



City of Santa Fe, New Mexico

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www.santafenm.gov

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Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

Memorandum

To: Members of the Governing Body

From: Zachary Shandler
Assistant City Attorney *ZS*

Via: Kelley Brennan *KAB*
City Attorney

Re: Case # 2015-78. Request for Approval of the Recommendation of the City Attorney Pursuant to Santa Fe City Code Section 14-3.17(D)(6) that the Governing Body Dismiss the Appeal of Margit Pearson from the July 14, 2015 Decision by the Historic Districts Review Board. 1598 Canyon Road.

Date: August 27, 2015 for the September 9, 2015 Meeting of the Governing Body

The Appeal

On July 29, 2015, Ms. Margit Pearson (Appellant) filed a Verified Appeal Petition (Petition) appealing the July 14, 2015 Decision (the Decision) by the Historic Districts Review Board (HDRB) to authorize Mr. Jay Parks to construct improvements on his property (Project) at 1598 Canyon Road. (Verified Petition with attachments is provided as **Exhibit A**).

The Property

Mr. Parks' property is located at 1598 Canyon Road. Appellant lives at 1590 Canyon Road, which is behind Mr. Parks' property. Appellant accesses her property via a twenty foot wide driveway easement across Mr. Parks' property. The driveway, for many years, has had an approximate 6 foot high coyote fence on one side and an approximate 3 foot high wood split rail fence on the other side.

History of the Case

1598 Canyon Road was a vacant one acre lot located in the Downtown and Eastside Historic District. On August 12, 2008, the Historic Districts Review Board (HDRB) reviewed Mr. Parks' request for the construction of an approximately 2,695 square foot single family home with a garage and a series of other improvements. He also requested to replace the existing split rail fence with a 5'6" high coyote fence. One Board Member stated that having two tall coyote fences on both sides of the driveway would create a "tunnel" effect while driving up the driveway. HDRB approved Mr. Parks' construction request with several building conditions, but denied the request for the new coyote fence and stated the existing split rail fence should remain in place.

On June 27, 2014, Mr. Parks requested administrative approval of a time extension to start building, which was granted by City staff, on the condition that once he started to build, he would make no changes to the design/conditions of approval or the application would have return to HDRB.

On January 9, 2015, Mr. Parks requested administrative approval to construct a four foot high coyote fence in the place of the existing split rail fence. The HDRB's "Wall and Fence Guidelines" provide that requests for walls and fences in excess of four feet must be approved by the HDRB. Since this new request was not in excess of four feet, on February 6, 2015, City staff granted administrative approval to construct the four foot high coyote fence. Sometime in the spring of 2015, Mr. Parks removed the split rail fence and installed the coyote fence on the side of the driveway.

About this same time, Mr. Parks started constructing the Project, but did not follow all of the HDRB building conditions. On May 26, 2015, the Applicant came to HDRB to request retroactive approval of his changes. Appellant and Appellant's architect representative were present and made public comment about Mr. Parks' disregard for the HDRB's prior instructions, his violation of private party covenants and the staff's decision to administratively approve the coyote fence. The case was postponed pending receipt of additional information on a variety of issues. On June 9, 2015, the HDRB resumed its review of Mr. Parks' request. (Minutes of both meetings are attached as **Exhibit B**) Appellant's architect representative was present and again made public comment.

During the deliberations, the HDRB focused on two items that constituted a departure from the original plans and were publicly visible from Canyon Road—the already constructed garage

parapet and the already constructed fireplace. The HDRB ordered Mr. Parks to remove the fireplace and scale back the already constructed garage. The HDRB adopted findings stating that: “All the proposed changes were built prior to Board approval, contrary to the Board’s prior stated condition that there shall be no changes to the design without approval” but “[c]hanges other than ... [increasing the height of the] garage parapet and [new] outdoor fireplace, are either not publicly visible or are minimal.” (Findings of Fact attached as part of **Exhibit A**). One Board Member did criticize staff for approving the coyote fence despite the 2008 condition regarding the split rail fence, but HDRB did not order the reinstatement of the split rail fence.

On July 29, 2015, Appellant filed a Petition. On or about August 10, 2015, the City of Santa Fe Inspections Division placed a red-tag on the construction pending resolution of this appeal.

Basis of Appeal

Appellant states its belief that HDRB should not have given Mr. Parks retroactive approval on his construction project despite his disregard for the HDRB’s 2008 conditions and city staff did not have legal authority under Chapter 14 to administratively authorize the removal of the split rail fence.

Discussion

Code §14-3.17(A)(2) provides that an appeal can only be filed if:

- (1) the final action appealed from does not comply with Code Chapter 14 or §§3-21-1 through 3-21-14 NMSA¹ (the Statute);
- (2) Code Chapter 14 has not been applied properly; or
- (3) the decision appealed from is not supported by substantial evidence.

Pursuant to Code §14-3.17(D)(6)(a) the City Attorney’s Office (CAO) has reviewed the Petition and for the reasons set forth below concurs with the determination of Land Use Department that it does not conform to the requirements of Code §14-3.17 in that it does not state a valid basis for appeal under any of the foregoing provisions.

Claim 1. The HDRB’s actions were arbitrary and capricious and not in accordance with Chapter 14 because HDRB gave Mr. Parks retroactive approval on his construction project despite his disregard for the HDRB’s 2008 conditions.

As a general rule, Code § 14-3.11(B)(2) states: “Amendments to Applications: Any change from the approved site plans or floor plans shall first be approved by the land use director and shall be submitted in writing and approved prior to commencement of any construction related to the proposed amendment.” The Land Use Department, however, generally practices the doctrine of

¹ Section 3-21-8 B. NMSA 1978 provides in pertinent part: “Any aggrieved person...affected by a decision of an administrative...commission or committee in the enforcement of Sections 3-21-1 through 3-21-14 NMSA 1978 or ordinance, resolution, rule or regulation adopted pursuant to these sections may appeal to the zoning authority. ...”

“Educate/Seek Compliance” rather than the doctrine of “Punish/Tear Down” when a party is caught out of compliance with building code submittal requirements. As stated above, HDRB was disturbed enough with Mr. Parks’ actions that it did order the tear-down of already-constructed structures. The HDRB ordered Mr. Parks to remove the fireplace and scale back the already-constructed garage.

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*, 86 N.M. 447, 449, 525 P.2d 374, 376 (1974). While Appellant may have wished HDRB went further in punishing Mr. Parks, Appellant’s opinion does not mean the HDRB’s actions were done “without consideration” or in violation of Chapter 14 requirements. The HDRB, instead, according to the record, collected and considered many facts in this case; it held two separate meetings and received oral and written comment in the matter.

Claim 1 does not fall within any of the three bases for appeal cited above and should be dismissed.

Claim 2. City staff did not have legal authority under Chapter 14 to administratively authorize the coyote fence.

In 1999, the HDRB adopted its “Wall and Fence Guidelines Santa Fe Historic Districts.” The document states: “These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [in Chapter 14].” The document states: “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.” It further reads that coyote fences are permissible: “Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed...unless otherwise regulated by the underlying zoning.” (Guidelines attached as **Exhibit C**.)

In 2015, Mr. Parks proposed to replace the split rail fence with a four foot coyote fence. Since the fence was not in excess of four feet, this new proposal did not have to go to the HDRB under the “Wall and Fence Guidelines Santa Fe Historic Districts.” Under the Wall and Fence Guidelines, the HDRB had generally delegated its Chapter 14 authority to staff to grant approval of proposals of low fences. Staff acted consistently with this authority when it made this administrative decision.²

Second, even assuming that City staff misinterpreted its authority under the Wall and Fence Guidelines, the HDRB under Code Section 14-2.6(C)(2) has the authority to “hear appeals” of land use staff actions “interpreting” the historic district code. As stated above, the Appellant and

² In addition, City staff’s actions were consistent with the intent of the Board’s 2008 motion. In 2008, Mr. Parks proposed an almost six foot high coyote fence. The Board stated that was too high and would create a “tunnel” effect. The new four foot high fence, however, does not create that effect. (Current Photograph attached as **Exhibit D**).

Appellant’s architect representative raised the issue of staff’s interpretation at the May 26 and June 9, 2015 HDRB meetings. Staff’s actions were front and center in the debate. These meetings were essentially appeal hearings regarding staff’s actions. Specifically, at the May meeting, the Appellant argued that staff did not have the authority to act as it had.³ At the June meeting, the Appellant’s architect representative argued: “[C]hanging a split rail to a coyote fence is not minor.” The HDRB scolded staff but did not overturn staff’s actions.

Finally, Appellant should have, but did not, timely appeal City staff’s decision. Since City staff made its administrative approval and permit error in the Spring 2015, Appellant should have filed a written appeal of City staff’s action within fifteen days under Code Section 14-3.17(C)(1)(b). Appellant did not take this action in the spring of 2015.

Claim 2 does not fall within any of the three bases for appeal cited above and should be dismissed.

Conclusion

Appellant has not effectively alleged that the Decision does not comply with applicable Code or the Statute; that the Code has been improperly applied; or is not supported by substantial evidence. As a result, the Appellant has failed to state a valid basis for appeal under Code §14-3.17(A)(2).

Option #1: The CAO recommends that the Governing Body vote to dismiss Appellant’s appeal.

[MOTION: I move that the HDRB acted in accordance with law and reliance on substantive evidence and to dismiss the appeal in Case No. 2015-78, adopting the HDRB’s Findings of Fact and Conclusions of Law as our own.]

Option #2: If the Governing Board does not wish to dismiss the Appeal, the Governing Body will have to set this matter for a de novo hearing (with testimony, exhibits and witnesses) at an upcoming Governing Body meeting.

[MOTION: I move to deny the City Attorney Office’s request to dismiss this case and instead move to set this matter for a de novo hearing at the next available regularly scheduled Council meeting.]

³ Appellant also argued the “coyote fence destroys the visibility.” The City Traffic Engineer staff, however, submitted an email to the HDRB stating: “the location of the coyote fence meets the AASHTO requirements for sight distance and there are not any other sight visibility concerns at this time.”



LUD Use Only
 Time Filed: 4:11PM
 Fee paid: \$100.00
 Receipt attached:

(date stamp)
RECEIVED
 JUL 29 2015
 Land Use Dept.

**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: Pearson Margit
Last First M.I.
 Address: 1590 Canyon Rd
Street Address Suite/Unit #
Santa Fe NM 87501
City State ZIP Code
 Phone: () _____ E-mail Address: _____
 Additional Appellant Names: _____

Correspondence Directed to: Appellant Agent Both

Agent Authorization (If applicable)

I/We: Margit Pearson
 authorize Sommer Karnes & Associates (Karl H. Sommer) to act as my/our agent to execute this application.
 Signed: _____ Date: July 29, 2015
Margit Pearson Date: _____

Subject of Appeal

Project Name: 1598 Canyon Road
 Applicant or Owner Name: Jay Parks
 Location of Subject Site: 1598 Canyon Road
 Case Number: 15-0727 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):

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:
 See Exhibit A attached hereto.

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



Exhibit A to Verified Appeal

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

Appellant takes this appeal from the final action taken and reflected in the attached Findings of Fact and Conclusions of Law in Case No. H-08-022 dated and adopted by the Historic Districts Review Board on July 14, 2015. A copy of the Findings and Conclusions of Law are attached hereto.

Description of Harm:

Appellant is the property owner to adjacent to the property that is the subject of the Applicants proposal before the Board. The Board's *ex post facto* to allow staff to have waived conditions previously imposed by the Board in the case and to allow the Applicant to build in the manner he proposes adversely impacts Appellant's property and her use and enjoyment of her property.

Basis for Appeal:

The Board previously imposed conditions upon the Applicant. The conditions benefitted the public in general and Appellant in particular. The Appellant without Board approval violated the conditions of approval, built in violation of the conditions, improperly received a Staff approval or waiver of the conditions, and then sought to have the Board approve his and Staffs actions. The Board's actions were arbitrary, capricious and not in accordance with the applicable standards of the Code.

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

Case #H-08-022

Address-1598 Canyon Road

Owner/Applicant's Name-Jay Parks

Agent's Name- Liaison Planning Services

THIS MATTER came before the Historic Districts Review Board ("Board" or "HDRB") for hearing on June 9, 2015 upon the application ("Application") of **Liaison Planning Services**, as agent for **Jay Parks**, owner ("Applicant").

1598 Canyon Road is an approximately 1 acre vacant lot located in the Downtown and Eastside Historic District. On August 12, 2008, the HDRB approved construction of an approximately 2,695 square foot single family home with 257 square feet of portals and a 741 square foot attached garage, for a total roofed area of 3,793 square feet. Conditions of approval included that the stucco be cementitious, that the skylights be low profile and not publicly visible, that the existing split rail fence remain, that the vehicular gate be redesigned to be more transparent, that as many trees as possible be retained, and that the courtyard walls shall not exceed 6 feet.

On June 27, 2014, the applicant requested an administrative extension of this approval, which was granted by staff on the condition that there shall be no changes to the design or conditions of approval (aside from changing construction material from adobe to frame). On February 6, 2015, the applicant was granted administrative approval to construct a 4' high coyote fence in the place of an existing split rail fence. On May 26, 2015, the HDRB heard the Applicant's request to amend the previous approval, and the case was postponed, pending additional information regarding the driveway visibility compliance as a result of changes to the fencing and potentially to the driveway location.

The Applicant returns with the proposal to change the design of the residence with the following items:

- 1) Expand the breakfast/dining room 2 feet to the east;
- 2) Delete the step in the southwest portion of the great room elevation;
- 3) Reduce the number of windows in the gallery/entry from 5 to 4;
- 4) Remove the windows in both showers, facing the north courtyard, for increased privacy;
- 5) Increase the garage parapet height by 2 feet, for a total garage height of 12'6";
- 6) Add an outdoor fireplace to the east portal;
- 7) Change a window on the south elevation of the master bedroom to a pair of true divided lite French doors;
- 8) Change the design of the doors on the south elevation from 6 lite with panels to 8 lite French doors;
- 9) Reduce the area of the north courtyard;

- 10) Add roof-mounted HVAC systems to be screened by parapets; and
- 11) Slightly alter the location of the vehicular entrance to bring it approximately 40' closer to the Canyon Road street frontage than originally approved.

The Applicant has continued to work with neighbors to resolve concerns and has received approval from the City of Santa Fe Traffic Engineering Division regarding driveway visibility.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. 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), 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.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. All the proposed changes were built prior to Board approval, contrary to the Board's prior stated condition that there shall be no changes to the design without approval. Changes other than 5 and 6, the garage parapet and outdoor fireplace, are either not publicly visible or are minimal.
8. The garage parapet is the most prominently visible portion of the building and raising its height two feet significantly changes the appearance and massing of the building.
9. The fireplace is publicly visible and is oddly sited in the middle of the front of the portal rather than in a corner or on a wall as is traditional and looks inappropriate.
10. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met except for the garage parapet and fireplace.

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 all items in the Application, except items 5 and 6, as recommended by Staff with the following conditions:
 - A. The HVAC unit shall not be higher than 18 inches;
 - B. The gate shall be designed as a see-through gate and the design shall be submitted to staff for review and approval;
 - C. There shall be no publicly visible rooftop appurtenances;
3. The following items are denied:
 - A. The request to an increase in the garage height;
 - B. The request for the fireplace.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Cecilia Rios
Chairperson

7.14.15
Date:

FILED:
Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

7/16/15
Date:

APPROVED AS TO FORM
Zachary Shandler
Zachary Shandler
Assistant City Attorney

7-14-15
Date:

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

Misc GL
1x 100.00 100.00
GL Number: 11001.431470...

Payer Name: SOMMER KARNES

SubTotal: 100.00
Total: 100.00

Check Number : 6454 100.00

07/29/2015 16:11 LorraineL
#0245180 /3/1
***** DUPLICATE #002 *****

07/29/2015 16:11 LorraineL
Thank You ~

Mr. Katz seconded the motion and it passed by majority (3-1) voice vote with Mr. Armijo dissenting.

6. **Case #H-08-022. 1598 Canyon Road.** Downtown & Eastside Historic District. (This is #6) Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6". (Lisa Roach).

Ms. Roach gave the staff report as follows:

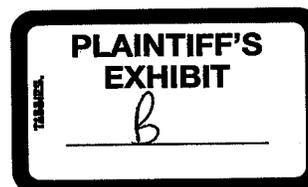
BACKGROUND & SUMMARY:

1598 Canyon Road is an approximately 1 acre vacant lot located in the Downtown and Eastside Historic District. On August 12, 2008, the HDRB approved construction of an approximately 2,695 square foot single family home with 257 square feet of portals and a 741 square foot attached garage, for a total roofed area of 3,793 square feet. Conditions of approval included that the stucco be cementitious, that the skylights be low profile and not publicly visible, that the existing split rail fence remain, that the vehicular gate be redesigned to be more transparent, that as many trees as possible be retained, and that the courtyard walls shall not exceed 6 feet.

On June 27, 2014, the applicant requested an administrative extension of this approval, which was granted by staff on the condition that there shall be no changes to the design or conditions of approval (aside from changing construction material from adobe to frame).

