



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 12, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 12, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 22, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-081 449 Camino Monte Vista
 Case #H-14-034 511 Paseo de Peralta
 Case #H-08-096 1150 Canyon Road
 Case #H-14-051 120 Quintana Street
 Case #H-14-055 616-B East Alameda Street
 Case #H-14-057 505 Apodaca Hill

Case #H-13-095 321, 325, 329 W. San Francisco St.
 Case #H-14-047 241 Rodriguez Street
 Case #H-14-024 350 Delgado Street
 Case #H-14-054 1025 Canyon Road
 Case #H-14-056 258 Las Colinas Drive
 Case #H-14-058 1231 Paseo de Peralta

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

1. Case #H-12-103. 421 Apodaca Hill. Downtown & Eastside Historic District. Richard Armijo, agent for Arturo and Viola Gonzalez, owners, proposes to amend a previous approval to remodel a contributing residential property by changing the character of the front yardwall. (Lisa Roach).
2. Case #H-13-100. 603 Garcia Street. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Joe Nero, owner, proposes to amend a previous approval to remodel a non-contributing property by changing the side lotline fence from 48" to the maximum allowable height of 63". (David Rasch).
3. Case #H-14-059. 331 Sanchez Street. Downtown & Eastside Historic District. Richard Horcasitas, agent for Cliff and Donna Boltz, owners, proposes to remodel a non-contributing residential building, including the removal of Territorial trim. (David Rasch).
4. Case #H-14-061. 241 Delgado Street. Downtown & Eastside Historic District. Ernst Gruler, agent for Canyon 503 LLC, proposes to remodel a non-contributing commercial structure. (Lisa Roach).
5. Case #H-04-062. 918-F Acequia Madre. Downtown & Eastside Historic District. Joseph P. Cordova, agent for Wayne Bladh and Billy Halsted, proposes to construct a 5,305 sq. ft. residential building to 14' 6" where the maximum allowable height is 15' 1" on a vacant lot. (Lisa Roach).

6. Case #H-14-064. 522 Johnson Lane. Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests an historic status designation for a non-statused residential building. (Lisa Roach).
7. Case #H-14-065. 200 West de Vargas Street. Downtown & Eastside Historic District. Tray Jordan Architecture, agent for Rats Development, owner, requests a historic status designation for a non-statused commercial building. (Lisa Roach).
8. Case #H-14-067. 14 Montoya Circle. Downtown & Eastside Historic District. Tom Gifford, agent for Amany and Felix Fan, proposes to remodel a non-contributing residential building and to construct yardwalls, a perimeter fence, and a 1,753 sq. ft. guest house to 14' 7" where the maximum allowable height is 16'. (Lisa Roach).
9. Case #H-14-068. 525 ½ Palace Avenue. Downtown & Eastside Historic District. John Rutherford, agent for Linda Osbourne, owner, proposes to construct a 6' high vehicle gate on a contributing residential property. (David Rasch).
10. Case #H-14-069. 1005 East Alameda Street. Downtown & Eastside Historic District. Lorn Tryk Architects, PC, agent for James and Jean Wickstead, owners, requests an historic status designation for a non-statused single-family residential building. (Lisa Roach).
11. Case #H-14-070. 644 Canyon Road #4. Downtown & Eastside Historic District. D. Maahs Construction, agent for Patrick Rayes, owner, proposes to remodel a non-contributing residential building. (David Rasch).
12. Case #H-14-060A. 1212 ½ Canyon Road. Downtown & Eastside Historic District. Fran Tenorio and Richard Becker, owner and applicant, request historic status review of two non-statused residential structures. (David Rasch)
13. Case #H-14-060B. 1212 ½ Canyon Road. Downtown & Eastside Historic District. Fran Tenorio and Richard Becker, owner and applicant, propose to remodel two non-contributing residential buildings, including window replacement without divided-lites. An exception is requested to exceed the 30" standard (Section 14-5.2(E)(1)(c)). (David Rasch).
14. Case #H-14-063. 1150 Camino Cacto. Historic Review Historic District. Michael Bodelson, agent for Diane Greer, owner, proposes to construct 6' high yardwall along the side lotline and a 5' yardwall along the street frontage where the maximum allowable height is 46'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
15. Case #H-14-066. 418 & 422 Abeyta Street. Downtown & Eastside Historic District. Fabu-wall-ous Solutions, LLC, agent for SFNM Investments106LLC, owner, proposes to remodel a significant residential building, including the construction of a 171 sq. ft. addition and construct yardwalls along the east and north lotlines. Three exceptions are requested to place an addition on a significant building (Section 14-5.2(D)(2)(c)), to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)) and to alter opening dimensions on primary elevations (Section 14-5.2(D)(5)(a)). (David Rasch).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

DATE 7.17.14 TIME 8:20amSERVED BY [Signature]RECEIVED BY Carmelina Spears

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1. Case #H-12-103. 421 Apodaca Hill. Downtown & Eastside Historic District. Richard Armijo, agent for Arturo and Viola Gonzalez, owners, proposes to amend a previous approval to remodel a contributing residential property by changing the character of the front yardwall. (David Rasch).
2. Case #H-13-100. 603 Garcia Street. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Joe Nero, owner, proposes to amend a previous approval to remodel a non-contributing property by changing the side lotline fence from 48" to the maximum allowable height of 63". (David Rasch).
3. Case #H-14-030. 1049 & 1051 Camino San Acacio. Downtown & Eastside Historic District. Gabriel Browne, agent/owner, proposes to remodel two non-contributing residential buildings, including an increase in height to 21' 6" where the maximum allowable height is 15' 11" on a sloping site. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
4. Case #H-14-059. 331 Sanchez Street. Downtown & Eastside Historic District. Richard Horcasitas, agent for Cliff and Donna Boltz, owners, proposes to remodel a non-contributing residential building, including the removal of Territorial trim. (David Rasch).
5. Case #H-14-061. 241 Delgado Street. Downtown & Eastside Historic District. Ernst Gruler, agent for Canyon 503 LLC, proposes to remodel a non-contributing commercial structure. (David Rasch).

6. Case #H-04-062. 918-F Acequia Madre. Downtown & Eastside Historic District. Joseph P. Cordova, agent for Wayne Bladh and Billy Halsted, proposes to construct a 5,305 sq. ft. residential building to 14' 6" where the maximum allowable height is 15' 1" on a vacant lot. (David Rasch).
7. Case #H-14-064. 522 Johnson Lane. Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests an historic status designation for a non-statused residential building. (David Rasch).
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10. Case #H-14-068. 525 ½ Palace Avenue. Downtown & Eastside Historic District. John Rutherford, agent for Linda Osbourne, owner, proposes to construct a 4' high vehicle gate on a contributing residential property. (David Rasch).
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15. Case #H-14-066. 418 & 422 Abeyta Street. Downtown & Eastside Historic District. Fabu-wall-ous Solutions, LLC, agent for SFNM Investments106LLC, owner, proposes to remodel a significant residential building, including the construction of a 171 sq. ft. addition and construct yardwalls along the east and north lotlines. Three exceptions are requested to place an addition on a significant building (Section 14-5.2(D)(2)(c)), to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)) and to alter opening dimensions on primary elevations (Section 14-5.2(D)(5)(a)). (David Rasch).

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

August 12, 2014

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Ms. Christine Mather

MEMBERS ABSENT:

Mr. Frank Katz
One vacancy

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch said agenda item #5 should be shown as Case #H-14-062; item #10 should say Unit G; and item #7 was withdrawn by the applicant.

Ms. Rios moved to approve the Agenda as amended. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: July 22, 2014

Ms. Rios requested changes to the minutes of July 22, 2014 as follows.

On page 6 she asked if it would delineate - rather than the owner's lot line.

On page 31, 8th paragraph, she agreed with comments and had questioned it at the beginning of the presentation.

On page 48, Ms. Rios said the HDRB reviewed and acted on its own merits and designated the wall as historic. She thought the applicant did a nice job on the wall and it should be left as is

On page 55, 3rd paragraph should read, "Ms. Rios asked if it had anything on the roof."

Mr. Boniface requested the following changes to the minutes:

On page 15, 2nd paragraph, the name should be Jeff Branch.

On page 49, 4th paragraph should read "as long as the fire department could get access, the gate would be compliant."

Ms. Mather requested the following changes to the minutes:

On page 10, Mr. Armijo accepted the amendment as friendly because further up Ms. Mather accepted the amendment as friendly. Mr. Katz asked if the amendment was friendly.

Mr. Armijo said Mr. Katz did ask that question.

Mr. Shandler clarified that as the seconder, he accepted the amendment as friendly also.

On page 47, last paragraph it should say, "The new entry door does ~~not~~ go out to the existing yard."

Ms. Rios moved to approve the minutes of July 22, 2014 as amended. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-081	449 Camino Monte Vista
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Mr. Shandler said on Case #H-11-081, the motion Mr. Katz made was about the fence and the drawings should be submitted to staff. He asked what the direction to staff on page 9 was.

Ms. Rios said it was recommended that the fence have light between the poles and if the applicant accepted that, it should be drawn as such.

Ms. Mather said it should be drawn as indicated and the drawing submitted to staff.

Mr. Armijo moved to approve the Findings of Fact as amended for Case #H-11-081 and the others as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods asked Mr. Rasch to introduce the new staff.

Mr. Rasch introduced Ms. Lisa Roach. She lives in the historic district and became Senior Planner four

weeks ago.

G. ACTION ITEMS

1. **Case #H-12-103. 421 Apodaca Hill. Downtown & Eastside Historic District.** Richard Armijo, agent for Arturo and Viola Gonzalez, owners, proposes to amend a previous approval to remodel a contributing residential property by changing the character of the front yardwall. (Lisa Roach).

Mr. Armijo recused himself from this case and left the bench.

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

421 Apodaca Hill is an approximately 1,387 sq. ft. one-story-over-basement, rectangular plan adobe residence designed in the vernacular Spanish-Pueblo revival style and constructed prior to 1960. The style is most evident along its street-facing elevations and is expressed through the rounded parapets, inset porch with hand-carved beams, tin canals, and wood, multi-light windows. The rear of the house, presumably constructed in the 1970s is less expressive of the style. A low wall made of recycled limestone blocks and rounded stone runs along the front of the house. It is a contributing structure in the Downtown and Eastside Historic District.

On January 8, 2013, the HDRB approved remodeling at the property, including increasing the height of the front stone masonry yard wall to 5' 3". Now, the applicant proposes to amend the previous approval with the following – construct 5' 3" high stone masonry pillars on top of the existing yard wall, regularly spaced with coyote fence in between to match the 5' 3" height of the pillars. The applicant has proposed this alternate design, having determined that the existing footing will not support the additional wall height as originally proposed.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked if they were proposing storm windows on the interior.

Ms. Roach said they were and would be as drawn.

Applicant's Presentation

Present and sworn was Dr. Arturo Gonzalez, 421 Apodaca Hill, and Mr. Richard Armijo, contractor for

the remodel here.

Dr. Gonzalez had nothing to add to the staff report and simply requested approval. He said they completed the renovation and it was a beautiful home and he invited the Board to come see it. He added that they followed the conditions the Board imposed.

Questions to the Applicant

Ms. Mather asked if the stone to match the natural stone on the pilasters.

Dr. Gonzalez agreed. He said they looked around and got the idea from others in the area so it would match that.

Ms. Mather asked if the stringers would be facing in toward the home.

Dr. Gonzalez agreed.

Ms. Mather asked if the tops of the latillas would be irregular.

Dr. Gonzalez agreed.

Mr. Boniface commented that when the Board asks applicants to do irregular tops, they usually look like a castle with only two different heights and the Board wants them to use 5-6 different heights.

Dr. Gonzalez replied that with the irregular wall, it would be that way anyhow. They would do their best to do accomplish the Board's intent.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved for approval of Case #H-12-103 at 421 Apodaca Hill per staff recommendations with the conditions that the pilasters be natural matching stone, that the stringers be on the interior and that the latillas be uneven and have more than two specific heights more in the traditional manner.

Mr. Boniface seconded the motion and asked for a friendly amendment that the fence be at 5' 3" in height. Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote. Mr. Armijo was not present for the vote and Chair Woods voted in favor.

Mr. Armijo returned to the bench after the vote was taken.

