTARY PUBLIC seal for Vicki Osborn, commission expires 8/21/84, and a recording stamp from Santa Fe County, N.M. dated Feb 6, 1984 at 9:20 AM, recorded in book 482.

CITY OF SANTA FE

TO George G. Belloli et al

STATE OF NEW MEXICO, } ss. 55568
County of Santa Fe.

I hereby certify that this instrument was filed for record on the 12 day of JANUARY A. D. 1938 at 11:35 o'clock A. M., and duly recorded on the 12 day of JANUARY A. D. 1938.

Margaret D. Ortiz County Clerk
By Frances L. Lucero Deputy.

THIS INSTRUMENT, Made this Twenty-second day of November A. D. nineteen hundred thirty-seven, between the City of Santa Fe, a municipal corporation, in the County of Santa Fe, in the State of New Mexico, and Frank Andrews Mayor, and R. L. Thornton Clerk, of said city, parties of the first part, and George G. Belloli and Yolanda Belloli part 1st. of the second part:

WITNESSETH, That whereas, under and pursuant to an Act of Congress entitled, "An Act to Settle the Title to Real Estate in the City of Santa Fe, New Mexico," approved April 9th, A. D. 1900, said part 1st. of the second part has duly applied, as the claimants and owners of that certain tract of land and real estate hereinafter described, for a conveyance and quit claim thereof to him, under the provisions of said Act of Congress, and has duly presented a proper deed therefor, to be executed under the provisions of said act; and

WHEREAS, said tract of land and real estate is claimed as their individual holding of said second part 1st. and the same and every part thereof has been in the possession of the said second part 1st. and predecessors in title in the manner provided in said act, for the full period of ten years before the passage of said act; and

WHEREAS, said second part 1st. entitled, under the provisions of said Act of Congress, to a conveyance and quit claim of said tract of land and real estate from the said parties of the first part;

NOW, THEREFORE, in consideration of the premises, and by virtue of the authority of the said act, and to fully carry out and execute the trust created in and by said act, said parties of the first part, have released, relinquished, conveyed and forever quit claimed, and by these presents do release, relinquish, convey and forever quit claim unto the said part 1st. of the second part and to their heirs and assigns forever, all the following described tract and lot of land and real estate, situate, lying and being in the City and County of Santa Fe, in the State of New Mexico, and within the present survey of the Santa Fe Grant, as the same appears on file in the General Land Office in Washington and in the office of the Surveyor General for the District of New Mexico, and in said Act of Congress, approved April 9th, 1900, and more particularly bounded and described as follows, to-wit:

Commencing at a point located on the North side of Canyon Road within Block 34-L

of the 1933 Official Map of the City of Santa Fe, from which point the dome of the capitol building bears North 83° 51' West; thence South 74° 55' West along the North side of Canyon Road, a distance of 90 feet to the Southwest corner of the tract here described; thence North 15° 05' West 197.9 feet to a point on the bank of the Santa Fe River and the Northwest corner of the tract here described; thence South 74° 53' East 104.4 feet; thence North 89° 08' East 73.1 feet; thence South 85° 16' East 74.1 feet to the Northeast corner of the tract here described; thence South 15° 05' East, 109.8 feet to the Southeast corner of the tract here described and the Northerly side of Canyon Road; thence South 79° 00' West 70 feet; thence South 76° 43' West, 72.0 feet to the point and place of beginning;

Said property being bounded on the North by the Santa Fe River; on the South by Canyon Road; and on the East and West by properties now or formerly of Emterio Rivera. Provided, however, that this Deed shall in no way affect or impair any existing lien or liens for unpaid sewer or paving assessments against the property hereinabove described, and such liens shall continue to exist and be in full force and effect to the extent of the unpaid amount thereon to all intents and purposes as though this Deed had never been executed and delivered.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof; and also all and singular, all the right, title and interest therein which said first parties now have or may hereafter acquire under and by virtue of said Act of Congress or of an act of Congress issued by the United States.

TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises with the appurtenances and privileges thereunto belonging, or in anywise appertaining unto the said part 1st. of the second part their heirs and assigns, forever.

IN WITNESS WHEREOF, the said City of Santa Fe, by its mayor and clerk, has duly signed its name hereto and hereto caused its seal to be duly affixed, and the said mayor and clerk for themselves, as provided in said act aforesaid, have hereunto signed their names and affixed their seals the day and year first above written.

And by (sgd) R. L. Thornton, Clerk. (sgd) R. L. Thornton (SEAL) Clerk, City of Santa Fe.

THE CITY OF SANTA FE, By (sgd) Frank Andrews, Mayor. (sgd) Frank Andrews (SEAL) Mayor, City of Santa Fe.

STATE OF NEW MEXICO, } ss. County of Santa Fe.

On this 22nd day of November, A. D. 1937, before me personally appears Frank Andrews, Mayor, and R. L. Thornton, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Frank Andrews that he is the mayor, and the said R. L. Thornton that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Frank Andrews Mayor, and R. L. Thornton, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk, under and in pursuance of the Act of Congress, approved April 9, 1900, entitled, "An Act to Settle the Title to Real Estate in the City of Santa Fe, New Mexico."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires May 14, 1941. (sgd) Muriel Brown Notary Public.

(S E & L)



1 Wednesday 7/17/15 7:15



Date: 9/10/15 Name: Hunter Rodman Phone: 988-5269

Email: \_\_\_\_\_ Alt/Cell: \_\_\_\_\_

Work Site Address: 1379 Canyon Rd. Verified on ArcGIS

Historic District: Don Gaspar Area  Downtown and Eastside   
Historic Review  Transition  Westside-Guadalupe

Historic Status C HCPI# \_\_\_\_\_

Date of Construction: \_\_\_\_\_ Source: **Red Flag** (over 50 years old)

Alterations with Dates: \_\_\_\_\_ Previous HDRB Case: \_\_\_\_\_

Proposed Work: Vehicle Gate Replacement & Exterior Lighting

Meet with Planner On-Site  In-Office  Drive-by   
Date/Time: \_\_\_\_\_ Date/Time: \_\_\_\_\_ Date/Time: \_\_\_\_\_

HDRB Hearing Required  Resolve w/Administrative Approval

Assigned to: David

Special Instructions: \_\_\_\_\_

Requires: Building Height Calculation  Wall/Fence Height Calculation

Field Notes: \_\_\_\_\_

Street Frontages \_\_\_\_\_

Follow-Up: \_\_\_\_\_

ESPERANZA LN

CANYON RD

CAMINO MILITAR