Now, the applicant proposes to change the design of the residence with the following items:

- 1) Expand the breakfast/dining room 2 feet to the east;
- 2) Delete the step in the southwest portion of the great room elevation;
- 3) Reduce the number of windows in the gallery/entry from 5 to 4;
- 4) Remove the windows in both showers, facing the north courtyard, for increased privacy;
- 5) Increase the garage parapet height by 2 feet, for a total garage height of 12'6";
- 6) Add an outdoor fireplace to the east portal;
- 7) Change a window on the south elevation of the master bedroom to a pair of true divided lite French doors;



- 8) Change the design of the doors on the south elevation from 6 lite with panels to 8 lite French doors;
- 9) Reduce the area of the north courtyard; and
- 10) Add roof-mounted HVAC systems to be screened by parapets.

STAFF RECOMMENDATION:

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

Ms. Roach added that although there was conflicting information on the plan, the split rail fence is called out on the plan but appears to be modified to a 4' coyote fence and that didn't get caught in the first review and needs more clarification from the applicant as well as the visibility of the rooftop mechanical equipment.

She noted that staff received an email from a neighbor with some concerns.

Questions to Staff

Vice Chair Rios asked if any of these items have already been done.

Ms. Roach said much of the work has been started and these changes were caught by the historic inspector so she agreed with Vice Chair Rios.

Vice Chair Rios asked about public visibility.

Ms. Roach said the elevation seen in the photograph does have some visibility but the other elevations are minimal to none.

Ms. Mather asked about the split rail fence because she didn't remember seeing it. She wondered if the other conditions had been met from the previous approval such as using cementitious stucco and the gate design.

Ms. Roach believed the other conditions had been met. She noted that she stepped into this case late so the Board could ask the applicant for confirmation. She wasn't sure about the trees condition.

Vice Chair Rios asked if Ms. Roach read the email.

Ms. Roach said the sender, Margaret Pearson voiced concerns primarily that the mechanical units are currently visible; that the proposed fence might have been removed for coyote fence and the driveway

visibility is compromised as a result.

Applicant's Presentation

Present and sworn were. Dolores Vigil, P. O. Box 1845, Santa Fe, and Mr. Bennie Casado, 3 Oak Place, Cedar Crest, New Mexico.

Ms. Vigil said regarding the fence that they got administrative approval from David Rasch back in February to change it to coyote fence with irregular tops. That is in the file and a permit was submitted to the City. It is 4 feet and has been built.

Questions to Applicant

Vice Chair Rios asked if the rooftop mechanical equipment was visible.

Ms. Vigil said she submitted a drawing showing that the unit is built into the roof and not set on top. It is lower than the parapet.

Ms. Roach said page 13 in the packet shows it.

Mr. Casado explained that the units are built into the roof and sprayed over. It is not a typical A/C system. Nothing will be seen.

Mr. Armijo asked how it is accessed.

Mr. Casado said it is from the inside; the whole grill comes out. It stands 10.5" tall so it looks like a skylight and the condenser is on the ground in a non-visible location.

Mr. Armijo asked if this property is in the escarpment.

Ms. Vigil said it was not.

Mr. Armijo asked about the concern expressed by the neighbor about the trees.

Ms. Vigil said the site plan shows a buffer. This neighbor once owned the property and it has a no build area with trees and they won't touch those trees.

Mr. Armijo asked them why they made these changes without going to staff. Other than the fireplace, the changes could have been taken to staff but they didn't. It has not been permitted.

Mr. Casado said the original plans had the fireplace on the south elevation and was just moved around

to the east elevation for better drainage accessibility.

Mr. Armijo pointed out that it was shown in the center of that façade in the original plans.

Mr. Casado said the original plan showed it on the corner.

Ms. Vigil had the original drawings and was prepared to show them to the Board.

Mr. Armijo said the HDRB needs the builder to follow what is approved because it will be inspected after the fact to make sure. Lisa Martínez is here the Board has asked her to work with the staff for some penalty for those who don't follow the regulations. We have this issue a lot.

Mr. Casado explained that the expansion of the breakfast nook was drawn by the architect when designed for the HERS rating. So that caused the step in the elevation and wasn't caught. It was approved by the Building Department but not the Historic Department.

The window in the gallery was actually the same dimensions as on the original design but the manufacturer didn't make a section window and it is just a mullion missing but is the same size opening. The windows in the shower were removed because they were located at the front door and a design that didn't give any privacy. They are not visible from the front elevation because of the wall and gate there.

They put the one back on the right side of the gate for the Master Bedroom. There is no elevation showing those windows.

The architect made a mistake on the parapet height. He forgot to figure in the joist of the garage. There wasn't enough to put the beam across there.

Mr. Armijo said all of those things could have been approved by staff and was why he brought it up.

Ms. Mather asked about the email. It talks about the visibility triangle at the drive entrance. She asked if something changed from the original submittal. She couldn't tell if that changed. She wondered if it was some sort of agreement. The Board didn't look carefully at the stone wall on the site visit and don't have any drawings.

Ms. Roach said she had the original site plan and the proposed site plan. The original is on page 21 and the new is on page 22. It didn't appear to her that the configuration is changed; just the construction which apparently was administratively approved by Mr. Rasch. It appears to be the same as approved originally. She didn't know how the engineers evaluate those triangles so it might be worth checking into it and work with the applicant to approve it administratively.

Mr. Katz pointed out that it was no longer a split rail which drivers could see through.

Vice Chair Rios asked Ms. Roach to check into it. Ms. Roach agreed.

Ms. Vigil said the original approved site plan does vary from this one. It is more of a straight line onto Canyon Road and now it gives more visibility along Canyon Road. They actually put a curve into the design so driving out gives better visibility on Canyon Road.

Ms. Roach said she would check with Traffic on it.

Mr. Katz asked, if the Board denied the increase in the height of the garage, what would be the result if the parapet was lowered.

Mr. Casado said it would cost over \$20,000 because they would have to tear off the roof.

Public Comment

Present and sworn was Ms. Margaret Pearson, 1559 Canyon Road, the one who wrote the letter, who said she formerly owned this property. She sold it in 2001 and then it was sold in 2007. She said her home was terraced and is up one story from the property and she looks onto the roof and all these windows. It isn't on the plan but it is all landscaped that she put into the survey including apple and pear orchards. But people came in and tore them all out. Also the trees in the no-build area were all taken out.

She said she arrived in town and half of the split rail fence was removed and replaced with coyote. A lot of the changes had already been done. So her concern was in looking out onto the roof. The coyote fence destroys the visibility.

Ms. Pearson fainted while she was speaking at 7:05.

The Board recessed to care for her and she regained consciousness at 7:11.

Ms. Pearson continued with her testimony after reviving and spoke while seated. She remembered that from the street everything was open and her family has been there about 400 years and built the orchards. She sold it because she had to and included gates and put all the trees on a survey so it would be clear on the plat what needed to be preserved for the orchard of over 100 years. In August, all of it was removed. Many of the trees needed to be in the building area but in the no-build area she had 30' high elm trees to shield anything being built. No one supervised that.

She went out with Mr. Parks and asked him if he had read the covenants. The prior owner, Mr. Chase, his property had a stone wall with coyote fence on top with no approvals anywhere. He just continued it and he is the one who blocked the visibility. And then put up a 10' high coyote fence going up Canyon Road. All the neighbors were furious but that was already done. So when Mr. Parks bought it, the stone wall and coyote was there. In 2008 at the HDRB, she wrote letters and explained why she put all the covenants on the property.

When she looked at the material today, she pulled out the 2008 material and all of it has already been

done and now they are asking permission for what has been done already.

She planted a row of trees on her side but she can look onto the roof and that is what she referred to in her letter. There is a little bit of Territorial on top and she didn't want to look out on HVAC and a yellow roof. Mr. Chase did that and ended up with leaks all over his roof.

Her biggest concern is the visibility. If they keep the 8' coyote it does block visibility. The road curves just past the property and people come around the curve and one of them hit the back of a bicycle coming out of there. That should be a concern for the person who is living there.

Vice Chair Rios said staff will check on that.

Present and sworn was Mr. Justin Green, 611 Quintana Place, who said he is an old friend of Margaret and an architect in town. The fact is that these 2008 approvals said "no changes" so it is a can of worms and everything should be addressed. The split-rail is a concern for visibility from Canyon Road. The visibility triangle will be a safety issue. The landscape wasn't properly dealt with. The raised profile of the garage should have been addressed long ago. The HVAC is also a change and where the units are going to be located. If it will be on the side it is fine.

There are minor things like muntin changes of the divided lights which he thought was okay but not the larger garage. These are setting precedents.

Mr. Katz was confused about the split-rail fence and asked if it covered the front.

Ms. Pearson said it was put in 2002 without any approval. Mr. Chase came in and put in the stone wall and coyote and put a curve into the driveway out to the edge and put shrubs around. That was what created the major stir in the neighborhood. There was a gigantic tree there and the kids played in it. That was why she put in all the covenants. The really bad visibility issue is what Mr. Chase did and the coyote on top is falling over now. That should have come before the Board. He had no building permit. It is not the fault of Jay Parks.

Ms. Beninato (previously sworn) agreed with the speakers and with Mr. Armijo that it is unfortunate people come for forgiveness rather than permission. The garage is massive and out of proportion to the rest of the building.

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

Vice Chair Rios agreed there are a lot of issues here.

Mr. Katz wanted to postpone it until David Rasch returned.

Action of the Board.

Mr. Katz moved in Case #H-08-022 at 1598 Canyon Road, to postpone the application until Mr. Rasch returns. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

7. **Case #H-15-044. 330 Garcia** Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 2,71 sq. ft. residential structure to a height of 16' and a second 2,767 sq. ft. residential structure to a height of 15' 8" where the maximum allowable height is 18' 4" and to add vehicle and pedestrian gates to the existing yardwall. (Lisa Roach).

Ms. Roach apologized that the computer was no longer working so there were no visuals to show but all the materials that would have been shown are in the packet.

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

330 Garcia Street is a 14,073 square foot vacant lot located in the Downtown and Eastside Historic District. A 5'6" to 6' high yard wall exists at the north and east lot lines, and a 4' high yard exists on the west lot line.

The applicant proposes to construct two single family residences on the property, as follows:

- 1) Unit #1 is placed on the eastern (front) half of the lot and consists of a 2,771 square foot residence designed in the Territorial Revival style to a maximum height of 16 feet. The design features El Rey "Buckskin" stucco, red brick coping, white painted wood trim and portal structure, and white true divided lite windows and French doors.
- 2) Unit #2 is placed on the western (rear) half of the lot and consists of a 2,767 square foot residence designed in a blend of Pueblo Revival and Territorial style elements to a maximum height of 15'8". The design features El Rey "Buckskin" stucco, rounded massing, white painted wood trim and portal structure, and white true divided lite windows and French doors.
- 3) A 16' wide vehicular gate is proposed to be installed in the existing front (east) yard wall to a height of 5'6", and a 4' high pedestrian gate and lower section of wall is proposed for the northernmost portion of this perimeter wall. Gate designs have been provided and are consistent with Santa Fe Style.
- 4) The rear wall is proposed to be raised to a height of 6' and stuccoed to match the existing perimeter walls (color not specified).
- 5) A new 6' high yard wall is proposed for the south lot line and between the two residences, stuccoed in El Rey "Buckskin". Pedestrian gate designs are provided for each unit at the interior yard wall

G. ACTION ITEMS

1. **Case #08-022. 1598 Canyon Road.** Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6". (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1598 Canyon Road is an approximately 1 acre vacant lot located in the Downtown and Eastside Historic District. On August 12, 2008, the HDRB approved construction of an approximately 2,695 square foot single family home with 257 square feet of portals and a 741 square foot attached garage, for a total roofed area of 3,793 square feet. Conditions of approval included that the stucco be cementitious, that the skylights be low profile and not publicly visible, that the existing split rail fence remain, that the vehicular gate be redesigned to be more transparent, that as many trees as possible be retained, and that the courtyard walls shall not exceed 6 feet. This project is underway.

On June 27, 2014, the applicant requested an administrative extension of this approval, which was granted by staff on the condition that there shall be no changes to the design or conditions of approval (aside from changing construction material from adobe to frame). On February 6, 2015, the applicant was granted administrative approval to construct a 4' high coyote fence in the place of an existing split rail fence. On May 26, 2014, the HDRB heard the applicant's request to amend the previous approval, and the case was postponed, pending additional information regarding the driveway visibility compliance as a result of changes to the fencing and potentially to the driveway location.

Now, the applicant returns with the proposal to change the design of the residence with the following items:

- 1) Expand the breakfast/dining room 2 feet to the east;
- 2) Delete the step in the southwest portion of the great room elevation;
- 3) Reduce the number of windows in the gallery/entry from 5 to 4;
- 4) Remove the windows in both showers, facing the north courtyard, for increased privacy;
- 5) Increase the garage parapet height by 2 feet, for a total garage height of 12'6";
- 6) Add an outdoor fireplace to the east portal;
- 7) Change a window on the south elevation of the master bedroom to a pair of true divided lite French doors;
- 8) Change the design of the doors on the south elevation from 6 lite with panels to 8 lite French doors;
- 9) Reduce the area of the north courtyard;
- 10) Add roof-mounted HVAC systems to be screened by parapets; and
- 11) Slightly alter the location of the vehicular entrance to bring it approximately 40' closer to the

Canyon Road street frontage than originally approved.

The applicant has continued to work with neighbors to resolve concerns and has received approval from the City of Santa Fe Traffic Engineering Division regarding driveway visibility.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if all 11 of these items been completed already.

Ms. Roach agreed that a lot were completed and were identified during the interim inspection and caused this to come back before the Board. The extension of the approval granted by Mr. Rasch specified that there would be no changes to the design or else it would come back to the Board.

Chair Rios noted that in 2008, the Board's motion specified to the applicant that he had to keep the split rail fence and then Staff gave administrative approval to make it a latilla fence.

Ms. Roach agreed. The Land Use Director has authority to make minor amendments to approvals and conditions made by land use boards. That is in Code Section 14-2.11 - general powers of the Land Use Director, to make minor modifications to land use approvals. The fence does comply with the code and the covenants on the property so Staff felt it was okay to make that minor modification.

Chair Rios asked if the Staff realized that the Board had made that condition.

Ms. Roach said she didn't at the time. However, it was within Staff's authority as delegated by the Land Use Director to make minor modifications as long as they comply with the Code.

Chair Rios asked Ms. Roach to describe public visibility from the neighbor to the south, where it is situated and in terms of its grade and also if anything in the proposal would block visibility.

Ms. Roach said there is a no-build, no-cut zone specified in the covenants on the property that provides a vegetative barrier between the two properties and that zone is on the 1598 lot. There is visibility looking down on the new structure from the neighboring property to the west.

Chair Rios asked if the visibility was minimal or great.

Ms. Roach described it as medium visibility.

Mr. Boniface pointed out that the last time he reviewed this, he noticed there are two addresses. In 2008, the property is listed as 1590. Several other places list it as 1590. He asked what is going on.

Ms. Roach said there was a lot split and address change that happened.

Applicant's Presentation

Present and sworn was Ms. Dolores Vigil, P. O. Box 1835, who had nothing to add to the staff report.

Questions to the Applicant

Mr. Katz said regarding this fence, it was mentioned that the applicant came in and got administrative approval to change it from split rail to coyote.

Ms. Vigil agreed.

Mr. Katz asked if that work had been done already.

Ms. Vigil said it had not. It was done at the end of April.

Mr. Boniface noted on page 24 of the application is a hand drawn section of the roof showing the HVAC unit. He asked what is going on there.

Ms. Vigil said the contractor will lower in the unit and cover it with foam and all maintenance done from inside the house. It will be lower than the parapet.

Mr. Boniface said the reason he asked is that on page 25 it says the cooling unit is 24" and yet it says the box is only 18".

Ms. Vigil said there are two different units and they are lower than the parapet and covered with foam.

Mr. Boniface asked how something that is 24" can be put into an 18" box.

Ms. Vigil showed it on the overhead. She said Mr. Parks verified that it is 18".

Mr. Boniface said the packet shows the units are 27" and 24" tall.

Ms. Vigil said she was told by Mr. Parks that it will be 18". It is the same as the one on Garcia Street from the last meeting.

Mr. Boniface said the specs indicate the units are taller than that so he requested that the motion have a condition that the boxes be no higher than 18".

Chair Rios asked if there was any lighting outdoors on this project.

Ms. Vigil agreed. It was proposed in 2008 to this Board and Mr. Parks would be happy to change that approved design to what the Board wants for the neighbors. She passed around a rendering of the lighting design.

Chair Rios asked about the vehicle entrance.

Ms. Vigil said it is shown on the site plan. The opening across from the garage will be closed off once construction is complete and the entrance as shown on the site plan is exactly what is built and Gary Moquino did an inspection last week. The entrance is built but not the gate.

Chair Rios asked if the stucco is cementitious.

Ms. Vigil agreed.

Public Comment

Present and sworn was Mr. Justin Green, who said he is a close friend of Margaret Pearson and had helped with the lot split many years ago. He was very familiar with the property and went out to inspect and discussed solutions with Ms. Vigil.