2. **Case #H-13-100. 603 Garcia Street. Downtown & Eastside Historic District.** Tom Easterson-Bond, agent for Joe Nero, owner, proposes to amend a previous approval to remodel a non-contributing property by changing the side lotline fence from 48" to the maximum allowable height of 63". (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

603 Garcia Street is a single-family residential structure that was constructed in a vernacular manner at approximately 1930. The building had moderate alterations including the addition of two rooms at the rear and it appears that a brick coping on the parapets has been stuccoed over. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On November 26, 2013, the HDRB approved remodeling of the property including a 4' high coyote fence along the Johnson Street lotline. Now, the applicant proposes to amend the previous approval by increasing the height of the fence to the maximum allowable height of 63". The design retains the stuccoed pilasters that have already been approved.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather had trouble reading a line on page 9 of the east proposed elevation. She asked if that wall existed now.

Mr. Rasch explained that the lot was not square but oblique. We were seeing it down Johnson Lane. He surmised that the part that she didn't understand was from a previously approved case.

Applicant's Presentation

Present and sworn was the owner, Mr. Joe Nero, 46 Cerro Blanco, who said he had nothing to add to the staff report except to say that the lot was a little higher than the street so the 4' high fence really felt like it was 2.5 feet high.

Questions to the Applicant

Ms. Rios asked if the pilasters were to be at the same height.

Mr. Nero agreed.

Ms. Rios asked if the latillas would have uneven tops.

Mr. Nero agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-13-100 at 603 Garcia Street per staff recommendations with the conditions that the stringers would be on the inside and the tops be mucho irregular. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-14-059. 331 Sanchez Street. Downtown & Eastside Historic District.** Richard Horcasitas, agent for Cliff and Donna Boltz, owners, proposes to remodel a non-contributing residential building, including the removal of Territorial trim. (David Rasch).

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

331 Sanchez Street is a single-family residence that was constructed in 1976 in a blended Spanish-Pueblo Revival and Territorial Revival style. It is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with the following seven items.

1. All existing windows with non-conforming lites will be removed and replaced with 30" compliant "Cappuccino"-colored aluminum-clad windows in the existing opening dimensions. The Territorial wood surrounds will be removed and a 3" to 4" revealed bullnose will be installed.

2. The existing front entry door with flanking arched sidelites on the south elevation will be removed and replaced with a 6-lite "Cappuccino"-colored aluminum-clad door with one 4-lite sidelite. The Territorial wood surrounds will be removed and a 3" to 4" revealed bullnose will be installed.

3. The rear entry door will be removed and replaced with a 6-lite "Cappuccino"-colored aluminum-clad door with one 4-lite sidelite. The Territorial wood surrounds will be removed and a 3" to 4" revealed bullnose will be installed.

4. The existing north elevation door under the portal will be removed and the opening will be infilled with stuccoed wall.

5. The four existing skylights will be removed and replaced with skylights that will not be publicly visible.

6. The building will be restuccoed with El Rey cementitious stucco in "Adobe".

7. The existing gravel driveway and parking area will be surfaced with brick to harmonize with the brick entry path and the rear patio.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather said when the Board was three on the site visit, it seemed there was very little visibility for that window.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Richard Horcasitas, 614 Martin Luther King Blvd., Albuquerque, who thanked Mr. Rasch for the staff report and said he agreed the with staff recommendations.

Questions to the Applicant

Ms. Rios asked how far the windows would be inset.

Mr. Horcasitas said they would be inset 3-4".

Ms. Rios asked if they would be true divided.

Mr. Horcasitas agreed and said they were clad windows.

Ms. Rios asked if it would have anything on the roof.

Mr. Horcasitas said there would be nothing on the roof.

Chair Woods referred to the far left on the east elevation where it had vertical lites and asked if he would be willing to have 2 over 2 for better proportions.

Mr. Horcasitas agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-059 at 331 Sanchez Street per staff recommendations with conditions that the windows be inset 4", that they be true divided lites, that there be nothing on the rooftop, and the window in the door on the north elevation have 2 over 2 lites. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-14-061. 241 Delgado Street. Downtown & Eastside Historic District.** Ernst Gruler, agent for Canyon 503 LLC, proposes to remodel a non-contributing commercial structure. (Lisa Roach).

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

241 Delgado Street is a commercial property that was constructed in a vernacular manner at an unknown date prior to 1928. The building is listed as non-contributing to the Downtown and Eastside Historic District due to extensive non-historic alterations to the structure.

In 1999, the HDRB granted approval to remodel the building and construct addition in the footprint of an existing garage, which was adjacent to the historic structure, and a small courtyard wall on the street frontage. The building has housed several different retail venues since that time.

Now, the applicant proposes to remodel the property with the following two items:

1. Create a 5' 6" wide opening in the existing 4' high courtyard wall at the street frontage. The opening will be finished with rounded corners in accordance with the other existing wall detail. The stucco color will be El Rey "Adobe," and texture will match existing.
2. Replace the existing window on the non-historic addition with 80"x60" 10-Lite French Inswing Doors with fixed panes in "Ranch" color, which is a chocolate brown to match the existing window trim. The door opening will be curved and rounded to match the existing architecture of the building, and any stucco used will be El Rey "Adobe" in color.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked if “fixed pane” meant true divided lights or something else.

Ms. Roach asked to have the applicant clarify that.

Applicant's Presentation

Present and sworn was Mr. Ernst Gruler and Mr. Blair Fernwood.

Mr. Fernwood explained that they were gallery owners and were interested in relocating to this property. He said the staff presentation on the door was exactly what they wanted to do. They hoped to preserve as much of the historic fabric as possible.

Questions to the Applicant

Mr. Boniface asked if this was the photo of the door that was actually on the building. He clarified that it shows an 8-light door and the drawing shows a 15-light door and the proposal says it would be a 10-light door.

Mr. Gruler said it would be a ten light door similar to this 8-lite door.

Ms. Mather asked about the fixed panes.

Mr. Gruler said they were fixed panes with molding in between (or true divided).

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-061 at 241 Delgado Street with the condition that the door have ten light true divided lights in it. She added that it could be 8 true divided lights if the

applicants wanted that instead. Ms. Mather seconded the motion and it passed by unanimous voice vote.

5. **Case #H-14-062. 918-F Acequia Madre. Downtown & Eastside Historic District.** Joseph P. Cordova, agent for Wayne Bladh and Billy Halsted, proposes to construct a 5,305 sq. ft. residential building to 14' 6" where the maximum allowable height was 15' 1" on a vacant lot. (Lisa Roach).

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

918-F Acequia Madre is a 0.550-acre vacant lot located south of Acequia Madre and between Camino del Monte Sol and Camino Don Miguel. The lot is reached through a private lane heading south from Acequia Madre for approximately 440 feet.

The applicant proposes to construct a 2,990 square foot single-family residence in blended Spanish-Pueblo Revival and Territorial Revival Styles to a height of 14' 6" where the maximum allowable height is 15' 1". Also proposed are an attached two-car garage and mechanical room of 749 square feet and an attached studio of 608 square feet located behind the garage. The residence will be clad in traditional, cementitious stucco in El Rey "Adobe." All windows will have divided lites except for those which do not exceed 30" diagonal. All windows and doors not under a portal will be "Stone White" and metal-clad by Marvin Windows. Color and finishes of windows and doors not under a portal were not specified.

Portals are planned for the front (West) and rear (East) of the residence, covering 958 square feet. A portion of the West portal will be enclosed as a sunroom. This enclosed portal is not publicly visible from the private access lane.

A yard wall will be constructed of dry stacked stone masonry at a maximum height of 36" around the East, South and a portion of the west sides of the residence. Although three pedestrian gates are shown on the drawings, no gate design drawings were submitted. A CMU stuccoed retaining wall will be constructed on the South lot line, to a maximum height of 6' with pilasters spaced every 16' 10" from center.

STAFF RECOMMENDATION:

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

No gate designs were submitted.

She called attention to corrected drawings showing the fence and the pedestrian gate on the west side - (Exhibits 1 and 2).

Questions to Staff

Ms. Rios noted that it was a combination of pueblo and territorial.

Ms. Roach agreed. It was Territorial around the windows and edges of the portal.

Applicant's Presentation

Present and sworn was Mr. Joseph Cordova, 1600 Riverside, Española.

Mr. Cordova distributed drawings of his project [attached to these minutes as Exhibit 1 and Exhibit 2].

He said the color on the portals' cladding would be white to match the cladding on the windows. He said the pedestrian gates would have 1x4 slats and would be grey in color.

Questions to the Applicant

Chair Woods said the Board couldn't approve this without a drawing of the gate.

Mr. Cordova said it was on the handout exhibit.

Ms. Mather asked if any exterior lights were proposed.

Mr. Cordova said there were and the light fixtures were shown in the packet.

Ms. Mather thanked him.

Ms. Roach said they were shown in the packet on pages 31 and 32.

Mr. Boniface asked about the color of the portals.

Mr. Cordova said they would be white.

Mr. Boniface asked what the dark line was on the east elevation. It was on page 17 below the beam.

Mr. Cordova said that was slat work that was included in the packet.

Mr. Rasch said the original was clearer.

Mr. Boniface asked if it was below the portal.

Mr. Cordova agreed.

Mr. Rasch showed the original drawings to the Board.

Mr. Boniface asked where the dry stack stone wall was located.

Mr. Cordova said it was on the site plan. Dry stack stone was on the back. He said the hatched area was all in the same pattern.

Mr. Rasch showed it to the Board.

Mr. Boniface asked if it was inside the retaining wall.

Mr. Cordova agreed.

Mr. Armijo asked how big the overhang was on the garage.

Mr. Cordova said it was approximately 36".

Mr. Armijo asked if the doors were carriage doors.

Mr. Cordova said they were just wooden doors stained grey and the woodwork was not on the door.

Mr. Armijo said there should be a step on the garage.

Mr. Armijo explained that he would abstain from voting because of his son Robert.

Chair Woods pointed out that in the middle he have a window that was considerably lower.

Mr. Cordova agreed and explained that there was a tub in that location.

Ms. Rios asked if there would be anything on the roof.

Mr. Cordova said there would be nothing on the roof.

Public Comment

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, Santa Fe.

She thought this was a well-designed building but on the east and west sides of the building there were too many divided light windows and not much on the south. She thought maybe they wanted the privacy.

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

Action of the Board

Ms. Rios moved to approve Case #H-14-062 at 918-F Acequia Madre per staff recommendations and indicating that the gate would be finished in grey and nothing on the roof. Ms. Mather seconded the motion and it passed by majority voice vote with all voting yes including Chair Woods and Mr. Armijo abstaining.

- 6. Case #H-14-064. 522 Johnson Lane. Downtown & Eastside Historic District.** Charles Ash, agent for Carl Palasota, requests an historic status designation for a non-statused residential building. (Lisa Roach).

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

522 Johnson Lane is a single-family residence that was constructed in a vernacular manner in approximately 1940 with the following alterations:

3. Replacement of windows, date unknown. The only remaining original window appears to be a 6/6 double hung wooden window on the South elevation.
4. Enclosure and infill of a portal on the East (rear) end of the building, date unknown. This alteration is evidenced by the original shed roof decking exposed beyond the stucco on the East and South elevations.

The historic status of the building was never assigned, though the New Mexico Historic Building Inventory recommended Contributing status in 1991 and in 1983.

Now, the applicant requests review and designation of historic status for the residence.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the Historic Status of this non-statused structure. Although the residence is not unique in itself and has undergone non-historic alterations since its original construction, it is the only remaining vernacular residence on Johnson Lane and may be considered to contribute to the character of the Downtown and Eastside District.

The application complies with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Questions to Staff

Ms. Rios asked if the footprint remained the same as in 1940.

Ms. Roach thought it did.

Ms. Mather asked which elevation would be primary if the Board designated it Contributing.

Ms. Roach recommended the east be primary although the west was street-facing and had an original door.

Mr. Boniface asked if there was any particular reason why it was recommended as Contributing in the 1978 and 1983 historic inventories and if those were valid reasons today.

Ms. Roach said nothing specifically was mentioned in those inventories. She guessed it was age.

Applicant's Presentation

Present and sworn was Mr. Charles Ash, 2095 Pacheco, Suite B-2, who had nothing to add to the staff report. The back portion looks like it was added on. In the 1983 sketch, the proportion looked like the original footprint was two rooms, then they added a portal and then they filled it in. That was supposition.