He mentioned a point of order. The fact that there were no changes allowed by the Board and changes were made so it sort of voided the board's approval decision and it should be re-noticed. He was in favor of administrative decisions being made on minor things. But in this case, it triggered voiding the 2008 permit. That was his point of order.

The other issue is that the change was made on a specific order (motion) of the Board. Even though seven years passed since then, if it had been a minor change, it would have been okay. But changing a split rail to a coyote fence is not minor.

He also said he didn't see where the ground units would be located or on the roof either. They need to be screened properly. The gate is now much more visible with it being much closer. He hoped the Board would make sure the gate design is much more open.

For lighting, he said the specific locations need to be made clear.

His main point was that the applicants should be required to go back and apply for a new permit and the approval the Board made earlier should be suspended until properly noticed.

Chair Rios asked if the application was properly posted and advertise

Ms. Roach said it was.

Chair Rios thought the Board was revisiting the application this evening.

Mr. Green asked if it is an amendment or a whole new application for review of all details of the house.

Chair Rios said there were eleven details presented to be considered.

Mr. Green said those were not a review of all details of the house but amendments. Those eleven did not include review of the coyote fence or other things that could be revisited now. The height of the garage or the fence or the house design are now wide open. The Board can require it be reviewed and approved from the beginning. It is not an amendment.

Mr. Katz asked if this is an extension that was conditioned on no changes. He understood that was what the applicant was doing. And what the applicant is saying is that the Board should revisit the extension and make some amendment to it. So he asked if that is allowed or if there are to be no changes.

Mr. Shandler said he was hearing a different question and asked him to state it again.

Mr. Katz said he understood Mr. Green to be saying that the extension was granted on condition of no changes being made - not the original approval but the extension. If the original approval had been alive and well, the applicant could come in and tell the Board they had gotten approval in 2008 and would now like to make some changes. But this is different. They came in and got an administrative extension and that was granted, conditioned on there being no changes to what was approved. Now, he asked if that extension condition could be changed years later.

Mr. Shandler asked he meant changed by Board, or the applicant, or the Staff.

Mr. Katz said changed by Staff who granted the extension or by the Board.

Mr. Shandler asked for a moment to confer with Staff and then said he thought what Mr. Green is asking is if there should be a new public notice as if it is a new application to remodel the house. On page 14, an extension was granted by Staff and the issue is if it should be considered as such since there are changes to be considered.

Mr. Katz said the construction permit was extended conditional on no changes and any changes "shall return to the HDRB" so there was anticipation that if they wanted changes, they would need to return to the HDRB.

Chair Rios agreed and added that the applicant went ahead and made changes without coming to the board for the height of the garage, windows, doors, etc.

Ms. Roach said they are all itemized on the report.

Mr. Green asked about the condensers.

Ms. Roach said their locations are shown on page 23.

Mr. Rasch showed them to Mr. Green.

Chair Rios asked how many units would be on the roof.

Ms. Vigil said there are two on the roof and the condensers are located on the ground on the east and the west sides and they would be happy to screen them. The units on the roof will be covered with foam. There will be a bump but it will not be above the parapet.

Chair Rios asked Ms. Vigil to describe the gate.

Ms. Vigil asked if it was shown on the site plan.

Ms. Roach said the design is on page 32 but that was rejected by the Board in 2008 and the applicant was directed to redesign it.

Chair Rios clarified that the Board wants it to be an open, see-through design. The Board will need to decide if the design should come to Staff or be brought to the Board.

Present and sworn was Ms. Stephanie Beninato, P. O. Box 1601, Santa Fe, who asked if the permit was approved in 2008 and extended to 2012, how they got the extra extensions. Their permit has expired and they need to go through the whole approval process again.

Ms. Roach said it was not the permit that was extended but the approval of the Board was extended.

Mr. Rasch clarified that all land use board approvals are good for three years. They never got the permit in 2008. The Staff practices not wasting the Board's time so all extensions without changes are approved by Staff because it doesn't make sense to have to go back to the Board without any changes to consider.

Chair Rios said that is exactly where the problem comes in because the applicant went ahead without coming to the Board or to the City for approval and built the project not according to the approval in 2008.

Mr. Powell suggested it should be reviewed in total and come back to the Board. It could have been done that way before they built what was not reviewed.

Ms. Roach asked how it would look different. The entire set of plans are provided for the Board except for the gate design and it is common to have staff approve gate designs.

Mr. Katz said this is a very distressing case and he was tempted to say go back to the beginning. He intended to make a motion without approving the garage height increase or the fireplace. He was also distressed with the facing. He appreciated the code citation that the Land Use Director can make minor adjustments but the specific conditions of the fence is not a minor adjustment.

Action of the Board

Mr. Katz moved in Case #08-022 at 1598 Canyon Road to approve items 1, 2, 3, 4, 8, 9, 11 and with the conditions that

- 1. That the HVAC unit be no higher than 18";**
- 2. That the gate be designed as a see-through design and taken to staff for review and approval;**
- 3. That there be no public visibility of any rooftop appurtenance;**
- 4. That the increase in garage height is denied;**
- 5. That the fireplace is denied.**

Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-15-006. 211 Delgado Street, and Case #H-15-040. 209 Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Ivo and Sally Nelson, owners, proposes to remodel a contributing residential property by constructing 6' high fences and yardwalls with a pedestrian gate. (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

209 Delgado Street is a single-family residential structure that was constructed in a vernacular manner before 1928. It features a cross-gabled roof and a lower shed roof addition on the east side. The building is listed as non-contributing to the Downtown & Eastside Historic District.

211 Delgado Street is a single-family residential structure with attached casita that was constructed in the Spanish-Pueblo Revival style before 1957. The primary structure features a bilaterally symmetrical floorplan with an inset entry portal on the south façade and historic 8-lite wood casement windows with exposed wooden headers. The primary structure is listed as contributing to the Downtown & Eastside Historic District and the south façade is designated as primary. The casita is listed as non-contributing to the Downtown & Eastside Historic District.

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 structures(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 nichos 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.

PLAINTIFF'S
EXHIBIT

C 27

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.

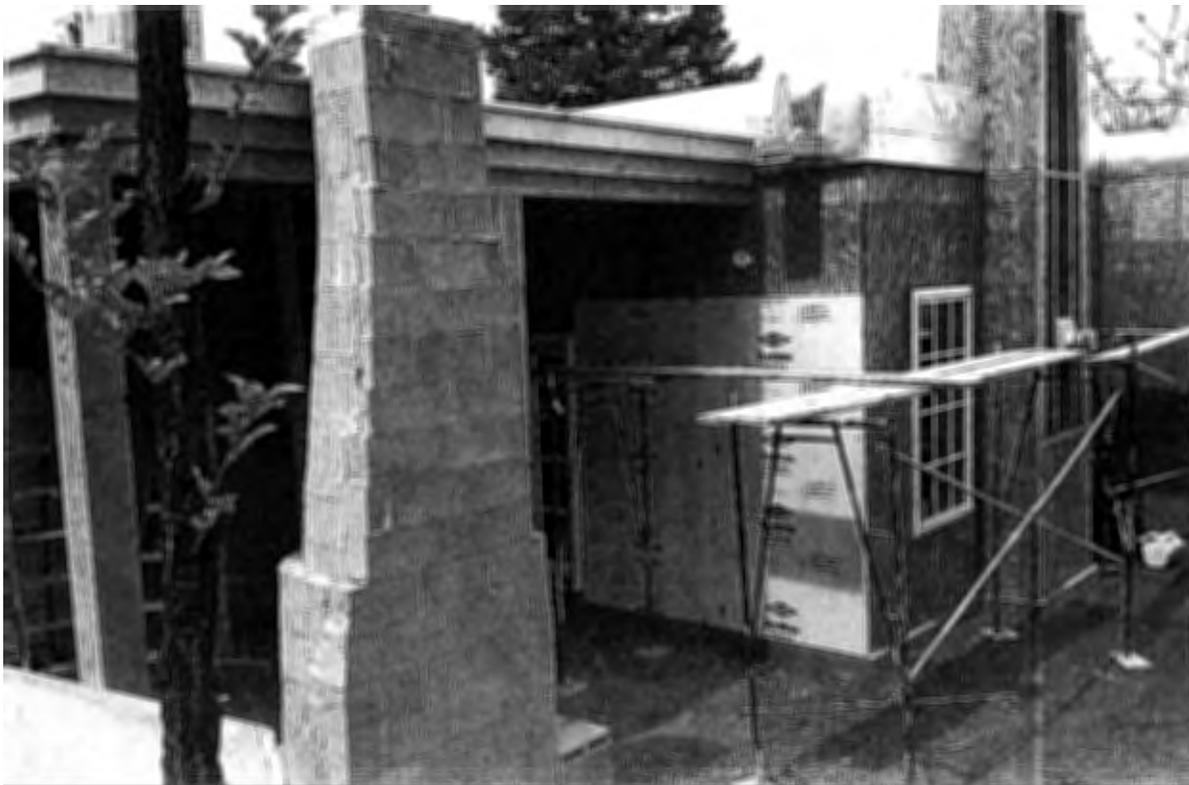
Terracing of walls is encouraged and should be landscaped.

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

1598 CANYON RD.



COYOTE FENCE



EAST ELEVATION

**PLAINTIFF'S
EXHIBIT**
D

Administrative

Record

Project description: Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6".

Case number: H-08-022
Project Type: HDRB

PROJECT LOCATION (S): 1598 Canyon Road

PROJECT NAMES:

OW – Jay Parks Santa Fe, NM 87501	1598 Canyon Road 505-991-1574
AP – Liaison Planning Santa Fe, NM 87504	P.O. Box 1835 505-920-6839

PROJECT DATA:

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

City of Santa Fe, New Mexico

memo

DATE: June 9, 2015
TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR
FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-08-022

ADDRESS: 1598 Canyon Road
Historic Status: N/A
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: 1) Building height calculation
2) HDRB action letters
3) 2008 Site Plan
4) 08-12-2008 Minutes
5) Administrative approvals
6) Traffic Engineering approval

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1598 Canyon Road is an approximately 1 acre vacant lot located in the Downtown and Eastside Historic District. On August 12, 2008, the HDRB approved construction of an approximately 2,695 square foot single family home with 257 square feet of portals and a 741 square foot attached garage, for a total roofed area of 3,793 square feet. Conditions of approval included that the stucco be cementitious, that the skylights be low profile and not publicly visible, that the existing split rail fence remain, that the vehicular gate be redesigned to be more transparent, that as many trees as possible be retained, and that the courtyard walls shall not exceed 6 feet.

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Now, the applicant returns with the proposal to change the design of the residence with the following items:

- 1) Expand the breakfast/dining room 2 feet to the east;
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- 8) Change the design of the doors on the south elevation from 6 lite with panels to 8 lite French doors;
- 9) Reduce the area of the north courtyard;
- 10) Add roof-mounted HVAC systems to be screened by parapets; and
- 11) Slightly alter the location of the vehicular entrance to bring it approximately 40' closer to the Canyon Road street frontage than originally approved.

The applicant has continued to work with neighbors to resolve concerns and has received approval from the City of Santa Fe Traffic Engineering Division regarding driveway visibility.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>5/29/15</u>		<u>1598 CANYON RD.</u>	
Property Owner of Record: <u>JAY PARKS</u>		Proposed Construction Description:	
Applicant/Agent Name: <u>LIAISON PLANNING</u>		<u>REVISIONS TO APPROVED PLAN SET</u>	
Contact Person Phone Number: <u>(505) 920-6839</u>		TOTAL ROOF AREA:	
Zoning District: <u>R-1</u>		Lot Coverage: _____ % <u>3,997</u> 4	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* _____ <input type="checkbox"/> Other: _____		<input type="checkbox"/> Open Space Required: _____	
Submittals Reviewed with PZR:		Setbacks:	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Proposed Front: _____ Minimum: _____ 2 nd Front? _____	
Supplemental Zoning Submittals Required for Building Permit:		Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____	
<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:	
Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Proposed _____ Accessible _____ Minimum: _____	
Terrain: <input type="checkbox"/> 30% slopes _____		Bicycle Parking**:	
* Requires an additional review conducted by Technical Review Division.		Proposed: _____ Minimum: _____	
** Requires an additional review conducted by the Traffic Engineering Division.		** Commercial Requirement	

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

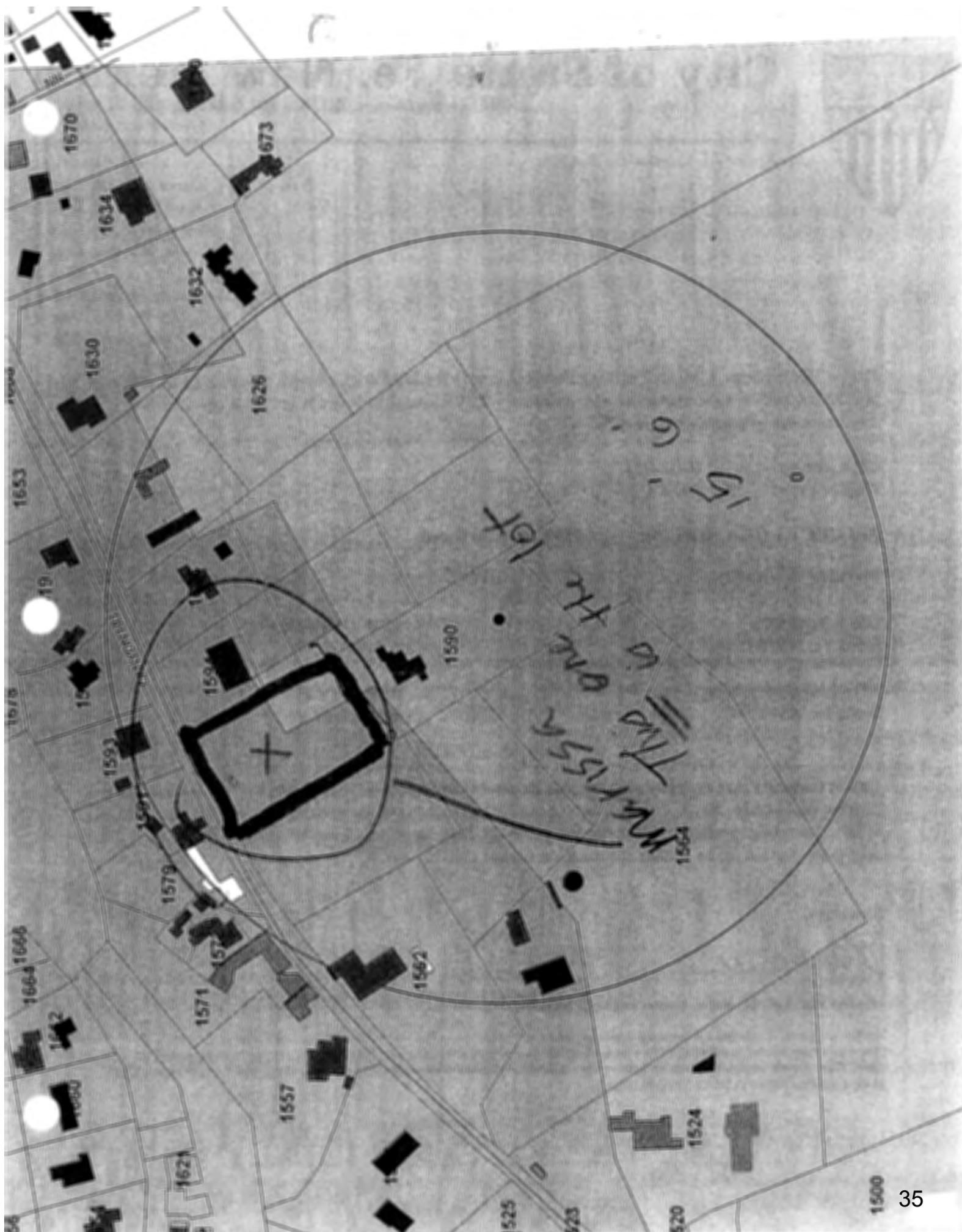
DOLORES I. VIGIL LIAISON PLANNING [OWNER APPLICANT AGENT]
PRINT NAME

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

[Signature]
SIGNATURE

4/28/15
DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u>	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u>	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Zach Thomas</u>	DATE: <u>4/30/15</u>





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: Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6".

Case number: H-08-022
Project Type: HDRB

PROJECT LOCATION (S): 1598 Canyon Road

PROJECT NAMES:

OW – Jay Parks
Santa Fe, NM 87501

1598 Canyon Road
505-991-1574

AP – Liaison Planning
Santa Fe, NM 87504

P.O. Box 1835
505-920-6839

BOARD ACTION

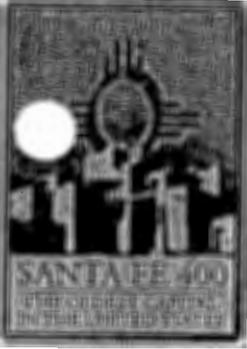
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 26, 2015. The decision of the Board was to postpone action on the case to June 9, 2015, pending verification that the fence change from split rail to coyote did not affect driveway visibility. For further information please call 955-6605.

Sincerely,

Lisa Roach

Senior 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

David Coss, *Mayor*

Councilors:

- Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Chris Calvert, Dist. 1
- Rosemary Romero, Dist. 2
- Miguel M. Chavez, Dist. 3
- Carmichael A. Dominguez, Dist. 3
- Matthew E. Ortiz, Dist. 4
- Ronald S. Trujillo, Dist. 4

Project description: Construct an approximately 3,793 sq. ft. single family residence and attached garage to the maximum allowable height of 15'6", to construct yardwalls to a height of 5' to 7'5" high where the maximum allowable height is 6', and to construct a 4' high mechanical vehicular gate.

Project number: 08-10100022
Case number: H-08-022
Project type: HDRB

PROJECT LOCATION (S): 1590 Canyon

PROJECT NAMES:

OW – Parks Custom Builders
Albuquerque, NM 87133

6800 Oakland Ave NE Suite B
505-991-1574

AP - Liaison Planning Services
Santa Fe, NM 87501

206 McKenzie St. G-1
505-424-0693

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, August 12, 2008, acted on the above referenced case. The decision of the board was to approve the application with the condition that stucco be El Rey cementitious, that skylights be low profile and are not publicly visible, that all existing split rail fence remain, that the vehicular gate be redesigned to be wood and more transparent and the redesign come back to the Board for approval, that the applicant tries to save as many trees as possible, and that the courtyard walls not exceed 6' high. See Findings of Facts and Conclusions of Law for final legal clearance.

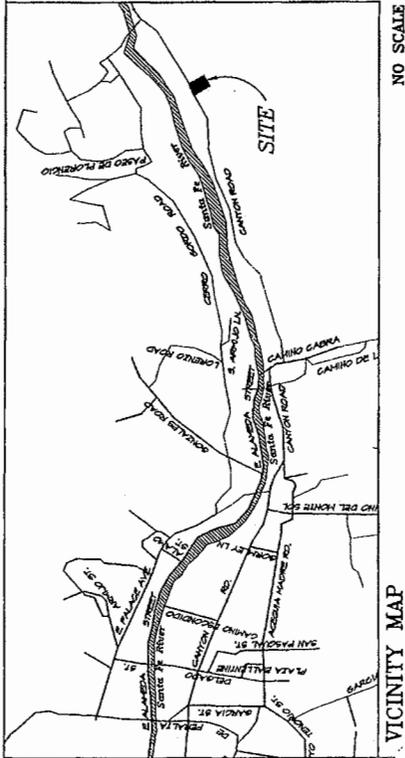
For further information please call 955-6605.

Sincerely,

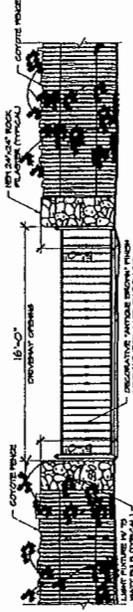
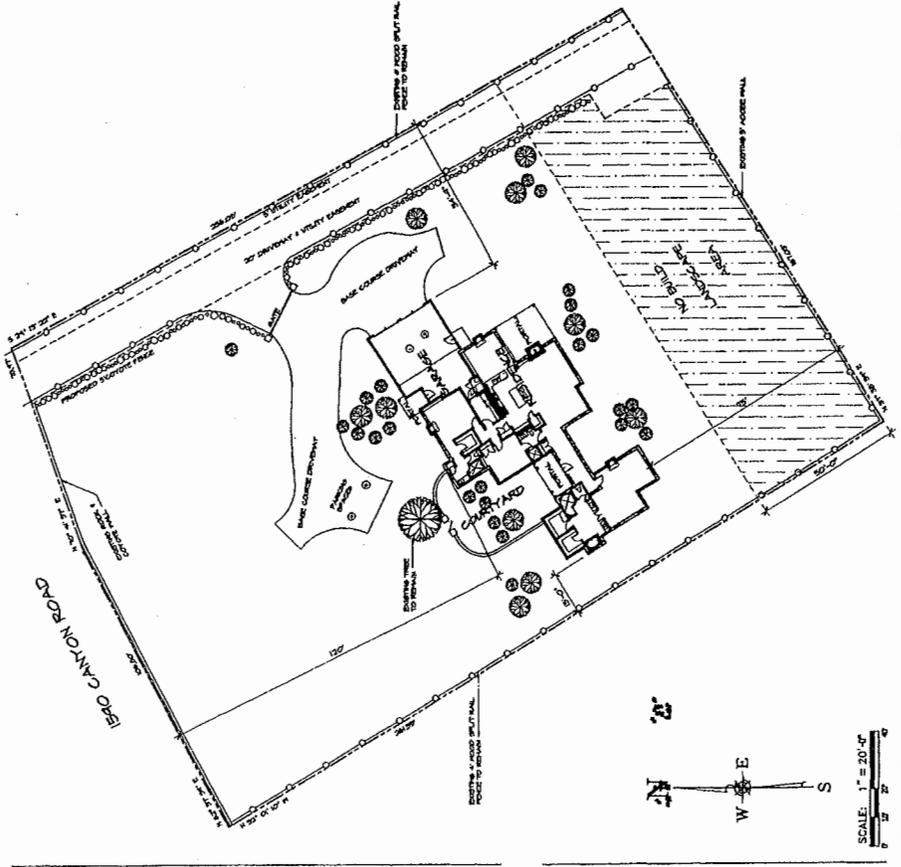
Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. 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 building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.

2008 SITE PLAN



A HOME CUSTOM DESIGNED FOR:
PARKS CONSTRUCTION, INC.
 1540 CANYON ROAD, SANTA FE, NEW MEXICO



FENCE & GATE AT DRIVEWAY

PROJECT DATA:

ZONE DISTRICT: R-1
 DOWNTOWN EASTSIDE HISTORIC DISTRICT

SQUARE FOOTAGES:
 TOTAL LOT SIZE _____ 43,560.00 sq.ft.
 PROPOSED LOT COVERAGE (roofed area) _____ 5,743.00 sq.ft.
 OPEN SPACE PROVIDED _____ 34,167.00 sq.ft.
 EXISTING STRUCTURES _____ 0000.00 sq.ft.

PARKING SPACES REQUIRED _____ 2
 PARKING SPACES PROVIDED _____ 4

TABLE OF CONTENTS

SHEET	DESCRIPTION OF PAGE
1	SITE PLAN
2	FLOOR PLAN
3	EXTERIOR ELEVATIONS

Chair Woods suggested they could suggest a different bench design that would please both parties.

Mr. Lillenthal said he could research it and come back to the Board.

2. New Mexico Capital Parking Garage. Informational Study Session for the proposal by the State

of New Mexico General Service Department, Property Control Division to construct a four-story 207,723 square foot parking garage to a maximum height of 35' 10" where the maximum allowable height is 17' 8" located at 420 Galisteo Street between Don Gaspar Avenue, Galisteo Street, Paseo de Peralta, West Manhattan Avenue, and South Capitol Street in the City of Santa Fe Downtown & Eastside Historic District. Architectural details will be discussed. (David Rasch)

This item was postponed under Approval of Agenda.

I. OLD BUSINESS

There was no Old Business to consider.

J. NEW BUSINESS

1. **Case #H 08-022.** 1590 Canyon Road. Downtown & eastside Historic District. Liaison Planning Services, Inc., agent for Parks Custom Builders, proposes to construct an approximately 3,793 square foot single family residence and attached garage to the maximum allowable height of 15' 6", to construct yardwalls to a height of 5' to 7' 5" high where the maximum allowable height is 6' and to construct 5' high mechanical vehicular gate. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

Background and Summary:

"The approximately 1 acre vacant lot located in the Downtown and Eastside Historic District is proposed for construction of an approximately 2,695 square foot single family residence with 357 square feet of portals and an approximately 741 square foot attached garage, for a total roofed footprint of 3,793 square feet.

"The Territorial Revival style building will be to the maximum allowable height of 15' 6". The building will include true divided light doors and windows with wood surrounds painted off-white, carriage style garage doors painted off-white, and wood canales lined with galvanized metal. The portals will have square wood posts with decorative trim and a wood fascia with patinated copper flashing and dentil board.

All wood will be painted white.

"Seven skylights are indicated on the floor plan. The building will be stuccoed with an El Rey in a "Dark Adobe" color. Light fixtures will be down lights with a 75 watt bulb.

"Also proposed is the construction of a courtyard wall to a height ranging from 5' to 7' 8" on the northwest elevation. The wall will include a wood pedestrian gate and stuccoed entry surround to a height of 8'6". The maximum allowable height for courtyard walls is 6'. The entry way is considered an accent, and may be allowed to go higher than 6'.

"Lastly proposed is a 4' high mechanical vehicular gate and 5'-5'6" high coyote fence. The antique brown wrought iron sliding gate is setback approximately 80' from Canyon road, and 10' to 20' from the Driveway Utility Easement. The gate will attach to 24" by 24" rock pilasters. The coyote fence will run along the east property line along the existing driveway and is below the maximum allowable height of 6'. The coyote fence will have irregular latilla tops. A new base course driveway will also be constructed.

"This case was on the March 25, 2008 HDRB agenda, but was postponed by the owner. Ownership of the property has changed, and the same plans proposed in March are now coming before the Board for approval.

"Attached to this application is information from the adjacent neighbor regarding the sale history of this lot, and a covenant created at the time the lot was originally sold.

Staff Recommendations:

"Staff recommends approval of this application on the condition that the yard walls do not exceed the maximum allowable height of 6', and that the skylights are not publicly visible. Otherwise, this application complies with Section 14-5.2 (D) General Design Standards for all H-Districts, and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Ms. Barrett noted that there were four handouts that were relevant to the case.

Chair Woods informed those present that the covenant was private, and added that Ms. Brennan had informed her that the City had no jurisdiction over private covenants, which needed to be followed up with the persons who had agreed on the covenants. She asked that it not be brought up. She added that a statement had been made by the owner that Chair Woods herself had made an offer to purchase the property. She said this was not true, and said she had never been interested in purchasing the property. She explained that she had once been asked to look at the property, as a contractor, for a former client. She said she had no knowledge as to whether or not that person had purchased the property at any time, or even if they had made an offer.

Ms. Rios asked if it was visible from Canyon Road.

Ms. Barrett said it was slightly visible from Canyon Road, and slightly visible from the driveway easement. She said the vehicular gate should not be publicly visible. She noted that the lot was set higher, and said there was a stone retaining wall, with a six foot high coyote fence on top of it.

Ms. Rios asked about the existing fence.

Ms. Barrett noted it was an irregular latilla coyote fence, and interior to that, there was a split rail fence.

Chair Woods asked if the project met the ordinance.

Ms. Barrett said it did. She noted there was one portion of the wall that, in the drawings, looked as though it was too tall, but said the applicant had assured her it would not exceed the maximum allowable height of 6'.

Present and sworn were Ms. Dolores Vigil, of 206 McKenzie, Ste G-1, and Mr. Jay Parks.

Ms. Vigil confirmed that they would meet the wall height limits.

Mr. Barrow asked Ms. Barrett if the split rail fence had precedence on Canyon Road.

Ms. Barrett explained that the split rail fence was not on the street, but along the drive. She said there were lots of walls and fences on the Road.

Mr. Barrow asked if it was appropriate.

Ms. Barrett agreed it was.

Ms. Rios said she believed the split rail added to the character of the property, and the area in general.

Mr. Barrow agreed. He spoke to the gate as well, saying it appeared to have vertical steel posts like a prison cell. He said he did appreciate that it was open, however. He asked if the applicant had any further impression about it. He asked what their motivation had been for that style of gate.

Mr. Parks said their thought had been to make it rather invisible, or nondescript. He said it would be a rusted or brown color.

Mr. Barrow asked how far apart the verticals were.

Mr. Parks said they were six inches apart.

Mr. Barrow asked if they could be flexible with that space.

Mr. Parks said they could, and explained that it would be custom built.

Mr. Barrow said he would encourage them to space the verticals further apart.

Chair Woods noted there was already a coyote fence on the left side, and said the Board liked the split rail. She said having a coyote fence there would create a tunnel.

Mr. Parks said he understood.

Chair Woods asked if they were going to keep the trees.

Mr. Parks said the Spruce had to stay, and said the ones in back would not be touched.

Chair Woods asked if any members of the public wished to speak regarding this case. She asked them again to please not mention the private covenants.

Present and sworn was Mr. Forest Rutherford, who was speaking on behalf of Margaret Pierson, the owner of the lot behind the one in question. He said his understanding was that the driveway wall would still be six feet. He said that at one point, they had been informed that the entire estate would be surrounded by a rock wall.

Chair Woods said that was between Ms. Pierson and the owner, and was not something the Board would require.

Mr. Rutherford asked if it had been established that the driveway wall would not exceed the maximum allowable height.

Chair Woods said the Board had not voted yet, so it was not final.

Mr. Rutherford said it would be disturbing if the back wall was at a height of 7'6". He said the owner had planted trees along the lot line, in the design of leaving it as a natural design along that part of Canyon Road. He added that anything that would lessen the tunnel effect would be good, because of drainage concerns. He said he also appreciated the Board's concern about the gate.

Mr. Robert T. Coughlin, of 1571 Canyon Road, was sworn in. He thanked the Board for their sensitivity to the rural nature of Canyon Road. He said the split rail fence did add to the texture of their neighborhood. He noted that all the other electric gates in the neighborhood were wood, not metal. He said he appreciated that the applicants were sensitive to the six foot limit.

No other members of the public wished to speak regarding the case.

Mr. Parks said the easement was a private road easement. He said they turned off of it onto their home. He said they had not been allowed access to Canyon Road. He said he had tried to design something that was sensitive to the area. He said he thought the rock wall in front was charming, and said it would not be touched. He said they were trying to keep the openness. He said they could come up with a separate design for a wood gate to match the design of the house.

Chair Woods said it would be good if they could redesign the gate, and not have the walls higher than six feet.

Ms. Barrett said no coyote fence had been proposed above six feet, and said there was nothing along the road.

Mr. Featheringill asked if the el Rey stucco was cementitious.

Mr. Parks said they could use cementitious stucco if that was the wish of the Board.

Mr. Featheringill noted that El Rey did make an elastomeric stucco.

Mr. Parks said they did not intend to use the elastomeric type stucco.

Ms. Rios moved to approve Case# H-08-022 with the following conditions:

1. That the stucco be El Rey, and cementitious,
2. That the skylights be not visible,
3. That the split rail fence remain on all existing elevations,
4. That there be no changes to the existing rock wall in the front,
5. That the vehicular gate be redesigned as a wooden gate, and brought back to the Board for approval.

Ms. Shapiro seconded the motion.

Ms. Shapiro asked for the additional conditions that the applicants save as many trees as possible, and that the wall at the courtyard not be above six feet.

Ms. Rios agreed to the additional conditions.

Mr. Barrow asked that the motion include the condition that gate be as transparent as possible.

Ms. Rios agreed to that additional condition as well.

The motion passed by unanimous voice vote. Ms. Walker was not present for the vote.



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL



THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

To: BUILDING PERMIT DIVISION

Date: 7.3.14

From: David Rasch, Planner Supervisor:

DR
STAFF INITIALS

Project Address: 1590 Canyon Rd.

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

extension to file for Construction permit

~~H-08-022~~ HDRB approval on Aug. 12, 2008

unt. 1 7.15.14

no changes to design or conditions of approval
or application shall return to HDRB
except 1 change: addbe to frame

PERMIT ROUTING (Including Secondary Permits)

REQUIRED HISTORIC INSPECTIONS

NO PERMIT REQUIRED _____

INTERIM HIST. INSPECTION DR

DO NOT ROUTE TO HIST. PRES. DIV. _____

FINAL HIST. INSPECTION DR

ROUTE TO HISTORIC PRES. DIVISION DR

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 liaisonplanning@gmail.com

June 26, 2014

David Rasch, Planner Supervisor
City of Santa Fe Historic Preservation Division
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

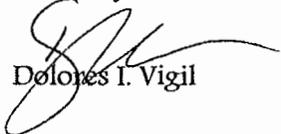
Re. 1590 Canyon Rd
Santa Fe, NM

Dear Mr. Rasch,

Please consider this letter as a formal request to review and administratively extend the Board approval (August 12, 2008), for the above referenced address. The height, colors, elevations and architectural style will not change. All conditions for approval will be adhered to. I have attached a copy of approved plan and letter for your review.

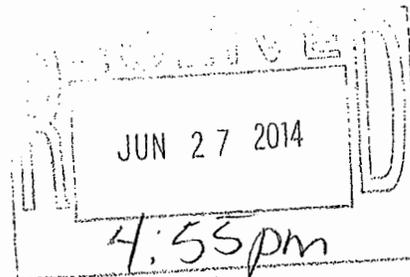
The proposed design is in keeping with the historic styles within the Downtown/ Eastside District. Your consideration for approval is greatly appreciated.

Sincerely,


Dolores I. Vigil

Attachments.

Letter of Approval
Floor Plan
Elevations



Full Scale



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 2.6.15

To: BUILDING PERMIT DIVISION

From: David Rasch, Land Use Planner Supervisor:

DR
STAFF INITIALS

Lisa Roach, Land Use Planner Senior:

STAFF INITIALS

Project Address: 1598 Canyon Rd.