Questions to the Applicant

Ms. Mather asked about the condition of the building. In 1991 it was called deteriorated.

Mr. Ash said there was very little upkeep. The interior was trashed and the exterior was beat up.

Ms. Mather mentioned that sometimes the Board had designated a structure as Contributing only to find out there was no foundation or bond beam, etc.

Mr. Ash said there were a lot of weekend projects that took place with or without permits.

Chair Woods asked if the overhang was worthy of preservation. It looked like it was added on. When the Board asks for something to be preserved, we need to make sure it was worth preservation.

Public Comment

Present and previously sworn was Ms. Stefanie Beninato who said she hadn't seen the building to say anything about the west elevation but with an original window she felt it was worth preserving. She noted that Santa Fe was losing vernacular buildings and this was on Johnson Lane and the south should be primary.

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

Chair Woods referred to page 16 in the packet regarding the façade. They had other photos that showed that the parapet was deteriorated.

Ms. Mather felt this was another one of those buildings that had gone too far to be Contributing.

Mr. Armijo agreed with that. It had not been kept up and it didn't have a whole lot of character anyway.

Ms. Rios said she was the lone ranger. She felt that vernacular buildings should be preserved and the Board has had buildings in much worse condition. Vernacular architecture indicates a certain time period and buildings made by hand and probably grew as the family grew. It should be Contributing.

Action of the Board

Mr. Armijo moved in Case #H-14-064 at 522 Johnson Lane to keep it non-contributing. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Ms. Rios who voted against.

7. **Case #H-14-065. 200 West de Vargas Street. Downtown & Eastside Historic District.** Tray Jordan Architecture, agent for Rats Development, owner, requests a historic status designation for a non-statused commercial building. (Lisa Roach).

This case was withdrawn by the applicant.

8. **Case #H-14-067. 14 Montoya Circle. Downtown & Eastside Historic District.** Tom Gifford, agent for Amany and Felix Fan, proposes to remodel a non-contributing residential building and to construct yardwalls, a perimeter fence, and a 1,753 sq. ft. guest house to 14' 7" where the maximum allowable height was 16'. (Lisa Roach).

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

BACKGROUND & SUMMARY:

14 Montoya Circle is a 3,300 square foot Territorial Revival Style single family residence listed as non-contributing in the Downtown and Eastside Historic District. The residence was extensively altered through a remodeling project (H-04-33) approved by the HDRB on March 23, 2004 and partially completed in 2007. The original construction date is unknown, and there is no historic inventory record on file.

Now, the applicant proposes to remodel the property with the following items:

5. Remodel the existing main residence with the following:
 - a. Construct a 438 square foot adobe addition in Territorial Revival Style featuring 2/2 true divided lite, white metal-clad windows with white painted pedimented lintels and surrounds, El Rey "Buckskin" stucco, and brick coping;
 - b. Construction of a 220 square foot portal with brick paving and sage green standing seam

- shed roof off the master bedroom and "rubble" stone privacy wall to a height of 2'. Stucco color under the portal will be El Rey "White";
 - c. Installation of two new 2/2 true divided lite, white metal-clad windows with white painted pedimented lintels and surrounds on the East elevation of the master bedroom;
 - d. Construction of an entry courtyard with colored concrete sidewalks (color not specified) and stuccoed masonry wall in El Rey "Buckskin" to a height of 3' 6";
 - e. Installation of sage green wooden shutters flanking all windows.
6. Construct a 1,187 square foot guesthouse to a height of 14' 6" where the maximum allowable height is 16'. The new residence will be constructed in the Territorial Revival Style and will feature the following:
- a. 2/2 double hung white, metal clad true divided lite windows with pedimented lintels and sage green shutters;
 - b. 566 square feet of portals with square posts and sage green standing seam shed roofs;
 - c. Brick coping at the parapets and chimneys;
 - d. El Rey "Buckskin" stucco with the area under the portal as El Rey "White."
7. Add site improvements, including:
- a. Construction of "rubble" stone and stuccoed masonry yard walls with brick coping to a maximum height of 5';
 - b. Installation of iron pedestrian and vehicle gates;
 - c. Construction of retaining walls to retain existing earth cuts;
 - d. Installation of a square wire fence with 4"x4" wood posts with a wire pedestrian gate on the south lot line;
 - e. Paving of the driveway surface with granite paver stones or etched concrete (color not specified).

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Tom Gifford, 805 Early Street, Suite 204, Santa Fe, who said they had some minor adjustments to propose and handed them out to the Board. [A copy of the packet he handed out is attached to these minutes as Exhibit 3. A letter addressed to the Board that listed the changes is attached to these minutes as Exhibit 4.]

Questions to the Applicant

Chair Woods said the Board was not in favor of doing this kind of thing [major modifications presented at the meeting] because staff and the Board needed time to review them.

Mr. Gifford said he understood. He said they went to operable shutters and clarified the material from the previous submittal. They added a yard wall to enclose the mechanical equipment for the guest house and matched up the grades correctly.

Ms. Mather said in the application he had existing woodwork that didn't seem to appear on the property. She asked if those were approved in 2007.

Mr. Gifford believed so. They had an approved set of drawings and used that as the basis for their proposal.

Ms. Mather said no shutters were there.

Mr. Gifford agreed. That 2007 work was not completed. Work was stopped.

Ms. Roach said instead of labeling it as existing, it should be labeled as previously approved.

Ms. Rios asked for the shutter color.

Mr. Gifford said it would be Sage Green.

Mr. Boniface said the detail on page 20 was too small to read.

Mr. Gifford said it was vertical wrought iron and a detail on top of the gate.

Chair Woods asked if they were substituting the handed out plans for those in the packet.

Mr. Gifford agreed.

Mr. Boniface asked how the gates would be finished.

Mr. Gifford said it would be natural.

Mr. Boniface asked what kind of stone they proposed to use.

Mr. Gifford clarified they would use the stone that was there already and flagstone that was sandstone color and supplement that with additional stone.

Mr. Boniface asked if it comes from the site.

Mr. Gifford agreed.

Mr. Boniface asked if he would have rooftop equipment.

Mr. Gifford said the evaporator was screened and the ductwork was inside.

Mr. Armijo asked what was changed with the shutters.

Mr. Gifford said 202 and 203 were changed. What had been proposed had a horizontal band and it was a little more rustic. What they proposed now was a Shaker style that could be turned and closed. What was previously approved was screwed on shutters.

Mr. Armijo asked for the color.

Mr. Gifford said he just handed out the exact paint color.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-067 at 14 Montoya Circle per staff recommendations with condition that the clad windows and shutters be in a more Territorial style in Sage Green and the gate be natural and the flagstone yellow sandstone with nothing on the rooftop. Ms. Mather seconded the motion and asked for a friendly amendment that the color of the concrete come back to staff and lighting as well. Ms. Rios agreed the amendment was friendly and it passed by unanimous voice vote.

- 9. Case #H-14-068. 525 ½ Palace Avenue. Downtown & Eastside Historic District.** John Rutherford, agent for Linda Osbourne, owner, proposes to construct a 6' high vehicle gate on a contributing residential property. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

525 ½ East Palace Avenue is a single-family residence that was constructed at an unknown date in a Territorial Revival – Northern New Mexico vernacular style. It is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property by installing a vehicle gate in the existing 6' high board fence opening at the driveway. The white metal gate is simple in design and it will be 6' high and 14' wide.

STAFF RECOMMENDATION:

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

Questions to Staff

Mr. Armijo asked why staff couldn't approve a case like this.

Mr. Rasch said when there was public visibility, it was the Board's jurisdiction and in Downtown and Eastside the Board had jurisdiction over all exterior alterations. The Board in 1999 approved fence and wall guidelines and anything over 4' came to the Board.

Applicant's Presentation

Present and sworn was Mr. John Rutherford, 729 Palace Avenue, who said he had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-14-068 at 525 ½ Palace Avenue as submitted and recommended by staff. Ms. Rios seconded the motion and it passed by unanimous voice vote.

10. Case #H-14-069. 1005 East Alameda Street, Unit G. Downtown & Eastside Historic District.

Lorn Tryk Architects, PC, agent for James and Jean Wickstead, owners, requests an historic status designation for a non-statused single-family residential building. (Lisa Roach).

Chair Woods announced that she had no conflict of interest on this project.

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

1005 East Alameda Unit G is a Spanish-Pueblo Revival Style single-story, house located in the Alameda Hill condominium development. Constructed at an unknown date prior to 1958, the residence has a roughly L-shape footprint composed of several connected room blocks. The South elevation presents a staggered composition of projecting masses and features 6-lite aluminum clad casement windows with exposed flat-board headers and covered with bent-iron security grilles. The other elevations have limited fenestration and architectural ornamentation. The house is finished with synthetic stucco, approximating the "Buckskin" color. Architect William Lumpkins renovated the dwelling in 1970, creating a concrete foundation, widening window openings, and creating new door penetrations. The 1970 windows were replaced in 2000, and two years later the living room ceiling height was increased.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the Historic Status of the structure as non-contributing, due to the non-historic alterations that have altered the design and massing of the structure and resulted in a loss of integrity. The application complies with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Questions to Staff

Ms. Rios asked about public visibility

Ms. Roach said it had very limited public visibility.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 306 Mackenzie, who had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-14-069 at 1005 East Alameda Street, Unit G to designate the structure as non-contribution due to numerous alterations. Ms. Rios seconded the motion and it

passed by unanimous voice vote.

- 11. Case #H-14-070. 644 Canyon Road #4. Downtown & Eastside Historic District.** D. Maahs Construction, agent for Patrick Rayes, owner, proposes to remodel a non-contributing residential building. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

644 Canyon Road Unit 4 was originally constructed between 1935 and 1948. In 1971 an addition was constructed to the west that more than doubled the massing. The vernacular building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with the following six items.

1. All windows will be removed and replaced with divided-lite windows in the same opening dimensions, except for the west and east elevation kitchen windows that will be 4" shorter.
2. Thirty feet of wooden eaves will be removed and replaced in-kind.
3. The bedroom ceiling will be raised to match the existing adjacent height and the building will be reroofed with the addition of foam insulation.
4. The large pitched skylight over the bedroom will be removed and two 24" x 24" skylights will be installed in rooms north of the bedroom.
5. The chimney will be faced with an exposed adobe wall.
6. The existing bi-leaf wooden entry gates will be removed and replaced with bi-leaf wooden entry gates that have wooden panels below windows that have iron grilles installed in front of wooden shutters fitted with colored glass.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked if these two skylights would be visible.

Mr. Rasch said they would not.

Ms. Mather asked if he had anything on the colored glass.

Mr. Rasch said he did not.

Applicant's Presentation

Present and sworn was Mr. Phil Hindmarch, 1741 Old Santa Fé Trail, who said he had nothing to add to the staff report.

Questions to the Applicant

Ms. Mather said the Board members were hoping the colored glass could be non-green.

Mr. Hindmarch said it would not be green and clarified that it would just not be transparent. Roberto did a nice job finding old glass and old wood.

Mr. Armijo asked if on the east elevation he was raising the roof pitch.

Mr. Hindmarch agreed. The existing bedroom was really low and pitches to the east and the roof was not structurally sound; it was sagging. The living room roof slopes to the north and it would be matched by this new pitch.

Mr. Armijo asked about skylights.

Mr. Hindmarch said if a skylight exists they would remove it.

Mr. Rasch clarified that there was just one elevation that was visible and not from a public way.

Mr. Armijo asked about the roof style.

Mr. Hindmarch said it was a shed roof.

Chair Woods noted on page 25 that the design had very horizontal lights that didn't seem to work. She asked if he would be willing to make it 2 over 2 instead of 4 over 4.

Mr. Hindmarch said that was a bedroom egress casement window.

Chair Woods suggested he could do it 2 over 3.

Mr. Hindmarch said the reason he was reluctant was that it was an old frame window.

Mr. Armijo noted adobe chimney for the stairs that was exposed and asked if he had elevations for that.