Date Submitted:

1.9.15

Contact Name:

Dolores Vigil

Phone Number:

920-6839

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

4' high coyote fence with irregular tops,
as submitted
along east and south sides

PERMIT ROUTING (Including Secondary Permits)

DO NOT ROUTE TO HIST. PRES. DIV. DR

ROUTE TO HISTORIC PRES. DIVISION _____

REQUIRED HISTORIC INSPECTIONS

INTERIM HIST. INSPECTION _____

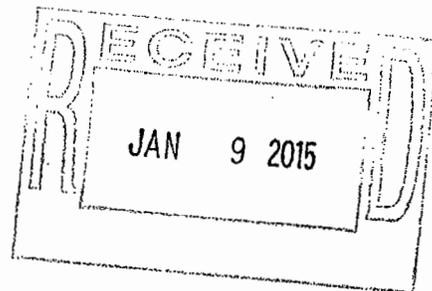
FINAL HIST. INSPECTION DR

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 liaisonplanning@gmail.com

January 8, 2015

David Rasch, Planner Supervisor
City of Santa Fe Historic Preservation Division
P.O. Box 909
Santa Fe, NM 87504-0909



LETTER OF REQUEST

Re. 1598 Canyon Rd
Santa Fe, NM

Dear Mr. Rasch,

Please consider this letter as a formal request to review and administratively approve a 4' coyote fence for the above referenced address. The top of the fence will be uneven and will surround the property as indicated on the enclosed site plan.

The proposed design is in keeping with the historic styles within the Downtown/ Eastside District. Your consideration for approval is greatly appreciated.

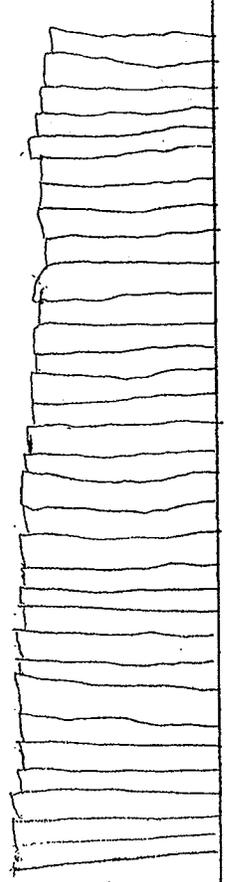
Sincerely,

A handwritten signature in black ink, appearing to read "Dolores I. Vigil".

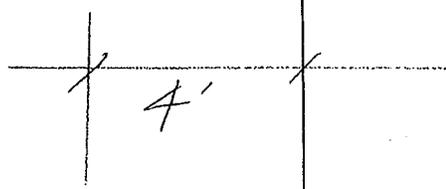
Dolores I. Vigil

Attachment:

Site Plan



4' COYOTE FENCE
1598 CA ON RD.



ROACH, LISA G.

From: LUCERO, LADD L.
Sent: Tuesday, June 02, 2015 4:15 PM
To: ROACH, LISA G.
Cc: liasonplanning@gmail.com
Subject: sight distance
Attachments: sight plan 1598 Canyon Rd..pdf

Lisa,

I have reviewed the site plan as well as doing a site visit for the property at 1598 Canyon Rd. for Mrs. Dolores Vigil. The location of coyote fence meets the AASHTO requirements for sight distance and there are not any other sight visibility concerns at this time. If you have any questions please call or e-mail me. Thank You.

Ladd Lucero
Traffic Engineering Division
Public Works Department
City of Santa Fe
Phone: 505-955-6637

APR 29 2015

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

April 29, 2015

David Rasch, Supervising Planner
City of Santa Fe
Historic Preservation
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: 1598 Canyon Road
Santa Fe, NM

Dear Mr. Rasch,

Please consider this application as a formal request to approve changes made to the above referenced address. I am providing you with photos and updated plans of the residence as it is today. A few changes have been made by Jay Parks and his crew and are as follows:

The dining area/ kitchen is two feet larger (east elevation) than on the approved plans (as recommended by the marketing team);
the jog in the great room is removed (as recommended by the marketing team);
the windows in the front entry are now 4 not 5 (due to manufacturing);
the windows in the snail shower has been removed and in the guest shower (privacy issue);
the garage parapet is 2' taller (building issue with depths of joists and slope);
an outdoor fireplace has been added under the portal;
the master suite window on the south elevation are now true divided light french doors (as recommended by marketing team);
the outdoor court yard has been reduced.

This request is to clarify what was previously approved by the Board regarding primary elevations for this property. Your time and consideration is greatly appreciated.

Sincerely,



Dolores I. Vigil

Attachments: Application
Site Plans
Elevations
Floor Plans
Vicinity Map
Photographs

MAY - 8 2015

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 liaisonplanning@gmail.com

May 6, 2015

David Rasch, Planner Supervisor
City of Santa Fe Historic Preservation Division
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF REQUEST

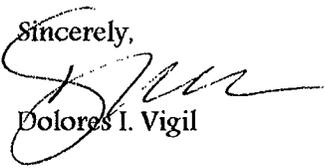
Re. 1598 Canyon Rd
Santa Fe, NM

Dear Mr. Rasch,

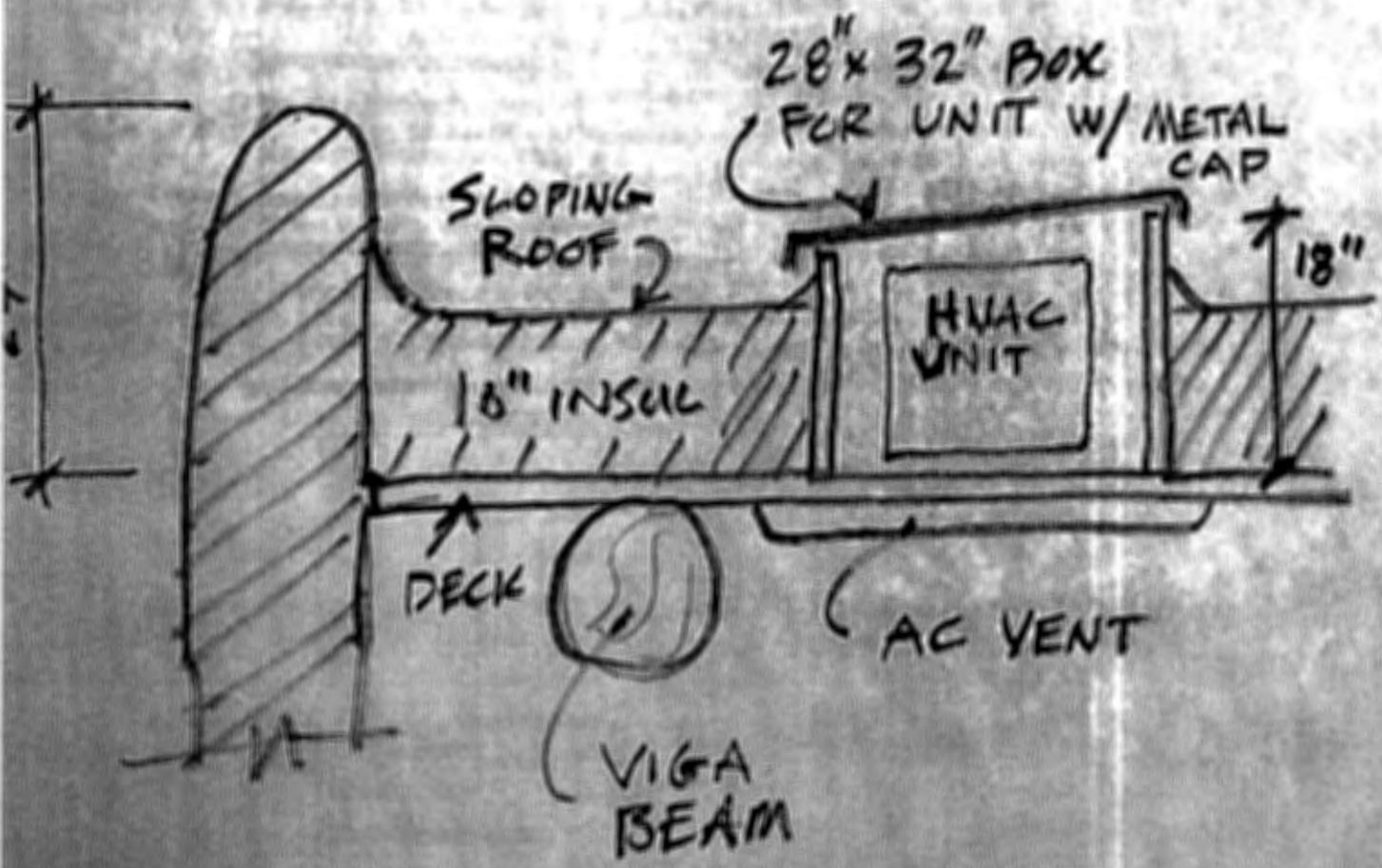
Please consider this letter as a formal request to review and administratively approve HVAC systems that will be placed on the roof located at the above referenced address. The units are all inclusive and require no additional duct work. They will be placed below the parapet as shown on the enclosed sketch. I am also providing you with a roof plan and specifications for the units.

The proposed design is in keeping with the historic styles within the Downtown/Eastside District. Your consideration for approval is greatly appreciated.

Sincerely,


Dolores I. Vigil

Attachment: Roof Plan
Specifications
Sketch



System 18RLFCC Submittal

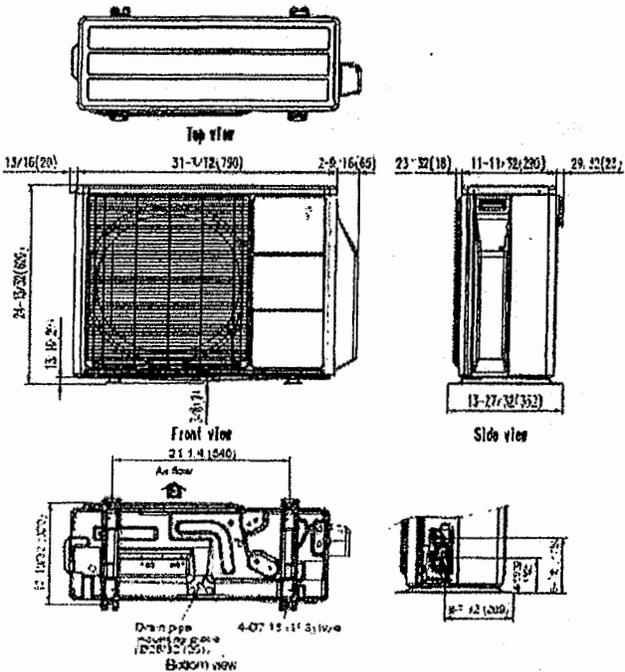
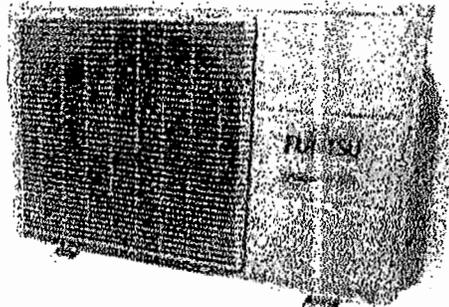
AOU18RLF, AUU18RLF

Compact Cassette



Job Name: _____ Approval: _____ Date: _____
 Location: _____ Construction: _____
 Engineer: _____ Unit #: _____
 Submitted to: _____ Drawing #: _____
 Submitted by: _____ Reference: _____

Outdoor Unit Power	208-230/VAC-1Ph-60Hz
Available Voltage Range	187-253VAC
Fuse Size, Max.	20A
MCA	17.3A
Compressor	Inverter Driven Variable Speed DC Rotary
No. used	1
Output	1000W
Lubrican Oil	POE (RB68)
Fan type	Propeller
Motor Output	115W
Airflow Rate	Cooling/Heating (High) 1457 / 1407CFM
Refrigerant	410A
Outdoor Unit Control	Electronic Expansion Valve
O.D. Discharge	(in) 1/4"(Flare)
O.D. Suction	(in) 1/2"(Flare)
Dimensions	H x W x D
Uncrated	(in) 24-1/2 x 31-3/32 x 11-11/32 (mm) (620 x 790 x 290)
Crated	(in) 28-1/16 x 37-7/32 x 15-9/16 (mm) (713 x 945 x 395)
Weight	Outdoor
Net	86lbs (39kg)
Gross Shipping	93lbs (42kg)
Cooling	
Rated Capacity	18,000BTU/h
Min-Max Capacity	3,100~20,100BTU/h
Rated Power Input	1.81kw
Max. Power Input	2.15kw
SEER	20.1
EER	11.2
Outdoor Sound Rating	54dB
Heating	
Rated Capacity	21,600BTU/h
Min-Max Capacity	3,100~25,600BTU/h
Rated Power Input	1.76kw
Max. Power Input	2.60kw
HSPF	11.5
EER	12.3
Outdoor Sound Rating	55dB
Piping Lengths	
Max. Piping Length (Total)	66ft
Max. Pipe Height Difference	49ft
Connection method	(Flared)
Operating Range	
Cooling	14°F~115°F DB
Heating	-5°F~75°F DB

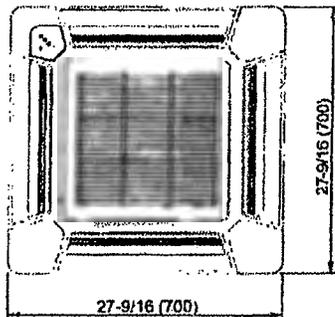


Fujitsu General America, Inc.
 Fairfield, NJ 07004
 Toll Free: 1-888-888-3424
 Fax: (973) 836-0447
 www.fujitsugeneral.com

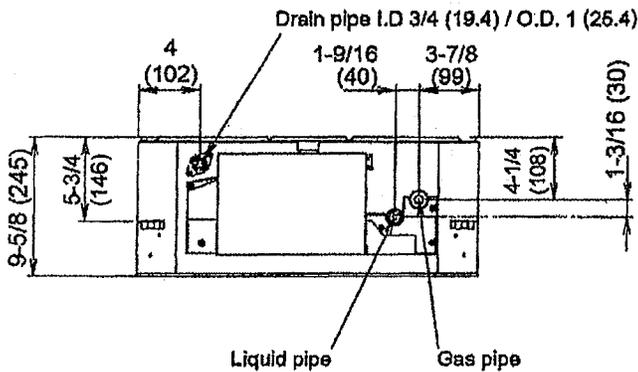
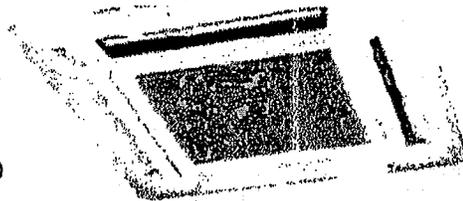
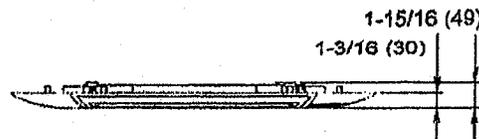
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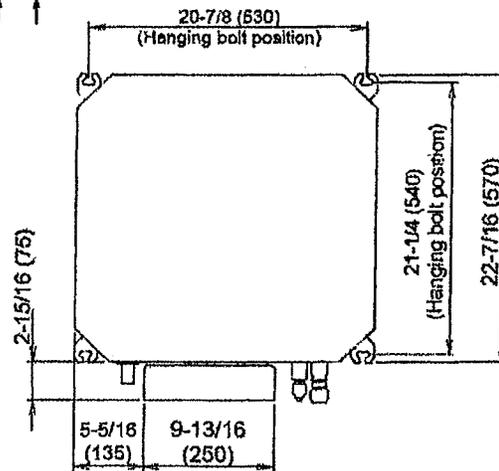
Power	V/Hz/P	230/60/1	Cooling Capacity	(BTU/h)	18,000
Fan type		Turbo	Moisture Removal	(l/h)	4.6 (2.2)
No. Motors	(W)	42-1	Heating Capacity	(BTU/h)	21,600
CFM	(Hi, Me, Lo, Qu)	441/359/308/241	Temperature Settling Range		
Sound Pressure Level	db (Hi, Me, Lo, Qu)	42/37/33/29	Cooling	°F(°C)	64~90 (18~32)
F.L.A.	(A)	.32	Heating	°F(°C)	60~88 (16~31)
Refrigerant		410A	Drain Pipe Size	OD In (mm)	Ø1 (25.4)
O.D. Discharge	In (mm)	1/4"(6.35)	ID In (mm)	Ø3/4 (19.4)	
O.D. Suction	In (mm)	1/2"(12.7)	Condensate Pump Lift*	In (mm)	28 (700)
Dimensions		H x W x D	Remote Control Type	Wired (Wireless Optional)	
Unit Uncrated	(in)	9-21/32 x 22-14/32 x 22-14/32	Electrical Connection**	AWG 14/3 with ground	
	(mm)	(245x570x570)	*Pump is capable of providing 28" of lift at no more than 6" away from the unit. Lift is measured from the suction of the pump which is located at the bottom of the unit and not the outlet of the condensate.		
Unit Crated	(in)	10-7/16 x 28-3/4 x 24-19/32	**Power and communication are fed from the outdoor unit.		
	(mm)	(265x730x625)			
Panel Uncrated	(in)	1-15/16 x 27-9/16 x 27-9/16			
	(mm)	(49x700x700)			
Panel Crated	(in)	4-23/32 x 30-1/8 x 29-23/32			
	(mm)	(120x765x755)			
Weight					
Unit Net	lbs. (kg)	33 (15)			
Unit Gross Shipping	lbs. (kg)	40 (18)			
Panel Net	lbs. (kg)	5.7 (2.6)			
Panel Gross Shipping	lbs. (kg)	10 (4.5)			