Mr. Hindmarch said he submitted one picture of another chimney that was like it in that development.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-14-070 at 644 Canyon Road #4 with the condition that the colored glass in the gate be brought to staff for approval and that the casement bedroom egress window be 2 over 3 instead of 2 over 4, that there be no visible rooftop appurtenances and that any exterior lighting be taken to staff for review and approval. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

- 12. Case #H-14-060A. 1212 ½ Canyon Road. Downtown & Eastside Historic District. Fran Tenorio and Richard Becker, owner and applicant, request historic status review of two non-statused residential structures. (David Rasch)**

Mr. Rasch said there were two parts to this case and the first was the status review.

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1212 ½ Canyon Road is a single-family residence that was originally constructed in 1933 in the Spanish-Pueblo revival style. A large addition was constructed on the south elevation between the late 1980s and 1992. After 1992, a free-standing carport to the south was converted into a casita. Both buildings have no historic status in the Downtown & Eastside Historic District.

STAFF RECOMMENDATION:

Staff recommends designation of the residence and the casita as non-contributing due to significant non-historic massing, in compliance with Section 14-5.2(C) Designation of Historic Status.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn were Ms. Fran Tenorio and Mr. Richard Becker. Mr. Becker said they had nothing to add to the staff report.

Questions to the Applicant

Ms. Rios asked if they agreed with staff recommendation to have it non-contributing

Ms. Tenorio said they did.

Public Comment

Present and previously sworn was Stefanie Beninato who said when there was this broad statement about things added onto that it didn't seem like enough research with historic survey. To determine exactly when things were added on was important and this was kind of sloppy in a way. She asked if as general policy the Board could ask for more documentation.

Ms. Mather pointed out that staff said 1980s and 1992 for the inventory.

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

Action of the Board

Ms. Mather moved in Case #H-14-060A at 1212 ½ Canyon Road to retain the designation of non-contributing as recommended. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

13. Case #H-14-060B. 1212 ½ Canyon Road. Downtown & Eastside Historic District. Ms. Fran Tenorio and Richard Becker, owner and applicant, propose to remodel two non-contributing residential buildings, including window replacement without divided-lites. An exception was requested to exceed the 30" standard (Section 14-5.2(E)(1)(c)). (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1212 ½ Canyon Road is a single-family residence and a free-standing guest house that are listed as non-contributing to the Downtown & Eastside Historic District.

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

1. Eleven windows will be removed and replaced with Jeld Wen Custom Series "Champagne" or "Desert Sand"-colored aluminum-clad windows in the residential structure. Some of the windows will exceed the 30" lite rule and an exception has been requested (Section 14-5.2(E)(1)(c)) and the

required responses are at the end of this report.

2. Vigas tails will be removed and stuccoed over, except for those on the north façade of the casita and on the south façade of the residence. The latter will be capped, but the cap material is not specified.
3. The building will be restuccoed with El Rey cementitious "Fawn".

EXCEPTION TO EXCEED 30" LITE STANDARD

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

An exception will not damage the character of the district. The large uninterrupted panes have been on the home for almost 30 years. Only a modest portion of the windows are visible over the massive adobe wall from the common driveway at its extreme southern end where it terminates at a neighbor's driveway. The windows are artistically framed by vigas and a rustic arbor. Any potential design discord created by the windows is overwhelmed by the strong historic character of the main home, casita and garden walls. The overall impression is of a residence that is faithful to Santa Fe Style and that is appropriate for its setting.

Staff response: Staff agrees with this statement.

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

An exception will eliminate a potential safety hazard for the applicants. We are both approaching 70 years of age and we do our own house cleaning. We typically wash the windows every other week. It is a relatively simple matter to wash three tall windows from the ground with an extension pole. If our request for an exception is not granted, each of the three windows will be divided by protruding muntins into 8 simulated panes each. It will be much more challenging and dangerous for us to have to erect and climb a ladder and then individually wash 24 glass panes, inside and outside.

Staff response: Staff agrees with this statement.

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

Granting our request for an exception will strengthen the heterogeneous character of Santa Fé by extending the range of design options to Eastside residents. There are four other diverse homes at the end of our common driveway. Virtually all of our neighbors are elderly, and they have lived in their current homes most of their lives. Their houses provide comfortable shelter and have apparently undergone only minor changes over the years. Our home has already been remodeled to suit more modern tastes, but, like the neighboring structures, it has some special design attributes. The Board's acceptance of our alternative window design will best enable our house to blend in with its various neighbors because it will create

consistency with the site's past rather than require innovation.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the 30" lite standard and otherwise recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District with the condition that the viga caps shall not be copper-based.

Mr. Rasch added that the proposed color was Fawn and a color sample was shared with the Board.

Questions to Staff

Ms. Rios asked if he would describe the window visibility.

Mr. Rasch said since a private driveway accesses a number of structures, the Attorney determines it a public way and at the dead end of it, the south elevation has very large existing windows and more than half are visible.

Chair Woods disagreed with these exception responses. She feared it would set a precedent there. She was in total disagreement that the exception criteria had been met. She thought they should discourage it.

Applicant's Presentation

Present and previously sworn was Ms. Fran Tenorio who said- there were three criteria. One was that it did not damage the district. She pointed out that it had been there 20-30 years and the neighbors have been seeing them all this time. They were framed by a nice arbor and a gate and the vigas around the door. The second was that it was a safety hazard and a hardship to wash these windows if they had to be divided. She could just wash them with a pole and squeegee the way they were now.

The third criteria was strengthening the heterogeneous character and she felt it should strengthen it as a design option. It was consistent with the past on this site.

Mr. Becker added that this was not very visible. You could see from the picture how much was visible. It was only at the end of the driveway so only six people could see it. It was minimally visible to the public.

The ordinance was to preserve the history of Santa Fé and have harmonious appearances - attract tourists, etc. they were all totally safe. He was proposing that it isn't really publicly visible as well as supporting what was there.

Questions to the Applicant

Ms. Mather asked Mr. Rasch which windows exceeded 30".

Mr. Rasch said it was on the east and facing the road. The rectangular ones on the east did not meet the 30" rule. He explained that they wanted to change the ones facing the road from divided to non-divided.

Mr. Becker said they would be willing to have divided windows on the east.

Ms. Tenorio said only one neighbor would see those and he used to live there.

Ms. Rios agreed with the applicant. They were replacing windows that were already not divided.

Mr. Rasch concluded it would mainly be the south elevation.

Public Comment

Present and previously sworn was Stefanie Beninato who really thought if it was somewhat or a little visible, then they were visible. If the Board made an exception - if they were just replacing what was there. Washing divided windows was not a hardship. The Board should be holding the line on what constitutes hardship and safety. This didn't come close to being a hardship.

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

To Ms. Rios, Mr. Rasch said probably a third window was visible.

Ms. Mather asked him to say what the 30" rule meant.

Mr. Rasch said the window diagonal cannot exceed 30".

Chair Woods said they could do 2 over 2 on each.

Chair Woods reiterated that she didn't think they met the exception criteria.

Mr. Armijo asked the Board to look at page 20 and asked if that overhang was being cut off.

Mr. Becker said it was not. There were no changes to that elevation - just two viga tails they would stucco over. There were no changes to the sill. The windows were in desperate need of attention. "If we had repaired them, we wouldn't even be here."

Mr. Armijo asked about a chimney or vent on page 14.

Ms. Tenorio said they would just like to add a stack.

Mr. Armijo asked what it was.

Mr. Becker said it was a chimney for a fireplace.

Ms. Tenorio added that it was ceramic.

Ms. Rios asked which windows would be changed if the applicant would divide them.

Mr. Rasch said it was just the south elevation and the east.

Ms. Rios had a feeling they would have to divide them.

Ms. Tenorio said it was just the character of the house. She thought it would demolish the character of the house the way it had been for 30 years. Unfortunately the windows had deteriorated and water was going into the walls. They would like to preserve it.

Chair Woods said the Board didn't have dimensions so she didn't know what would be needed to meet the 30" rule.

Mr. Boniface added that on page 16 and in the photo on page 20 you could see they were much higher than the door.

Mr. Rasch said they were 46" by 76".

Chair Woods reasoned that the windows were not shown accurately on the drawings.

Action of the Board

Ms. Mather first moved to not approve the application for Case #H-14-060B at 1212 ½ Canyon Road because the applications didn't meet the exception criteria and the applicant would need to return with

drawings that met that standard and items #2 and 33 were accepted except that the material caps on vigas not be copper.

Chair Woods asked if she would allow them to come back to staff. Ms. Mather accepted that.

Ms. Mather moved to approve Case #H-14-060B at 1212 ½ Canyon Road with the condition that the applicant resubmit drawings to staff that windows on the south and east elevations would meet the standard [not exceeding 30"] and that items #2 and #3 were accepted with the condition that the cap material on the vigas not be copper. Mr. Armijo seconded the motion and it passed by majority voice vote with all voting in favor except Ms. Rios who voted against.

14. Case #H-14-063. 1150 Camino Cacto. Historic Review Historic District. Michael Bodelson, agent for Diane Greer, owner, proposes to construct 6' high yardwall along the side lotline and a 5' yardwall along the street frontage where the maximum allowable height was 46". A height exception was requested (Section 14-5.2(D)(9)). (David Rasch).

Mr. Bodelson, applicant for this case, was not present.

Ms. Rios moved to table Case #H-14-063 to the end of the agenda. Ms. Mather seconded the motion and it passed by unanimous voice vote.

15. Case #H-14-066. 418 & 422 Abeyta Street. Downtown & Eastside Historic District. Fabu-wall-ous Solutions, LLC, agent for SFNM Investments106LLC, owner, proposes to remodel a significant residential building, including the construction of a 171 sq. ft. addition and construct yardwalls along the east and north lotlines. Three exceptions were requested to place an addition on a significant building (Section 14-5.2(D)(2)(c)), to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)) and to alter opening dimensions on primary elevations (Section 14-5.2(D)(5)(a)). (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

418 and 422 Abeyta Street are two single-family residences and a free-standing garage that were constructed in the Spanish-Pueblo Revival style between 1936 and 1938. The garage was converted to a studio at an unknown non-historic date. All three structures are listed as significant to the Downtown & Eastside Historic District.

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

1. A 185 square foot addition will be constructed at the northwest corner of 422. The addition will be 6" lower than the adjacent parapet and it will be set back from the north elevation by 6' and proud of the west elevation by approximately 2'. Two exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(d)) and not set back at least 10' from two primary elevations (Section 14-5.2(D)(2)(c)) and the required exception responses are at the end of this report. A 4' high gate will be installed between the addition and the west lotline wall, but a design drawing was not submitted.
2. An 88 square foot portal will be constructed on the southeast corner of 422. The portal will be 8' 4" high with simple detailing and it will be set back from the east elevation by 2' and proud of the south elevation by 6". Two exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(d)) and not set back at least 10' from two primary elevations (Section 14-5.2(D)(2)(c)) and the required exception responses are at the end of this report.
3. The existing main entry door and the south courtyard door do not meet building code required heights. The headers will be removed and the openings will be raised. The historic doors will be fitted with extenders. An exception is requested to alter historic openings (Section 14-5.2(D)(5)(a)) and the required exception criteria responses are at the end of this report.
4. The north elevation of the studio will be remodeled. The eyebrow structure will be remodeled as a portal that will be 6" lower than the adjacent parapet.
5. A yardwall will be constructed on the Abeyta Street frontage to the maximum allowable height of 5'5". It will have undulations and pilasters to break up the massing. Vehicle and pedestrian gates will be installed in the yardwall. The pedestrian gates will be surmounted with stuccoed arches to 7' 8" high.
6. A 10' wide vehicle gate will be installed between the casita and the west lotline wall, but a design drawing was not submitted.
7. The buildings and walls will be stuccoed with El Rey cementitious stucco in "Kokanee" or "Adobe" and the trim color will be "Lichblau" a medium blue like "Taos Blue".

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

Build a Portal along the southerly elevation of 422 Abeyta (main house) at the rear courtyard.

i. Do not Damage the character of the streetscape:

The location of the proposed portal is not visible from either of the two streetscapes (Abeyta Street or Poniente Street). The location is in the rear courtyard of 422 Abeyta with existing bordering structures (house & studio) at the north, east and west sides and an existing six foot high yard wall along the southerly elevation.

Staff response: Staff agrees with this statement.

ii. Prevent a hardship to the applicant or an injury to the public:

The addition of the proposed portal would provide shade and protection from extreme heat gain and water infiltration at an existing French door located along the southerly elevation. This would result in aiding to protect the existing door and enhancing the energy efficiency of this historic structure.

Staff response: Staff agrees with this statement.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options which are not applicable to other lands or structures in the related streetscape:

We do not believe the proposed portal would either strengthen or diminish the heterogeneous character of the City.

Staff response: Staff agrees with this statement.

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

The proposed portal is not visible from either streetscape (Abeyta Street or Poniente Street). Due to the unique lot shape and small size; there are limited areas where a portal could be built. The proposed area is unobtrusive and would be beneficial to the owner and future historic preservation as described above.

Staff response: Staff agrees with this statement.

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

Not applicable to this request; although, existing conditions are not the result of any actions on behalf of the applicant other than those previously approved by the Historic Review office, i.e.: new roof and preservation of existing hollow log canales.

Staff response: Staff agrees with this statement.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in *14-5-2(A)(1):

The proposed portal is in keeping with the continued existence and preservation of historical areas and buildings. This statement is supported by the investment the current property owner (applicant) has already made in the preservation of the existing historic structures with the complete rewiring; re-plumbing; removal of multiple roofs and replacement with a Lifetime BAC roof protecting the house from future water damage and deterioration of the adobe; salvage/ preservation/ remediation of the unique log style canales or replacement in-kind where rot was too extensive to repair; repairs / salvage of existing windows. **NOTE: This statement may appear as redundant as it is repeated in several areas throughout our request for exceptions to follow; however we believe it is important to consider when evaluating the intent of "preservation of historical areas and buildings."**

The proposed location has minimal impact on the historic features of the existing structure and is compatible with other residences in the area.

Staff response: Staff agrees with this statement.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

Build a Small Addition (mother-in-law apartment) at 422 Abeyta, the main house on the property. – (13'-2" x 13'-0") + 171 sf

i. Do not damage the character of the streetscape:

1. **Response:** The proposed location for the addition has minimal impact to the streetscape. It is set back from the street (Poniente) by 85 lf and is visible only from the driveway. The proposed addition will be visible only for a few seconds when a vehicle is approaching the house from the north on Abeyta Street. The addition will be built in the same character as the existing house.

2. This is the only location on the unusual and narrow property for an addition without severely impacting the historic significance and value of the property.

Staff response: Staff agrees with this statement.

ii. Prevent a hardship to the applicant or an injury to the public: The applicant has elderly parents that may require assistance while living with their children. The applicant needs the additional attached space / mother-in-law bedroom to provide a space for assisted care of a parent. **Please see attached statement from applicant.**

Staff response: Staff agrees with this statement.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options which are not applicable to other lands or structures in the related streetscape: This is already a unique property, reinforcing the heterogeneous character of the City. The proposed addition will not detract from this, but will possibly enhance the diverse character of the City.

Staff response: Staff agrees with this statement.

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

The existing structures on the property are smaller than the average size in the surrounding neighborhood; there are many two story structures in the neighborhood (this is not an option for the additional needed space and would not be compatible with the existing neighborhood. The existing sf of the referenced house for which an exception is being requested for a small addition is 1,010 sf.

Staff response: Staff agrees with this statement.

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

A small bedroom addition was built in the 60's along the westerly elevation. This changed the original footprint along the same area where the proposed addition is requested. This condition (previous modification) is not the result of actions by the applicant; however, supports the proposal for the requested addition. The proposed addition would be built in front of the 1960 bedroom addition; thus resulting in a minimal change along this elevation.

Staff response: Staff agrees with this statement.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in *14-5-2(A)(1):

1. The proposed addition is in keeping with the continued existence and preservation of historical areas and buildings. This statement is supported by the investment the current property owner (applicant) has already made in the preservation of the existing historic structures with the complete rewiring; re-plumbing; removal of multiple roofs and replacement with a Lifetime BAC roof protecting the house from future water damage and deterioration of the adobe; salvage/ preservation/ remediation of the unique log style canales or replacement in-kind where rot was discovered as necessary to preserve the existing historic windows.

2. The design of the proposed small new addition is identical to the existing structure. New windows will match the existing window details and the existing window header heights. The proposed addition reinforces the continued construction of building in historic styles as referenced in 14-5.2 A. General Purpose Historic Provisions.

The general harmony as to style, form, color, height, proportion, texture and material between the proposed new addition and the existing structures on the property will be maintained. Each of the above referenced details will match the existing structure and/or be compliant with the applicable historic requirements for an addition with the exception of the required 10' setback from the face of a

primary façade. This requires a separate exception – **See request for the exception and applicable reasons below –item #3**

EXCEPTION TO CONSTRUCT AN ADDITION AT LESS THAN 10' BACK FROM A PRIMARY ELEVATION

3.

i. Do not damage the character of the streetscape: Similar to our response for these criteria regarding the addition, the requested exception for a less than 10' setback from a primary façade will have a minimal impact on the character of the streetscape. There is an existing buttress at the corner of the primary façade extending 5' beyond the northerly façade. This detail further supports the limited impact on the character of the streetscape.

Staff response: Staff agrees with this statement.

ii. Prevent a hardship to the applicant or an injury to the public: The applicant has elderly parents that may require assistance while living with their children, the applicant. The proposed space for the proposed addition has the least impact on the existing house and the requested set-back exception is necessary for building the needed addition. **Please see attached statement from applicant.**

Staff response: Staff agrees with this statement.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options which are not applicable to other lands or structures in the related streetscape: Same response as item 2-(iii) above, request for exception to build a small addition. "This is already a unique property, reinforcing the heterogeneous character of the City. The proposed addition will not detract from this, but will possibly enhance the diverse character of the City."

Staff response: Staff agrees with this statement.

iv. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape: To meet the 10' setback rule from a primary façade would result in an unusable space for the proposed bedroom addition.

Same response as item 2-(iv) above, request for exception to build a small addition: "The existing structures on the property are smaller than the average size in the surrounding neighborhood; there are many two story structures in the neighborhood (this is not an option for the additional needed space and would not be compatible with the existing neighborhood. The existing sf of the referenced house for which an exception is being requested for a small addition is 1,010 sf." The less than 10' setback from a primary façade exception is critical to the building of the addition.

Staff response: Staff agrees with this statement.

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

Same response as item 2-(iii) above, request for exception to build a small addition. "A small bedroom addition was built in the 60's along the westerly elevation. This changed the original footprint along the same area where the proposed addition is requested. This condition (previous modification) is not the result of actions by the applicant; however, supports the proposal for the requested addition. The proposed addition would be built in front of the 1960 bedroom addition; thus resulting in a minimal change along this elevation." Building of the requested addition is contingent on the approval of the exception to allow for less than a 10' setback from a primary façade.

Staff response: Staff agrees with this statement.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in *14-5-2(A)(1): The proposed less than 10' setback for the proposed addition is in keeping with the continued existence and preservation of historical areas and buildings.

This statement is supported by the investment the current property owner (applicant) has already made in the preservation of the existing historic structures with the complete rewiring; re-plumbing; removal of multiple roofs and replacement with a Lifetime BAC roof

protecting the house from future water damage and deterioration of the adobe; salvage/ preservation/ remediation of the unique log style canales or replacement in-kind where rot was too expensive to repair; repairs/salvage of existing windows where rot was discovered as necessary to preserve the existing historic windows.

The design of the proposed small new addition is identical to the existing structure. New windows will match the existing window details and the existing window header heights. The proposed addition reinforces the continued construction of building in historic styles as referenced in 14-5.2

General Purpose Historic Provisions.

The general harmony as to style, form, color, height, proportion, texture and material between the proposed new addition and the existing structures on the property will be maintained. Each of the above referenced details will match the existing structure and/or be compliant with the applicable historic requirements for an addition with the exception of the required 10' setback from the face of a primary façade for which we are hereby requesting an exception as necessary for the erection of the small addition.

EXCEPTION TO ALTER OPENING DIMENSIONS ON A PIMARY ELEVATION

4.

i. Do not damage the character of the streetscape:

A. The rotted header at the main entrance along Abeyta Street will be removed and replaced with in-kind reclaimed materials. Raising the header to a code compliant header height (6'-8") will have a minimal impact on the character of the streetscape.

B. The rotted header at the existing courtyard along the southerly elevation will be removed and replaced with in-kind reclaimed materials. Raising the header to a code compliant header height (6'-8") will have no impact on the character of the streetscape. This door is not visible from either streetscape.

Staff response: Staff agrees with this statement.

ii. Prevent a hardship to the applicant or an injury to the public: Replacement of the existing rotted headers is important to the preservation of the subject historic residence. The request to raise the existing non-code compliant header height when replacing the rotted header is important to the safety of the owners as well as the public when visiting or working on the residence.

Staff response: Staff agrees with this statement.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options which are not applicable to other lands or structures in the related streetscape: This is already a unique property, reinforcing the heterogeneous character of the City. It is our opinion; the proposed addition will not detract from this unique property.

Staff response: Staff agrees with this statement.

iv. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape: The existing non-code compliant 5'-8" header height is not typical or applicable to other structures in the neighborhood. Realizing the historical significance of this combined property located at 418—422 Abeyta and some of its unique features, we are not requesting an exception to change the low header height at the casita is more visible and prominent than either of the doors at the main house (422 Abeyta) for which an exception is currently being requested.

Staff response: Staff agrees with this statement.

v. Are due to special conditions and circumstances which are not a result of the actions of the applicant: The existing low header height is a special previous condition and circumstance that existed before the current Owners purchased the property and is not the result actions of the applicant.

Staff response: Staff agrees with this statement.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in *14-5-2(A)(1):

1. The proposed raising of two header heights is in keeping with the continued existence and preservation of historical areas and buildings. This statement is supported by the investment the current property owner (applicant) has already made in the preservation of the existing historic structures with the complete rewiring; re-plumbing; removal of multiple roofs and replacement with a Lifetime BAC roof protecting the house from future water damage and deterioration of the adobe; salvage/ preservation/ remediation of the unique log style canales or replacement in-kind where rot was too expensive to repair; repairs/salvage of existing windows where rot was discovered as necessary to preserve the existing historic windows.
2. The existing headers will be replaced with a similar wood species; the color / patina / texture of the new headers will be as close to the existing as reasonably possible.
3. The existing door materials will be re-used to maintain as much of the original historic fabric as possible; although, they will need to be modified to accommodate the increased height of the door opening. The width of upper and lower stiles will be increased. The minor modification will provide a 6'-8" code compliant door. The existing door width will not be changed. A new door jamb will be installed to match the details of the existing door jambs as close as reasonably possible.
4. The proposed revision to the existing header height reinforces the continued construction, renovation and preservation of buildings in historic styles through maintaining useful and safe functionality in current times as referenced in 14-5.2 General Historic Provisions.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception requests to place additions on primary elevations, to place additions at less than 10' back from primary elevations, and to alter primary elevation openings and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. William Duchelle, who handed out a submittal for the gate design. He had what he believed the gate would look like. [The drawings are attached to these minutes as Exhibit #5. A picture of a similar gate design is attached to these minutes as Exhibit #6.]

He thought their responses were clear and concise. The owners who purchased this property wanted to preserve the residence. There were questions of structural integrity, especially the roof. They have invested a lot to preserve it.

Questions to the Applicant

Mr. Armijo asked if the canales were six feet long.

Mr. Duchelle said they were about 6" to a foot longer than they are now. He said he had never seen anything like it before. They were able to preserve two of them. They did Infill with structural epoxy and did a good job - as close to what they were as possible.

Mr. Rasch said because the building was significant, it requires replacement in kind. The Board could ask the applicant to cut them back but they did replace them in kind.

Mr. Duchelle agreed. They cut them as close to the length they were before.

Mr. Armijo referred to the north elevation as shown on page 43 and asked about the parapet.

Chair Woods agreed that everything else was sensitive except for that parapet.

Mr. Duchelle said he could try to reduce its size. He explained that they were raising the roof to drain back onto the main house and not have drainage problems in front. He asked one of his staff members to address it.

Present and sworn was Mr. Christian Smith, 1944 Tijeras

Mr. Duchelle asked him about reducing the parapet on the studio.

Mr. Smith said it was just for the drainage. He believed they could reduce it six inches.

Chair Woods - .

Mr. Rasch asked if they planned to screen the slot to make it drain the other way.

Chair Woods said they could drain it to the west.