Grille
(sold separately)



Unit



Note:
 Specifications are based on the following conditions.
 Power source of specifications : 230V
 Cooling: Indoor temperature of 80°F(26.67°C)DB / 67°F(19.44°C)WB, and outdoor temperature of 95°F(35°C)DB/75°F(23.89°C)WB.
 Heating: Indoor temperature of 70°F(21.11°C)DB / 60°F(15.56°C)WB, and outdoor temperature of 47°F(8.33°C)DB/43°F(6.11°C)WB.
 Standard Static Pressure: 0.10in.WG (25Pa)
 Pipe length : 16.4ft. (5m) [Outdoor unit - Branch box], 9.8ft. (3m) [Branch box - indoor unit]
 Height difference : 0 ft.(0m) [Outdoor unit - Indoor unit]

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 Fairfield, NJ 07004
 Toll Free: 1-888-888-3424
 Fax: (973) 838-0447
 www.fujitsu-general.com

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Hybrid Flex Submittal

AOU18RLXFZ

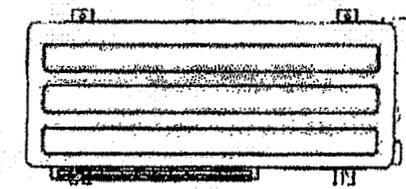
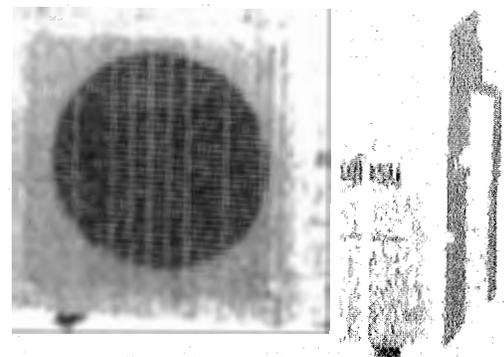
Hybrid Flex Inverter System Heat Pump



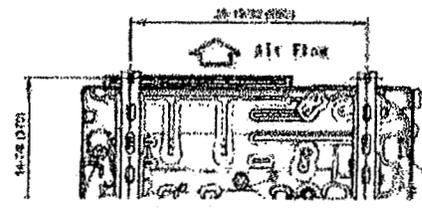
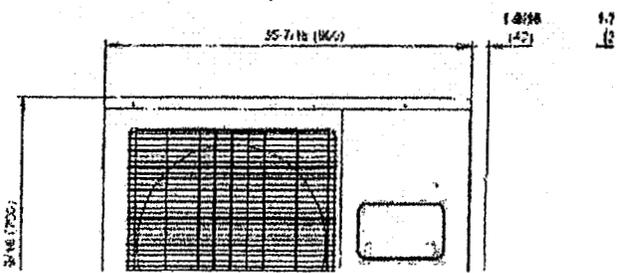
Job Name: _____
 Location: _____
 Engineer: _____
 Submitted to: _____
 Submitted by: _____
 Reference: _____

Approval: _____
 Date: _____
 Construction: _____
 Unit #: _____
 Drawing #: _____

	General Data (at 230V)	
Power	208-230VAC-1ph-60Hz	
Min. Circuit Ampacity	8.2A	
Fuse Size, Max.	25A	
MCA	10A	
Compressor	Inverter driven variable speed DC Twin Rotary	
No. used	1	
Output	1,100W	
Lubrican Oil	POE	
Fan type	Propeller	
Motor Type	E.C.M.	
Motor Output	100W	
CFM	Cooling/Heating (High)	1,795 / 1,619
Refrigerant	410A	
Outdoor unit charge	4lbs 14oz.(2,200g)	
Control	Electronic Expansion Valve	
O.D. Discharge	(in)	1/4"x2(Flare)
O.D Suction	(in)	3/8"x2(Flare)
Dimensions	H x W x D	
Uncrated	(in)	27-9/16 x 35-7/16 x 13
	(mm)	(700 x 900 x 330)
Crated	(in)	38-3/16 x 41-11/32 x 17-17/32
	(mm)	(970 x 1,050 x 445)
Weight	Outdoor	
Net	119lbs(54kg)	
Gross Shipping	134lbs (61kg)	
Cooling Capacity	18,000(6,100~21,000)BTU/h	
Rated Power Input	1.46kW	
Max. Power Input	2.10kW	
Outdoor Sound Rating	49dB	
Heating Capacity	22,000 (6,800-24,400)BTU/h	
Rated Power Input	1.84kW	
Max. Power Input	2.09kW	
Outdoor Sound Rating	49dB	
Piping Lengths		
Pre-charge length	98ft	
Max. Piping Length (Total)	164ft	
Max. length (each)	82ft	
Min. length (total)	49ft	
Min. length (each)	16ft	
Max. Pipe Height Difference		
Between condenser and each indoor unit	49ft	
Between indoor units	33ft	
Connection method	(Flared)	
Operating Range		
Cooling	14°F~115°F DB	
Heating	5°F~75°F DB	



Top view



	Non-Ducted	Ducted & Non-Ducted	Ducted
SEER	18	17.0	16.0
HSPF	9.3	9.15	9.0
EER	12.5	12.3	12.1

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Note: Specifications are based on the following conditions.
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 Heating: Indoor temperature of 70°F(21.11°C)DB / 60°F(15.56°C)WB, and outdoor temperature of 47°F(8.33°C)DB/43°F(6.11°C)WB.
 Pipe length : 24ft. 7in.(7.5m),Height difference : 0 ft.(0m) [Outdoor unit - Indoor unit]



78 1598 CANYON RD.



FIREPLACE LOCATION



SOUTH ELEVATION

1598 CANYON RD.



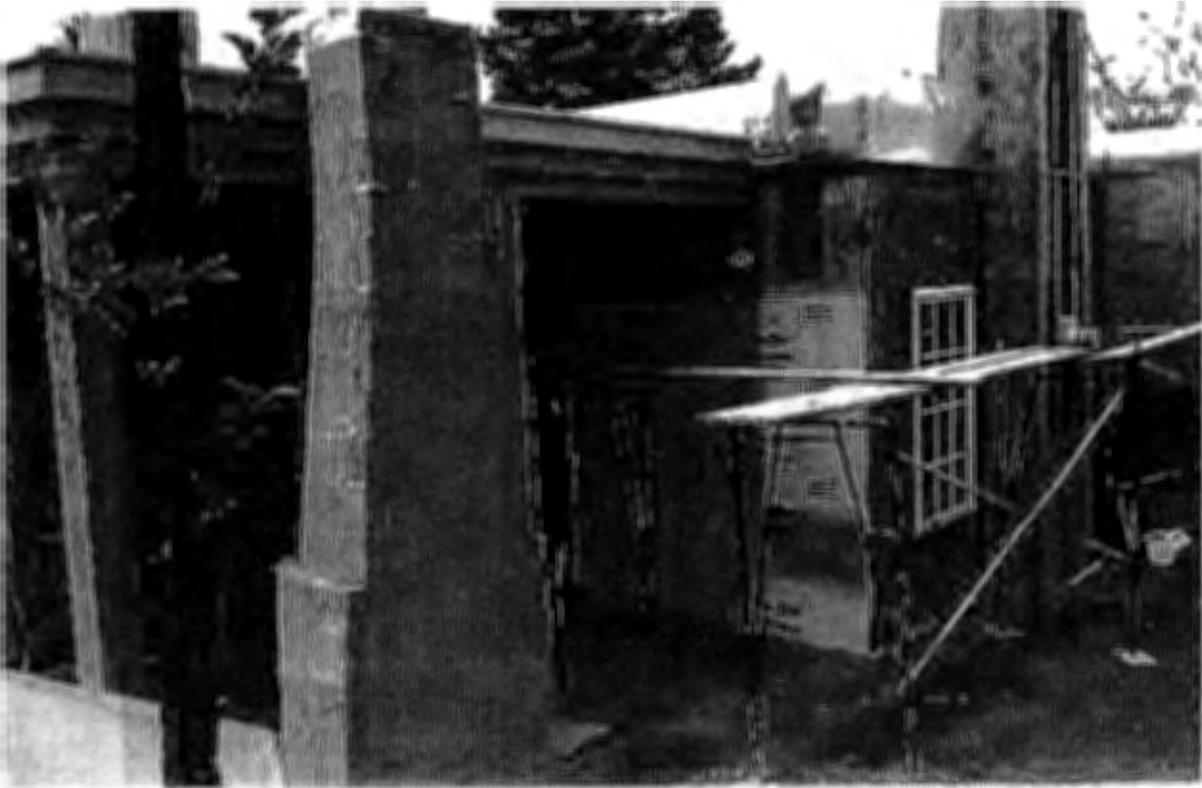
GARAGE

1598 CANYON RD.

6



COYOTE FENCE



EAST ELEVATION



SOUTH
FROM CANYON RD.



NORTH

FROM ADJACENT PROPERTY LINE

NORTH
FROM EASEMENT

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2&S LANDSCAPE ARCHITECTS, P.C.
 1548 CANTON ROAD, SANTA FE, NEW MEXICO 87511
 PHONE: 505-238-5378
 FAX: 505-238-5378
 WWW: 2&S.LANDSCAPEARCHITECTS.COM

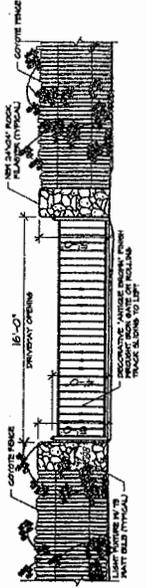
PARKS CONSTRUCTION
 SITE PLAN FRONT FENCE/GATE ELEVATION

1548 CANTON ROAD
 SANTA FE, NEW MEXICO
 PROJECT ADDRESS
 HISTORIC DISTRICT
 REVIEW

SHEET NO. 1

A HOME CUSTOM DESIGNED FOR:
PARKS CONSTRUCTION MANAGEMENT
 1548 CANTON ROAD, SANTA FE, NEW MEXICO

PROJECT DATA:
 ZONE DISTRICT: R-1
 DOWNTOWN EASTSIDE HISTORIC DISTRICT
SQUARE FOOTAGES:
 TOTAL LOT SIZE 49,560.00 sq. ft.
 PROPOSED LOT COVERAGE (roofed area) 5,789.00 sq. ft.
 OPEN SPACE PROVIDED 34,761.00 sq. ft.
 EXISTING STRUCTURES 0000.00 sq. ft.
 PARKING SPACES REQUIRED 2
 PARKING SPACES PROVIDED 4



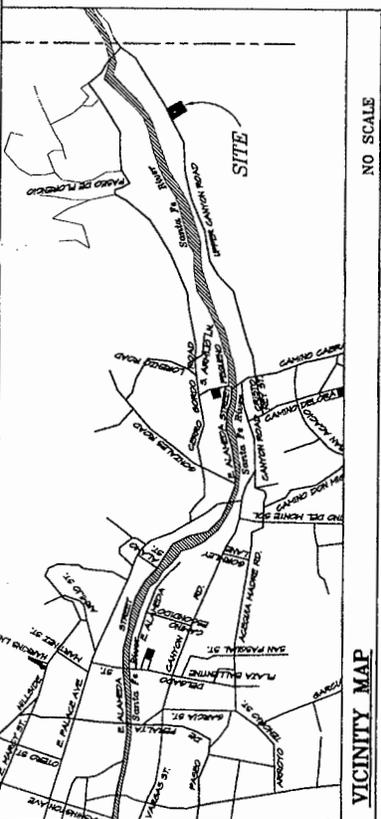
ELEVATION OF FENCE & GATE AT DRIVEWAY SCALE: 1/4" = 1'-0"

TABLE OF CONTENTS

SHEET	DESCRIPTION OF PAGE
1	ORIGINAL SITE PLAN
1a	NEW SITE PLAN
2	ORIGINAL FLOOR PLAN
2a	NEW FLOOR PLAN
3	NORTH & EAST ELEVATIONS
4	SOUTH & WEST ELEVATIONS

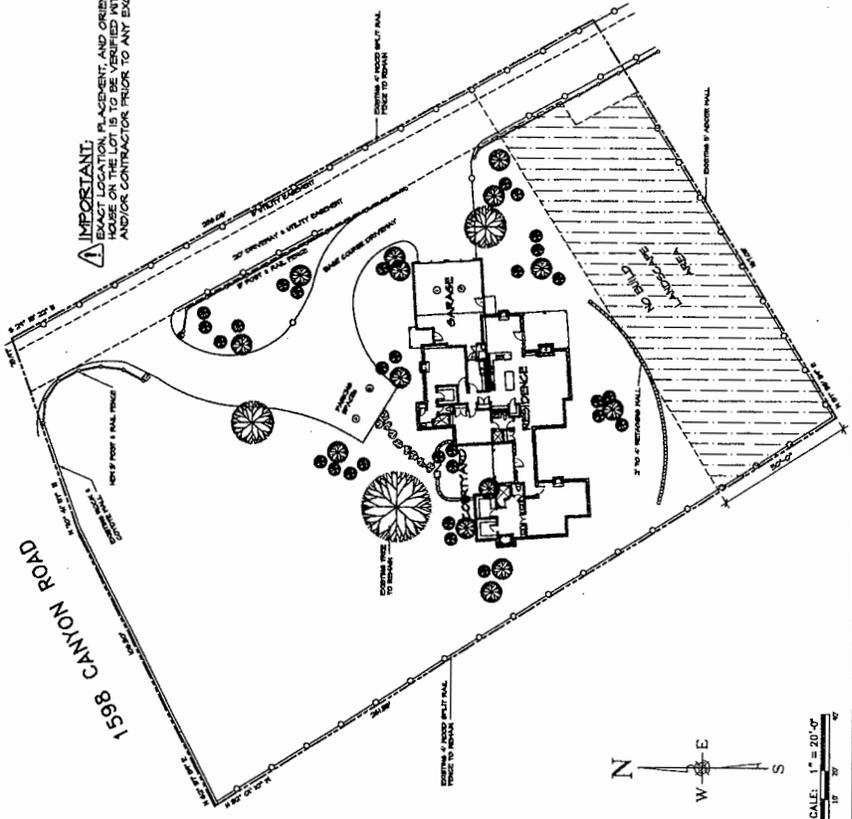
12231 ACADEMY ROAD N.E., #301-321
 ALBUQUERQUE, NEW MEXICO 87111
 (505) 991-1574
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DATE DRAWN: 4-27-2015
 © 2008 John Steiner Design



VICINITY MAP
 NO SCALE

IMPORTANT:
 EXACT LOCATION, PLACEMENT, AND ORIENTATION OF THE HOUSE ON THE LOT IS TO BE VERIFIED WITH THE BUYER AND/OR CONTRACTOR PRIOR TO ANY EXCAVATION.