Mr. Duchelle agreed that it looked odd and out of proportion. That was added and bolted on. They could do something similar. He agreed to work with the design and was not certain how much he could reduce it. He was just not sure he had answered the concern.

Ms. Mather noted there was quite an elevation change down to the garage - about a couple of feet. She asked what was proposed in front there.

Mr. Duchelle said the elevation would be brought back to what it was in the driveway but he had to put in a drainage system so it would pitch slightly there.

Ms. Rios asked if the vehicle gate was a solid gate.

Mr. Duchelle agreed but added that they were planning to break up the mass with openings in the gate.

Ms. Rios asked if it would be as drawn here.

Mr. Duchelle agreed except for adding the openings. They were replicating the detail that was already on the wall. There would be small opening in each gate.

Public Comment

Present and previously sworn was Ms. Stefanie Beninato, who said she hadn't read the application so she didn't know the responses to the setbacks but having seen these buildings recently and knowing the owners were trying to preserve them - they were in bad shape. She felt the additions wouldn't overwhelm the original structure. But she was concerned about the gate. She hoped it would be mostly open rather than mostly closed.

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

Ms. Mather went back to the window picture. She noted they were shown as 2 over 2 in the drawings and not two over three.

Mr. Duchelle said that was an error on the drawings. There was one more to the west more in keeping that was 2 over 2.

Ms. Mather asked then if the other one in the picture would remain.

Mr. Duchelle agreed. He said the white primer was where they did everything they could to match original. He added that his clients did tend to change their mind but that was what it was now.

Chair Woods thought there seemed to be uncertainty on the gates. It might need to come back to the Board.

Action of the Board

Ms. Mather moved to approval and accepting the exception criteria with the condition that the gate design come back to the Board.

Ms. Rios asked for an amendment that the applicant also come back with the parapet redesign. Ms. Mather accepted the amendment as friendly and added a condition that any colors be submitted to staff for review and approval. Mr. Boniface seconded the motion.

Mr. Rasch clarified the portal was on the casita.

The motion as amended passed by unanimous voice vote.

Mr. Duchelle congratulated Ms. Woods for having the 50th home in Las Campanas.

Mr. Bodelson arrived during the consideration of the previous case.

Ms. Mather moved to remove Case #H-14-063 from the table for consideration. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 14. Case #H-14-063. 1150 Camino Cacto. Historic Review Historic District.** Michael Bodelson, agent for Diane Greer, owner, proposes to construct 6' high yardwall along the side lotline and a 5' yardwall along the street frontage where the maximum allowable height was 46". A height exception was requested (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch presented the staff report for this case.

BACKGROUND & SUMMARY:

1150 Camino Cacto is a single-family residence that was constructed in the mid-20th century in the Spanish-Pueblo Revival style. The property is not designated in the Historic Review Historic District. The applicant proposes to construct yardwalls and gates to 6' high on the side lotline and to 5' high at the street frontage where the maximum allowable height is 46". An exception is requested to exceed the maximum allowable height and the exception criteria responses are at the end of this report. The wall massing will be varied with steps and pilasters. A pedestrian gate at the northeast corner will be wood in a simple design. The primary vehicle gate, main pedestrian gate, and service vehicle gates will have wooden planks below windows that have metal grilles.

WALL HEIGHT EXCEPTION

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

Camino Cacto is a short street section of 4 blocks, located between Old Santa Fe Trail and Old Pecos Trail.

A large array of wall heights and configurations exist in this immediate area, ranging in height from no walls to over 6' high. The proposed wall is compatible with a number of similar walls within walking distance of the residence. The two residences immediately to the north both have patio walls fronting along their property lines, similar to the proposed design. The proposed style of the wall and gates is consistent with the Pueblo Revival style of the existing residence and adjoining residences and supplements the streetscape with compatible architectural fabric. The proposed wall design does not introduce a conflicting style or design element to the streetscape and does not appear to present any visual detractor or damage to the existing streetscape.

Staff response: Staff agrees with this statement.

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

The proposed wall design will prevent a hardship to the owner by allowing her to use and enjoy the property with the same degree of privacy and security that other neighbors with similar properties in the immediate area are currently provided.

Staff response: Staff agrees with this statement.

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

By providing an additional wall design, within the styles and configurations that exist in the neighborhood, the proposed design will enhance the existing architectural fabric by providing additional texture. The wall design will provide an aesthetic element to the streetscape while providing a more livable space for current and future residents.

Staff response: Staff agrees with this statement.

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

The existing residence is located on the site with the guest house parking located between the front door and the front property line, which does not allow for additional setback of the proposed wall from the street. However, since Camino Cacto is a short four-block section, with a limited drive width, the edge of the roadway is 20' or more from the proposed wall location, which provides significant distance between the roadway and the wall, allowing for landscaping to transition the intervening space. The actual wall position as proposed is curved through existing landscaping to blend the location of existing aspen trees, inside and outside the wall, which will provide more transitional space from the street to the private residence.

Staff response: Staff agrees with this statement.

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

The proposed wall design is a request based on a need for privacy and security, similar to other residents in the neighborhood. The calculated height at 46" provides a degree of definition at the street-front; it does not provide the level of definition normally associated with a privacy wall.

Staff response: Staff agrees with this statement.

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

In seeking an exception for the wall height design, the applicant has proposed the minimum height that will provide adequate privacy and security. The design incorporates a series of steps in the wall height to transition from the side-walls to the front walls in order to minimize the front height and to maintain a Pueblo style appearance.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the wall height exception and otherwise recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (F) Historic Review Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Michael Bodelson who had nothing to add to staff report. He apologized for not being present when his case was called and thanked the Board for waiting for him.

Questions to the Applicant

Chair Woods asked where the wall was going in reference to the picture.

Mr. Bodelson said the rocks stay and the wall was behind them where the brick starts and goes back into the trees there.

Ms. Rios asked if the existing Aspen there would be staying.

Mr. Bodelson said they were trying to save all of them and weave the wall in between and if any get damaged they would be replaced.

Ms. Rios asked how tall the vehicle gate was.

Mr. Rasch said it was 5' 6" high.

Mr. Bodelson agreed.

Chair Woods went to site plan. She pointed out the lack of symmetry with the pilasters and the jog back for the wall.

Mr. Bodelson said he tried to get it to weave around.

Chair Woods and Mr. Bodelson discussed the design.

Mr. Bodelson said the right side could set back like the left side but he liked the curve.

Chair Woods felt it was just awkward when it was that tall.

Mr. Bodelson agreed it could have a parallel section coming out of the buttress.

Mr. Boniface asked if he could move the entire curved wall out to the property line.

Mr. Bodelson said he could adjust the curve out.

Mr. Boniface thought perhaps taking a third of the wall on the left and bringing it all out to the property line would help.

Chair Woods said but then on the right side would be more straight.

Mr. Bodelson thought of a rounded curve on the right too. He agreed to make those adjustments to the wall. The curve was the strong element on the front and he was struggling with the view triangle.

Mr. Rasch reminded the Board that staff would approve the gate design but they had to bring it to the Board because of the height exception.

Public Comment

There were no speakers from the public regarding this case.

Mr. Boniface asked if the 46" was also the maximum height for the side wall.

Mr. Rasch agreed.

Action of the Board

Mr. Boniface moved to approve Case #H-14-063 at 1150 Camino Cacto, having met the exception criteria and asked the applicant to consider the suggestion to soften the angles. Ms. Rios seconded the motion.

Mr. Armijo thought the Board should not make suggestions but have conditions of approval.

Ms. Mather said it allowed the applicant a choice to make those changes without coming back to the Board.

Chair Woods said he wishes to soften the angles of the wall.

Ms. Rios thought that was what the Board was about anyway.

Chair Woods asked if he would add bringing the design to the staff.

Mr. Boniface agreed and added the condition that any changes be submitted to staff for review and approval. The motion passed by unanimous voice vote.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

Chair Woods said the new appointments would be voted on at Council tomorrow night.

Chair Woods congratulated Ms. Roach and welcomed her.

Ms. Mather said she would be absent from the meeting in September.

J. ADJOURNMENT

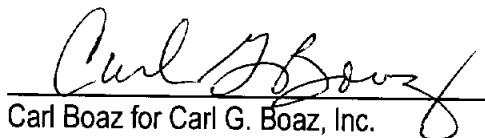
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:47 p.m.

Approved by:



Sharon Woods, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

918-F ACEQUIA MARRE

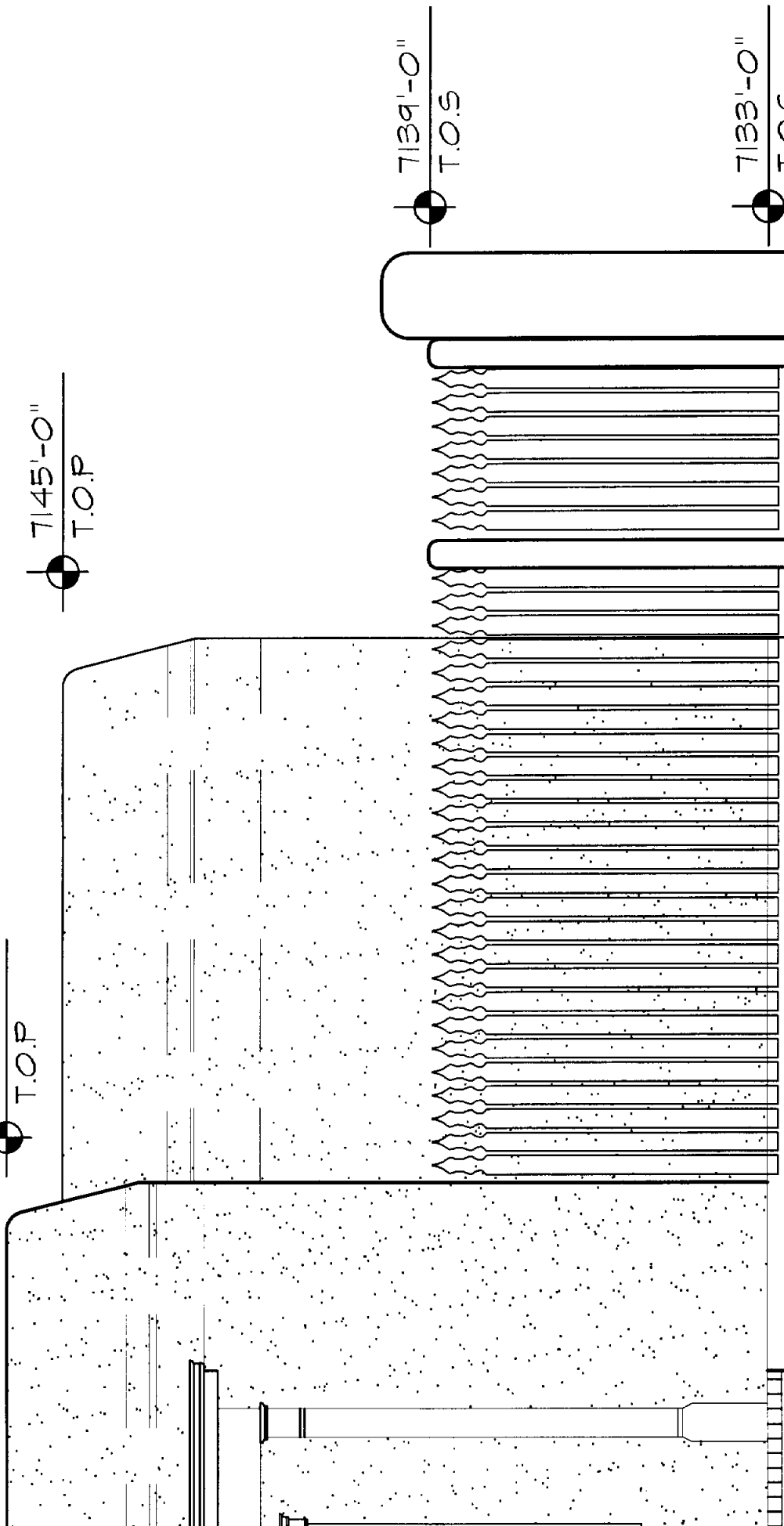
7147'-6"
T.O.P

7146'-0"
T.O.P

7145'-0"
T.O.P

7139'-0"
T.O.S

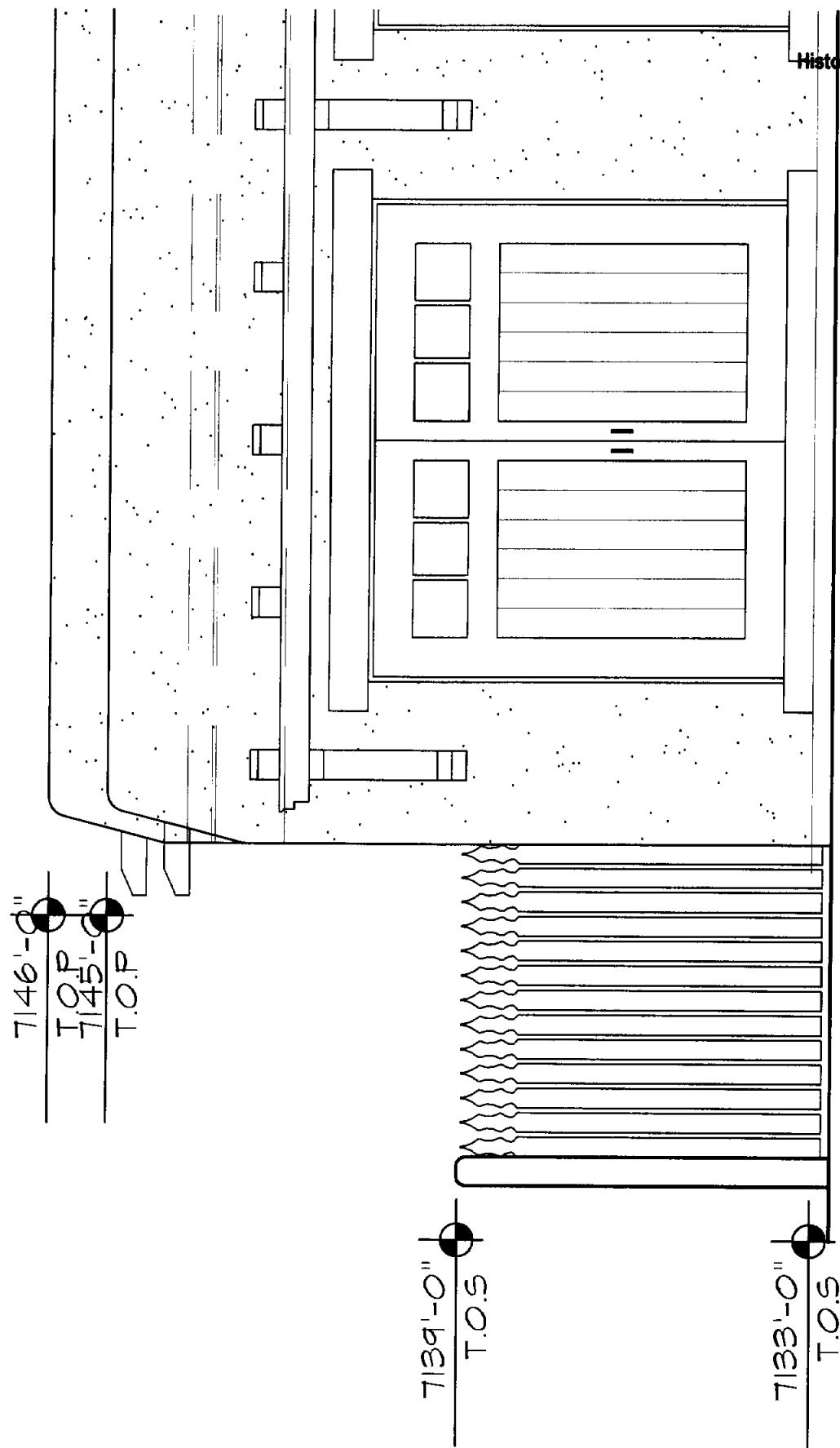
7133'-0"
T.O.S



1 WEST ELEVATION
A-2 SCALE: 3/8" = 1'-0"

A NEW RESIDENCE FOR HALSTED AND BLADH

918-F ACEQUIA MADRE



1x4 WOOD SLATS FINISHED STAIN GREY 6'-0" HIGH

1 WEST ELEVATION
A-2 SCALE: 3/8" = 1'-0"

A NEW RESIDENCE FOR HALSTED AND BLADH

SITE DATA	16 BOSTON CIRCLE, SANTA FE, NM PROJECT AREA: 1,977 SQUARE FEET TRACT AREA: 1,977 SQUARE FEET ZONED AREA: 1,977 SQUARE FEET
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[illegible]

SITE PLAN KEY

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- IMPAVED PAVED - PAVEL
- NEW CONSTRUCTION
- EXISTED TIME-ADDITION OR NEW EXISTENTIAL

Map labels include: 28th St. Bridge, 28th St., 29th St., 30th St., 31st St., 32nd St., 33rd St., 34th St., 35th St., 36th St., 37th St., 38th St., 39th St., 40th St., 41st St., 42nd St., 43rd St., 44th St., 45th St., 46th St., 47th St., 48th St., 49th St., 50th St., 51st St., 52nd St., 53rd St., 54th St., 55th St., 56th St., 57th St., 58th St., 59th St., 60th St., 61st St., 62nd St., 63rd St., 64th St., 65th St., 66th St., 67th St., 68th St., 69th St., 70th St., 71st St., 72nd St., 73rd St., 74th St., 75th St., 76th St., 77th St., 78th St., 79th St., 80th St., 81st St., 82nd St., 83rd St., 84th St., 85th St., 86th St., 87th St., 88th St., 89th St., 90th St., 91st St., 92nd St., 93rd St., 94th St., 95th St., 96th St., 97th St., 98th St., 99th St., 100th St.

[illegible]

DATE

TIME AND LOCATION

SITE KEYWORD NOTES

CUSTOMER REMARKS:

NEW ACTION

NEW RESOURCES

NEW PARTS

CUSTOMER MAIL

☐ ☐ ☐ ☐ ☐

NEW RESOURCES

NEW PARTS

CUSTOMER MAIL

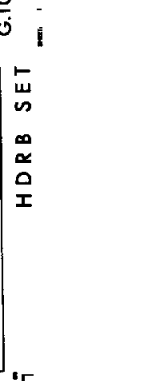
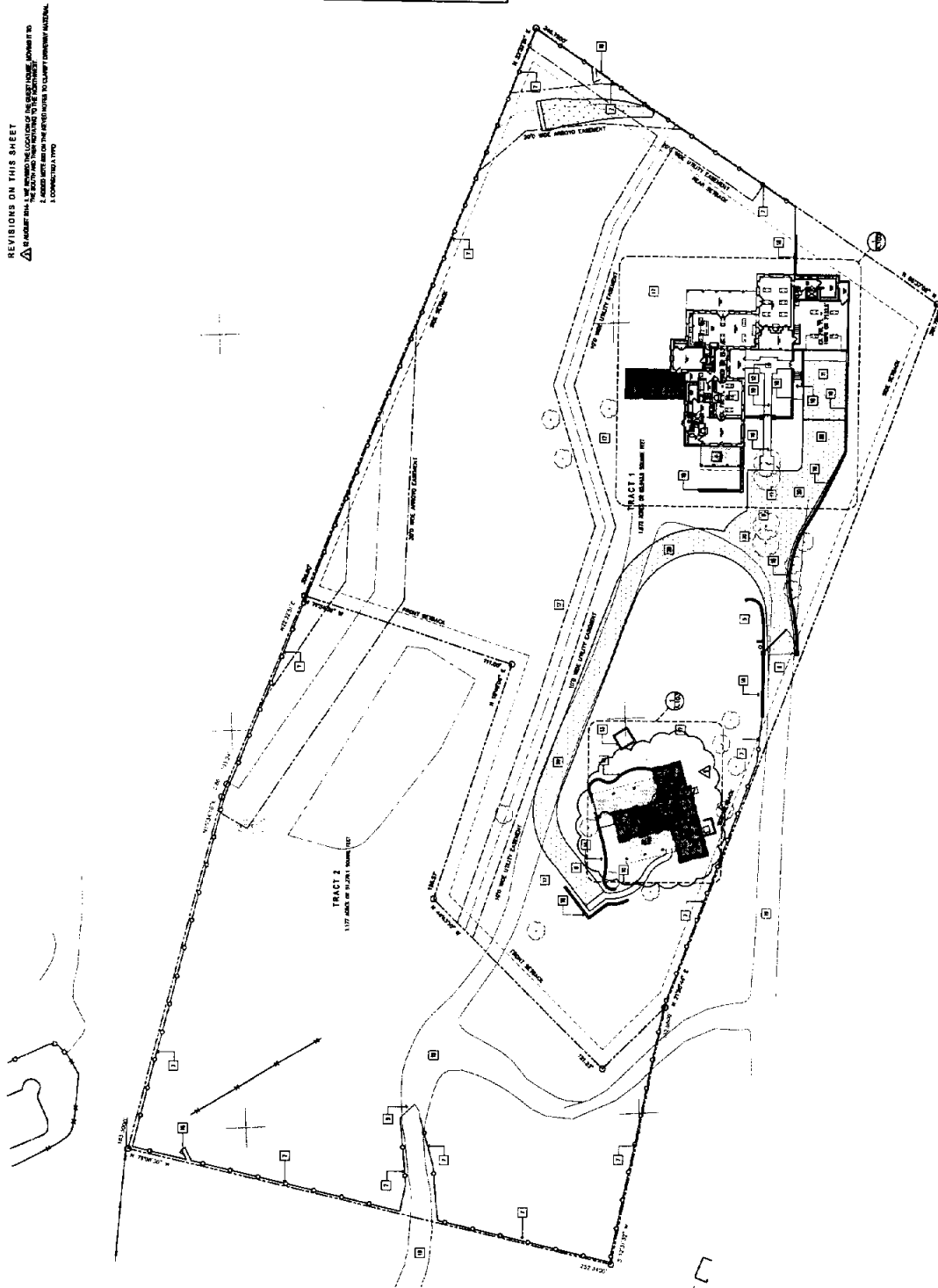
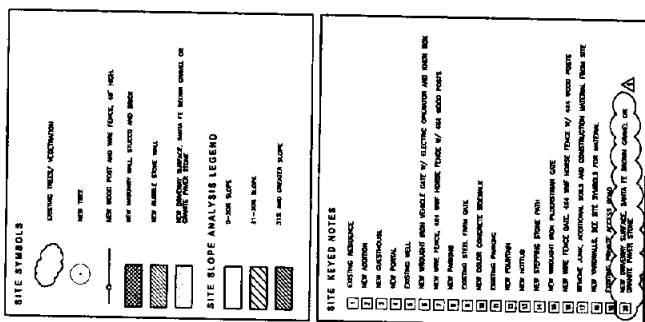
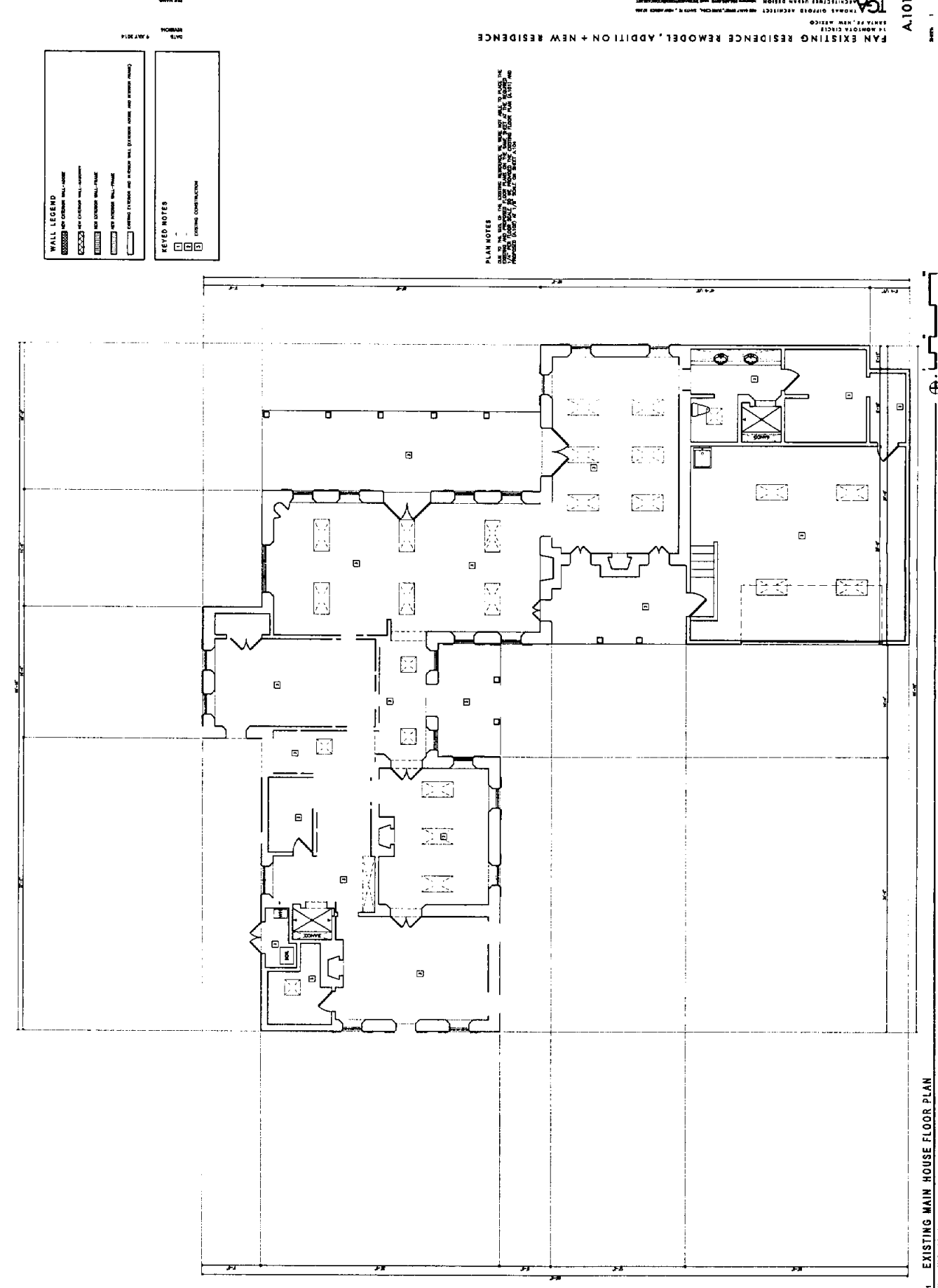
[illegible][illegible]