SCALE: 1" = 20'-0"
 1" = 10'-0"

ORIGINAL SITE PLAN

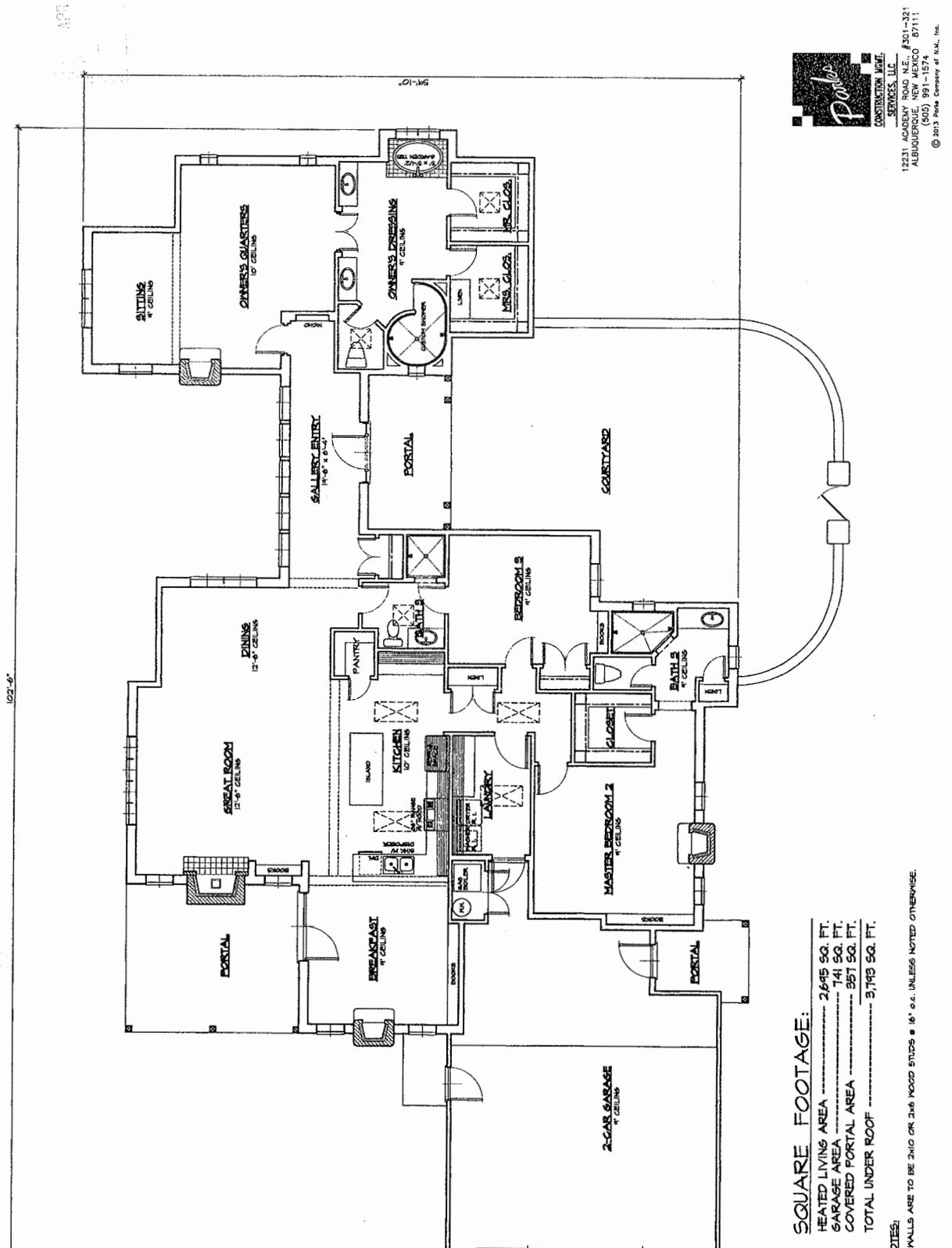
Quality by Design
 Email: jshah@redesignman.com
 Phone: 718-392-4338
 280 LONSTON DRIVE, APT. C
 COLONIA SPRING, COLORADO 80515

PARKS CONSTRUCTION
 ORIGINAL FLOOR PLAN

PROJECT: 1598 CANYON ROAD
 ADDRESS: SANTA FE, NEW MEXICO
 HISTORIC REVIEW

2
 3
 4

THE CUSTOMER OR HOMEOWNER AND THE ARCHITECT ASSUME RESPONSIBILITY FOR ALL CHANGES MADE TO THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE ORIGINAL FLOOR PLAN. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY CHANGES MADE TO THIS PLAN BY THE CUSTOMER OR HOMEOWNER. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CUSTOMER OR HOMEOWNER. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY CHANGES MADE TO THIS PLAN BY THE CUSTOMER OR HOMEOWNER. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CUSTOMER OR HOMEOWNER.



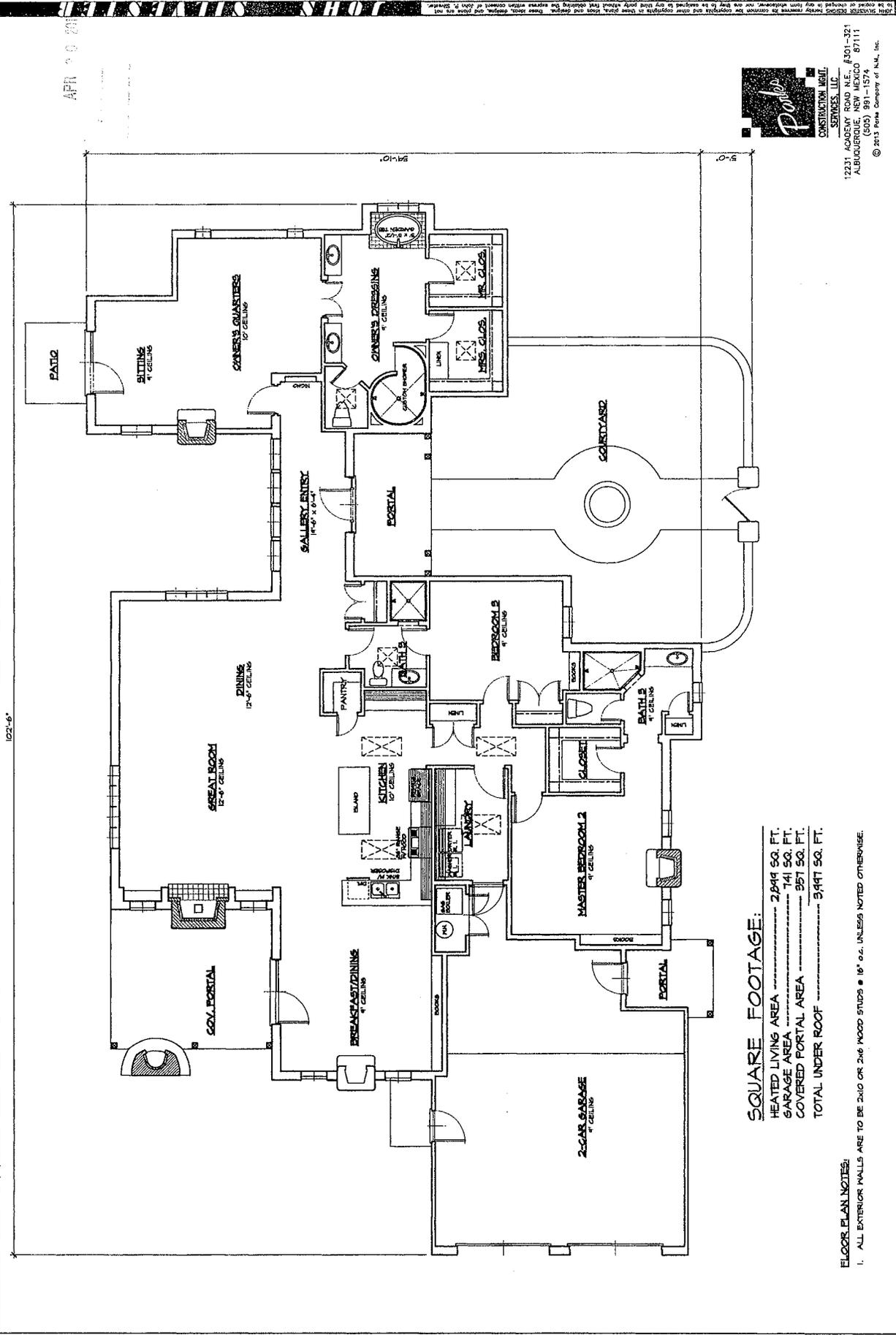
SQUARE FOOTAGE:

HEATED LIVING AREA	-----	2,645 SQ. FT.
GARAGE AREA	-----	741 SQ. FT.
COVERED PORTAL AREA	-----	957 SQ. FT.
TOTAL UNDER ROOF	-----	3,193 SQ. FT.

FLOOR PLAN NOTES:
 1. ALL EXTERIOR WALLS ARE TO BE 2x10 OR 2x6 MOOP STUDS @ 16" o.c. UNLESS NOTED OTHERWISE.

DATE DRAWN: 4.27.2015
 2008 John Strawler Design
ORIGINAL FLOOR PLAN

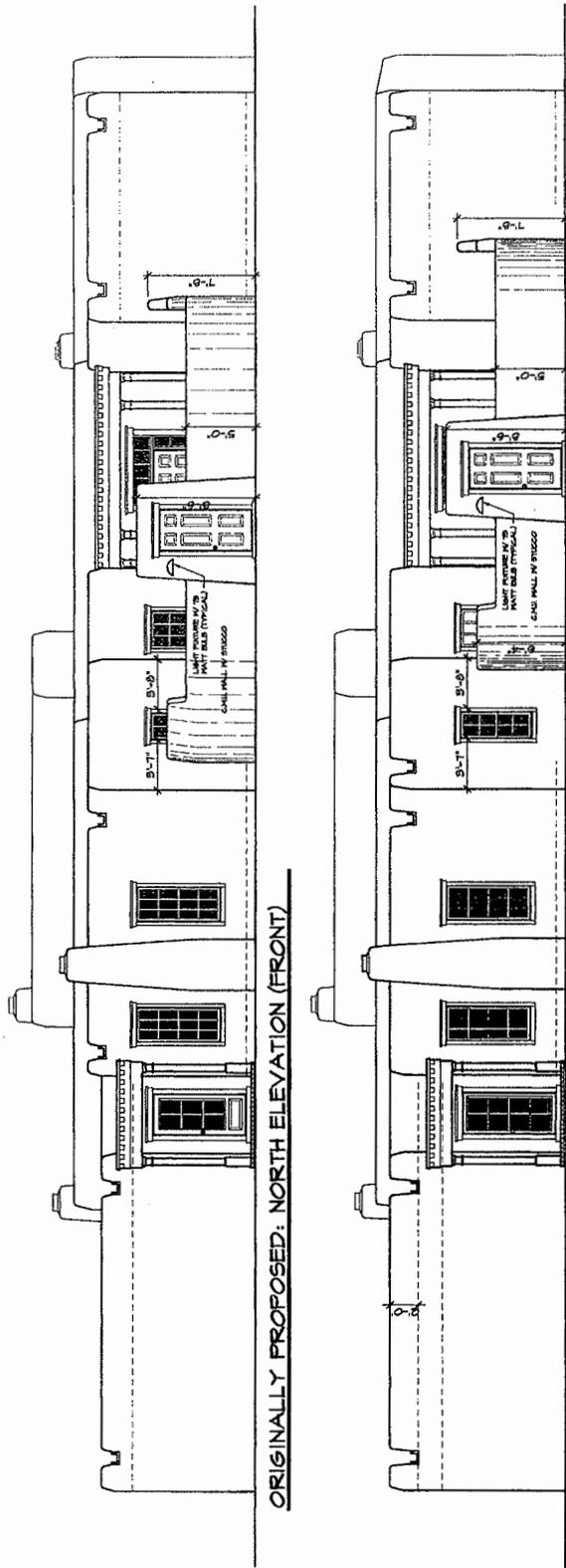
Poppe
 CONSTRUCTION MGMT. SERVICES, LLC
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 ALBUQUERQUE, NEW MEXICO 87111
 (505) 991-1574
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SQUARE FOOTAGE:
 HEATED LIVING AREA 2849 SQ. FT.
 GARAGE AREA 741 SQ. FT.
 COVERED PORTAL AREA 957 SQ. FT.
 TOTAL UNDER ROOF 3497 SQ. FT.

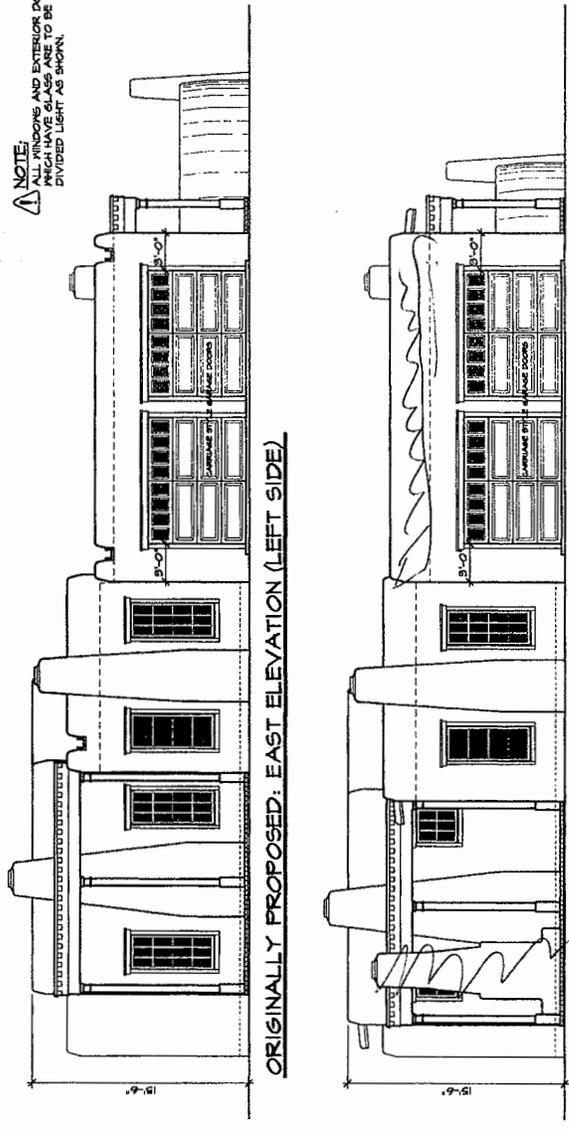
FLOOR PLAN NOTES:
 1. ALL EXTERIOR WALLS ARE TO BE 2x10 OR 2x6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

APR 30
 2015



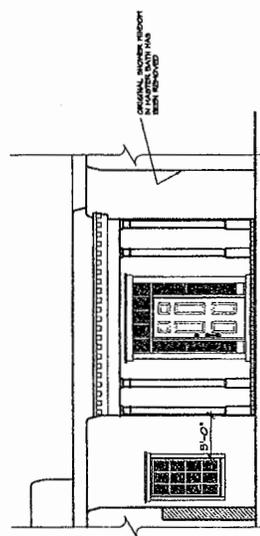
NEW AS BUILT: NORTH ELEVATION (FRONT)

NOTE:
 ALL WINDOWS AND EXTERIOR DOORS
 WHICH HAVE GLASS ARE TO BE TRUE
 DIVIDED LIGHT AS SHOWN.



ORIGINALLY PROPOSED: EAST ELEVATION (LEFT SIDE)

NEW AS BUILT: EAST ELEVATION (LEFT SIDE)

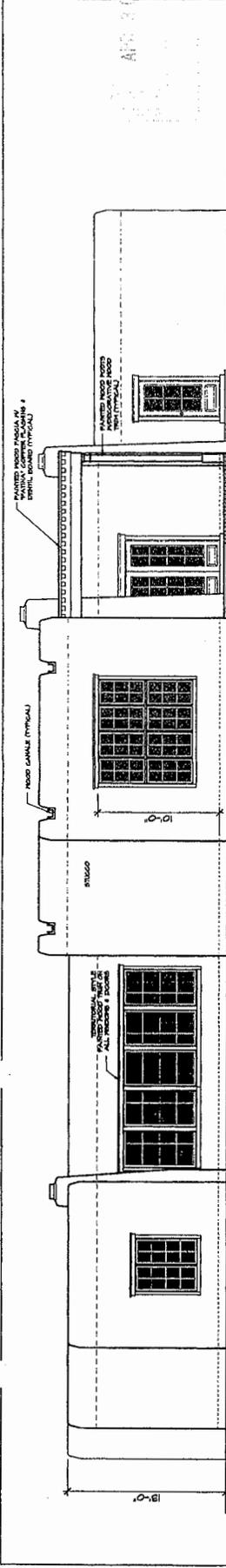


ENTRY PORTAL ELEVATION (inside courtyard on north elevation)

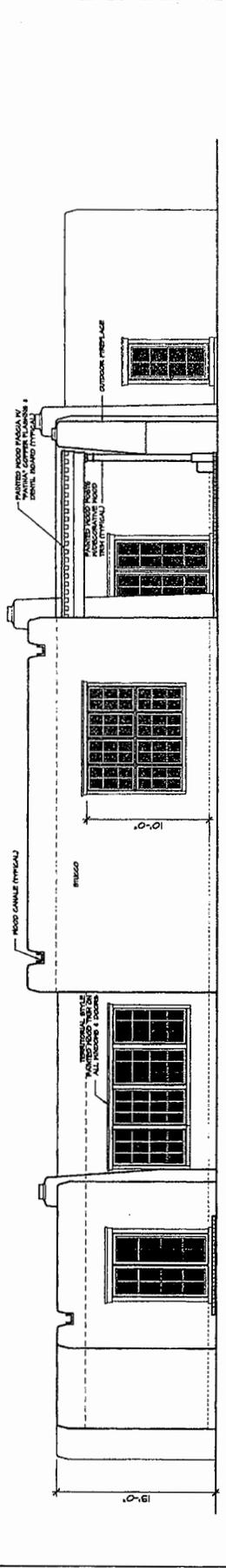
BUILDING FINISHES:
 WALLS - STUCCO
 WINDOWS - CLAD COLOR OFF WHITE
 DOORS & TRIM - PAINTED OFF WHITE
 BRICK - STANDARD RED BRICK COLOR
 PORTALS & TRIM - PAINTED COLOR OFF WHITE
 ALL OTHER EXPOSED METAL - PLASTIC OR TRIM SHALL BE PAINTED TO MATCH STUCCO
 ALL WINDOWS AND FRENCH DOORS SHALL HAVE TRUE DIVIDED LIGHTS



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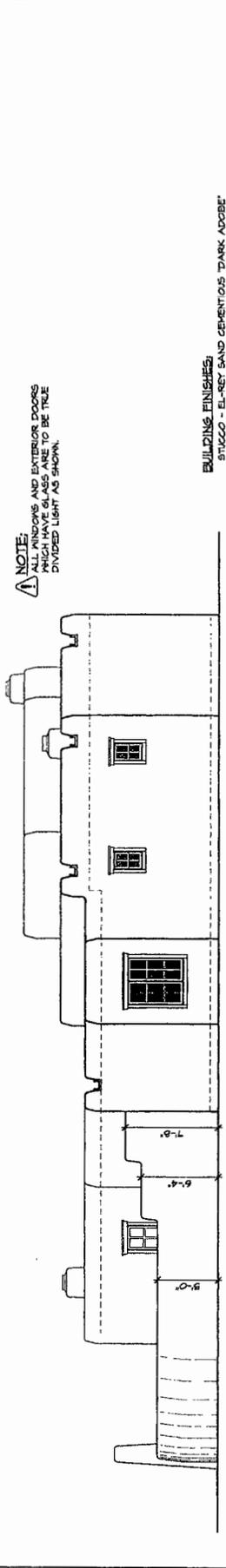


ORIGINALLY PROPOSED: SOUTH ELEVATION (REAR)

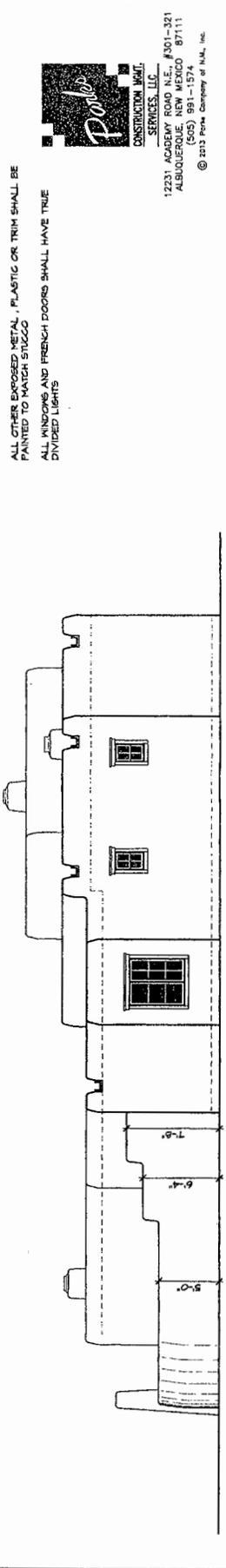


NEW AS BUILT: SOUTH ELEVATION (REAR)

NOTE:
 ALL WINDOWS AND EXTERIOR DOORS WHICH HAVE GLASS ARE TO BE TRUE DIVIDED LIGHT AS SHOWN.



ORIGINALLY PROPOSED: WEST ELEVATION (RIGHT SIDE)



NEW AS-BUILT: WEST ELEVATION (RIGHT SIDE)

ELEVATIONS

BUILDING FINISHES:
 STUCCO - EL-KEY SAND CEMENTIOUS "DARK ADORSE"
 PORTALS & TRIM - PAINTED "OFF WHITE"
 DOORS & TRIM - PAINTED "OFF WHITE"
 BRICK - STANDARD RED BRICK COLOR
 PORTALS & TRIM - PAINTED COLOR "OFF WHITE"
 ALL OTHER EXPOSED METAL, PLASTIC OR TRIM SHALL BE PAINTED TO MATCH STUCCO
 ALL WINDOWS AND FRENCH DOORS SHALL HAVE TRUE DIVIDED LIGHTS



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 SERVICES, LLC
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DATE DRAWN: 4.27.2016
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City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: June 25, 2015

To: BUILDING PERMIT DIVISION

From: David Rasch, Land Use Planner Supervisor:

DR
STAFF INITIALS

Lisa Roach, Land Use Planner Senior:

LR
STAFF INITIALS

Date Submitted:

June 24, 2015

Contact Name:

Dolores Vigil

Phone Number:

Project Address: 1598 Canyon Rd

*Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does **NOT** require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.*

Description of Proposed Work:

Proceed with permit amendment and secondary mechanical permit, as approved by the HDRB on June 9, 2015 (Case H-08-022), prior to the completion of the appeal process, with the condition that the owner assumes all risks incurred should an appeal be filed and granted to alter the HDRB action. See attached notarized affidavit to this effect.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

Yes No

ROUTE TO HISTORIC DIVISION LR

Yes No

INTERIM HISTORIC INSPECTION LR

Yes No

FINAL HISTORIC INSPECTION LR



CITY OF SANTA FE, NEW MEXICO

Project description: Construct an approximately 3,793 sq. ft. single family residence and attached garage to the maximum allowable height of 15'6", to construct yardwalls to a height of 5' to 7'5" high where the maximum allowable height is 6', and to construct a 4' high mechanical vehicular gate.

Project number: 08-10100022
Case number: H-08-022
Project type: HDRB

PROJECT LOCATION (S): 1590 Canyon

PROJECT NAMES:

OW – Indian Rock Ranches Inc. B Albuquerque, NM 87133	6800 Oakland Ave NE Suite 505-991-1574
AP – Liaison Planning Services Santa Fe, NM 87501	206 McKenzie St. G-1 505-424-0693

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	No
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT SURVEY NUMBER	H-1213
YEAR OF CONSTRUCTION	Postwar
PROJECT TYPE (NEW, ADD, ETC.)	New
USE, EXISTING	Vacant Lot
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: August 12, 2008
TO: Historic Design Review Board Members
VIA: David Rasch, Supervising Planner Historic Preservation Division *DR*
FROM: Marissa C Barrett, Historic Preservation Planner Senior *MCB*

CASE # H-08-22

ADDRESS: 1590 Canyon Road
Historic Status: N/A
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: Building Height Calculation

APPLICANT SUBMITTALS

- Proposed Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: Letter from Neighbor

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that the yard walls do not exceed the maximum allowable height of 6' and that the skylights are not publicly visible. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The approximately 1 acre vacant lot located in the Downtown and Eastside Historic District is proposed for construction of an approximately 2,695 square foot single family residence with 357 square feet of portals and an approximately 741 square foot attached garage for a total roofed footprint of 3,793 square feet.

The Territorial Revival style building will be to the maximum allowable height of 15' 6". The building will include true divided light doors and windows with wood surrounds painted off-white, carriage style garage doors painted off-white, and wood canals lined with galvanized metal. The portals will have square wood posts with decorative trim and a wood fascia with patinated copper flashing and dentil board. All wood will be painted white.

Seven skylights are indicated on the floor plan. The building will be stuccoed with an El Rey in a "Dark Adobe" color. Light fixtures will be down lights with a 75 watt bulb.

Also proposed is the construction of a courtyard wall to a height ranging from 5' to 7' 8" on the northwest elevation. The wall will include a wood pedestrian gate and stuccoed entry surround to a height of 8' 6". The maximum allowable height for courtyard walls is 6'. The entry way is considered an accent and may be allowed to go higher than 6'.

Lastly proposed is a 4' high mechanical vehicular gate and 5'- 5' 6" high coyote fence. The antique brown wrought iron sliding gate is setback approximately 80' from Canyon Road and 10' to 20' from the Driveway Utility Easement. The gate will attach to 24" by 24" rock pilasters. The coyote fence will run along the east property line along the existing driveway and is below the maximum allowable height of 6'. The coyote fence will have irregular latilla tops. A new base course driveway will also be constructed.

This case was on the March 25, 2008 HDRB agenda but was postponed by the owner. Ownership of the property has changed and the same plans proposed in March are now coming before the Board for approval.

Attached to this application is information from the adjacent neighbor regarding the sale history of this lot and a covenant created at the time the lot was originally sold.

LIAISON Planning Services Inc.

January 29, 2008

City of Santa Fe
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87504-0909

Re: 1590 Canyon Rd.
Santa Fe, NM

PROPOSAL LETTER

This letter is provided as part of the Historic Review Board submittal requirements for the above referenced property. This application is a request to construct a 3,793 sq. ft. single family home on a vacant lot approximately 1 acre. The property is located on the south side of Canyon Road east of Camino Cabra, within the Downtown and Eastside Historic District.

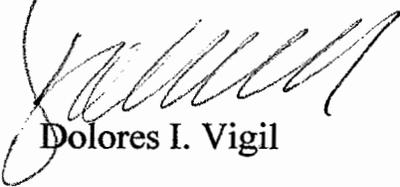
The proposed home is approximately 2,645 square feet (heated area), 741 sq. ft. (garage) and 357 sq. ft. (portals). The entire project will be designed in a Territorial architectural style with true divided light windows and true divided light French doors painted "Off White" throughout. The stucco will be El Rey Dark Adobe color. All doors, trim, portals and posts will be painted off white. Portals will be constructed of wood with patina copper flashing and dentil board.

The applicant is proposing a garden wall on the north side of the home 5' tall with a gated entrance. The wall will be constructed of adobe with El Rey Dark Adobe to match the home.

Page 2 of 2

In conclusion, we have reviewed the code and met with required staff members (HDR and Development Review) to ensure that the proposed project meets all the requirements for building within the R-1 zone and the Downtown and Eastside Historic District. Your consideration is greatly appreciated. If you have any questions regarding this application please do not hesitate contacting my office @ (505) 424-0693.

Sincerely,



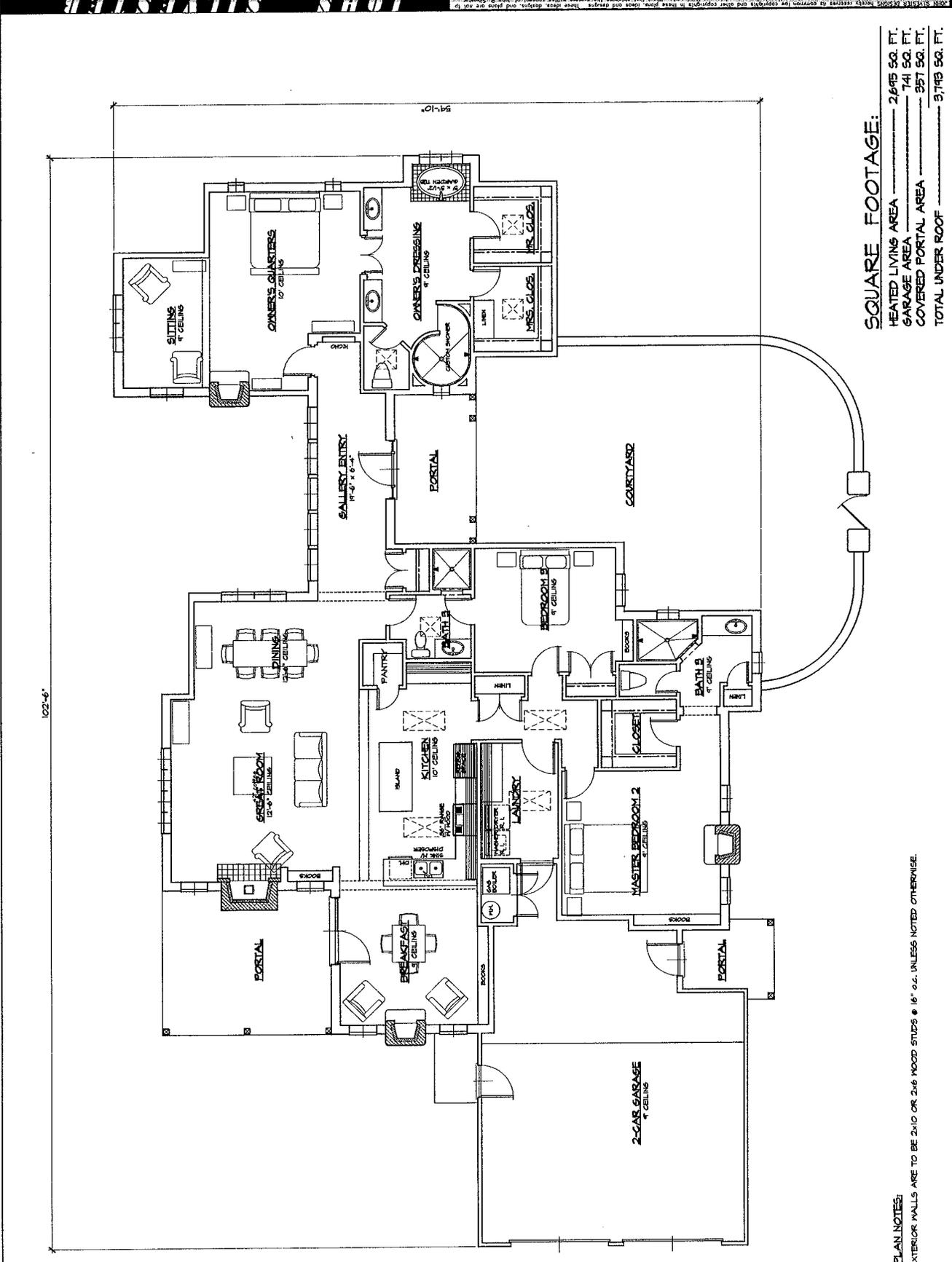
Dolores I. Vigil

Attachments: Application Form
 Preliminary Zoning Review Worksheet
 Height Calculation
 Vicinity Map
 Site Plans
 Floor Plans
 Elevations
 Photographs

HISTORIC
1540 CANYON ROAD
SANTA FE, NEW MEXICO

FLOOR PLAN
NAME
A HOME CUSTOM-DESIGNED FOR:

3 Open Loop
Edgewood, New Mexico 87115
Tel: (505) 221-2609 or 224-0976
Fax: (505) 226-7146
Email: jbrimmer@johnbrimmerdesign.com
Quality by Design



SQUARE FOOTAGE:
 HEATED LIVING AREA 2,615 SQ. FT.
 GARAGE AREA 741 SQ. FT.
 COVERED PORTAL AREA 957 SQ. FT.
 TOTAL UNDER ROOF 3,748 SQ. FT.

FLOOR PLAN NOTES:
 1. ALL EXTERIOR WALLS ARE TO BE 2x10 OR 2x6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 2. -
 3. -

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Agenda

DATE 7/8/15 TIME 9:07am

SERVED BY McCutay

RECEIVED BY Alicia Martinez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 14, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 14, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 23, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-023. 463 and 465 Camino de las Animas.
Case #H-15-055B. 1272 Canyon Road.
Case #H-15-056B. 461 Camino de Las Animas.
Case #H-15-058. 1247 Cerro Gordo Road.
Case #H-15-059B. 1342 Canyon Road.
Case #H-15-061. 626 Don Gaspar Avenue.

Case #H-15-055A. 1272 Canyon Road.
Case #H-15-056A. 461 Camino de Las Animas.
Case #H-15-057. 475 Arroyo Tenorio.
Case #H-15-059A. 1342 Canyon Road.
Case #H-15-060B. 2 Camino Pequeño.
Case #H-08-022. 1598 Canyon Road.

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

1. Case #H-15-056B. 461 Camino de Las Animas. Downtown & Eastside Historic District. Mark Naktin, agent for Newt White, owner, proposes to add a fireplace to a primary façade, to place a metal awning over a door on a primary façade, and to replace a window with a door on a primary facade of a contributing residential structure. Exceptions are requested to place an addition on a primary façade (Section 14-5.2(D)(2)(c)) and to alter opening dimensions on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).
2. Case #H-15-062. 616 East Alameda Street Unit F. Downtown & Eastside Historic District. Lorn Tryk, agent for Paul Helfrich, owner, proposes to construct a 1,912 sq. ft. residence to the maximum allowable height of 14' 2", and to construct a yardwall to 4'6" high where the maximum allowable height is 6' high. (David Rasch).
3. Case #H-15-064A. 237½ Casados Street. Westside-Guadalupe Historic District. Will McDonald, agent for Mark Holland, owner, requests a historic status review of a non-stated residential structure. (David Rasch).
4. Case #H-15-065A. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, requests a historic status review of a contributing residential structure. (David Rasch).
5. Case #H-15-065B. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, proposes to construct a 967 sq. ft. addition to a height of 13'3" where the maximum allowable height is 15'1", install roof-mounted solar panels, alter windows and doors, and perform other remodeling. (David Rasch).
6. Case #H-15-066. 575 West San Francisco Street. Downtown & Eastside Historic District. Gary Mazziotti, agent/owner, proposes to remove chainlink fencing and replace it with a coyote fence with uneven latillas to the maximum allowable height of 58" at a contributing residential property. (Lisa Roach).

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit D.]

Case #H-15-059B. 1342 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit E.]

Case #H-15-061. 626 Don Gaspar Avenue.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit F.]

Case #H-15-055A. 1272 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit G.]

Case #H-15-056A. 461 Camino de Las Animas.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit H.]

Case #H-15-057. 475 Arroyo Tenorio.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit I.]

Case #H-15-059A. 1342 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit J.]

Case #H-15-060B. 2 Camino Pequeño.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit K.]

Case #H-08-022. 1598 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit L.]

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for these twelve cases as presented. Member Roybal seconded the motion and it passed by unanimous voice vote.