EXHIBIT "3"



1. SITE PLAN W/TOPOGRAPHY, SLOPE ANALYSIS



1. EXISTING MAIN HOUSE FLOOR PLAN

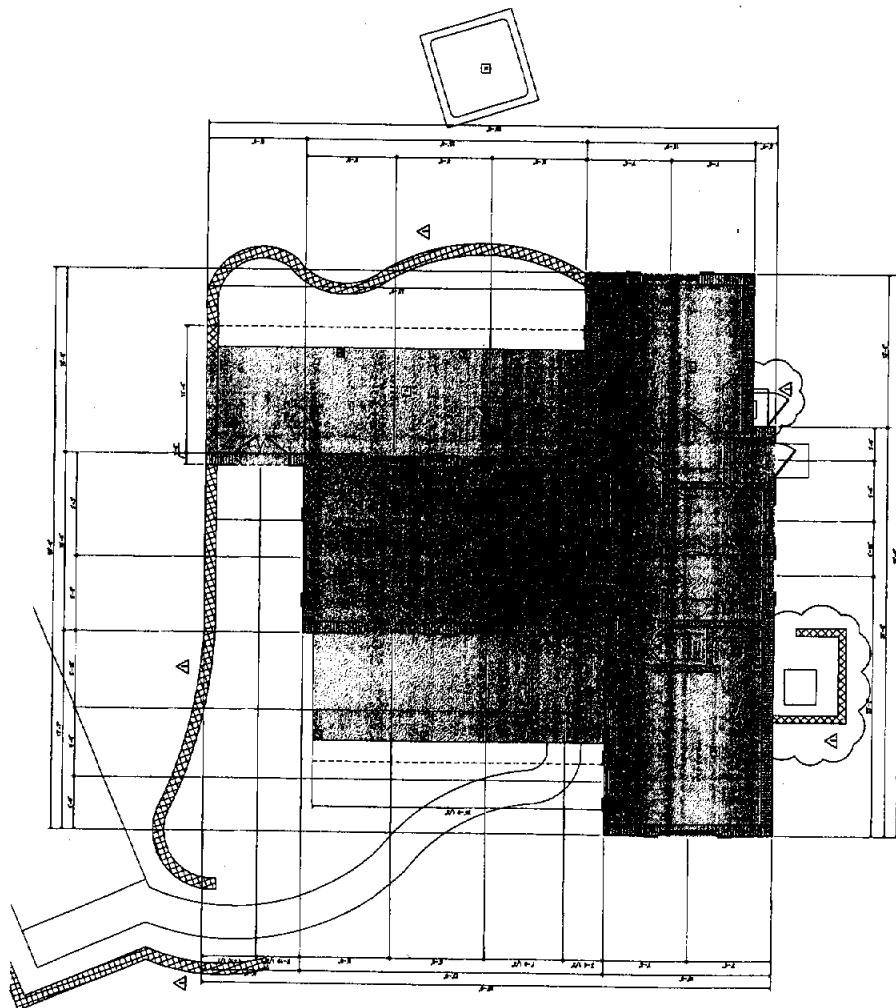
PLAN NOTES
 1. ALL WALLS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 2. ALL DOORS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 3. ALL WINDOWS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 4. ALL FLOORS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 5. ALL CEILING TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 6. ALL ROOF TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 7. ALL EXTERIOR WALLS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 8. ALL EXTERIOR DOORS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 9. ALL EXTERIOR WINDOWS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 10. ALL EXTERIOR FLOORS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 11. ALL EXTERIOR CEILING TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.
 12. ALL EXTERIOR ROOF TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING HOUSE.

REVISION NOTES
 1. EXISTING CONSTRUCTION
 2. EXISTING CONSTRUCTION
 3. EXISTING CONSTRUCTION
 4. EXISTING CONSTRUCTION
 5. EXISTING CONSTRUCTION
 6. EXISTING CONSTRUCTION
 7. EXISTING CONSTRUCTION
 8. EXISTING CONSTRUCTION
 9. EXISTING CONSTRUCTION
 10. EXISTING CONSTRUCTION
 11. EXISTING CONSTRUCTION
 12. EXISTING CONSTRUCTION

WALL LEGEND
 1. EXISTING WALL
 2. EXISTING WALL
 3. EXISTING WALL
 4. EXISTING WALL
 5. EXISTING WALL
 6. EXISTING WALL
 7. EXISTING WALL
 8. EXISTING WALL
 9. EXISTING WALL
 10. EXISTING WALL
 11. EXISTING WALL
 12. EXISTING WALL

NEW RESIDENCE HOUSE FLOOR PLAN

DATE: 11/11/11



2000s - THE WORLD'S NEW

REVISIONS ON THIS SHEET

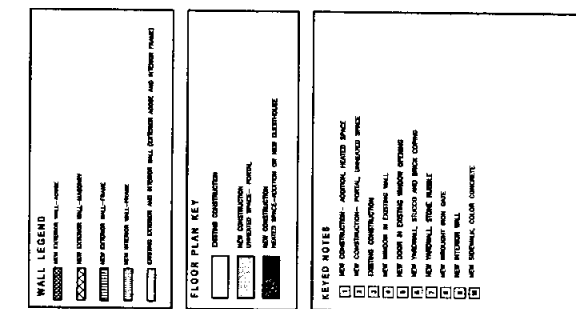
12 AUGUST 2014: 1. WE ADDED CHG AND STUCK MECHANICAL UNIT ENCLOSEURE
2. WE ADDED WOOD ELECTRICAL SERVICE ENCLOSURE, WOOD, PAINT
3. CLAMIFICATION - WE SHOWED STL YARD WOULD ON HOLD IN PLAN

FLOOR PLAN KEY

	CONCRETE CONSTRUCTION
	NEW CONSTRUCTION UNHEATED SPACE - PORTIN
	NEW CONSTRUCTION HEATED SPACE - ADDITION OR

KEYED NOTES

1	NEW CONSTRUCTION- ADDITIONAL HEATED SPACE
2	NEW CONSTRUCTION- PORTAL UNHEATED SPACE
3	NEW WAREHOUSE, STUCCO AND BRICK CORPUS
4	NEW WAREHOUSE, STONE ROOFING
5	NEW SIDEWALK, COLOR CONCRETE
6	NEW HOT TUB



EXISTING MAIN HOUSE FLOOR PLAN

DATE: 11/11/18

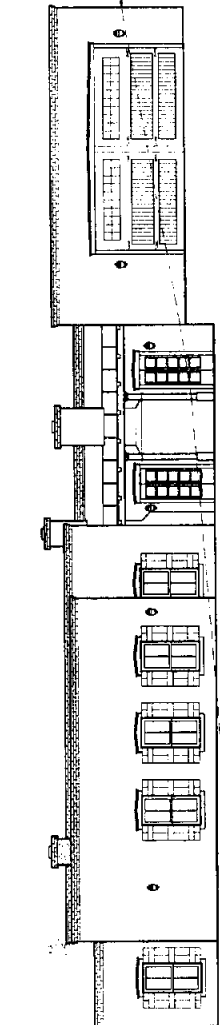


2. PROPOSED MAIN HOUSE FLOOR PLAN

[illegible]

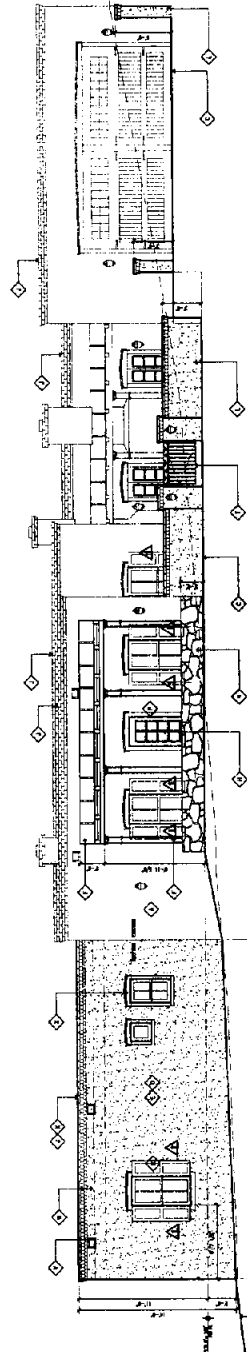
ELEVATION KEY NOTES

- 1. EXISTING ELEVATION
- 2. PROPOSED ELEVATION
- 3. EXISTING ELEVATION WITH PROPOSED CHANGES
- 4. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS
- 5. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES
- 6. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS
- 7. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES
- 8. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS
- 9. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES
- 10. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES
- 11. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS
- 12. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS
- 13. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES
- 14. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS
- 15. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES
- 16. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES AND PATTERNS
- 17. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES AND PATTERNS AND TEXTURES
- 18. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES AND PATTERNS AND TEXTURES AND PATTERNS
- 19. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES AND PATTERNS AND TEXTURES AND PATTERNS AND PATTERNS
- 20. EXISTING ELEVATION WITH PROPOSED CHANGES AND MATERIALS AND FINISHES AND COLORS AND TEXTURES AND PATTERNS AND SIZES AND SHAPES AND ORNAMENTS AND DECORATIONS AND STYLES AND DETAILS AND FINISHES AND PATTERNS AND TEXTURES AND PATTERNS AND PATTERNS AND PATTERNS

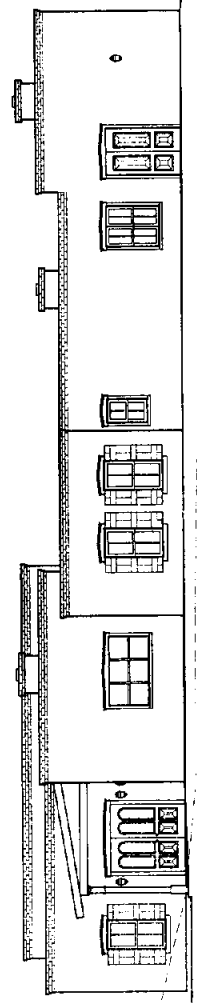


REVISIONS ON THIS SHEET

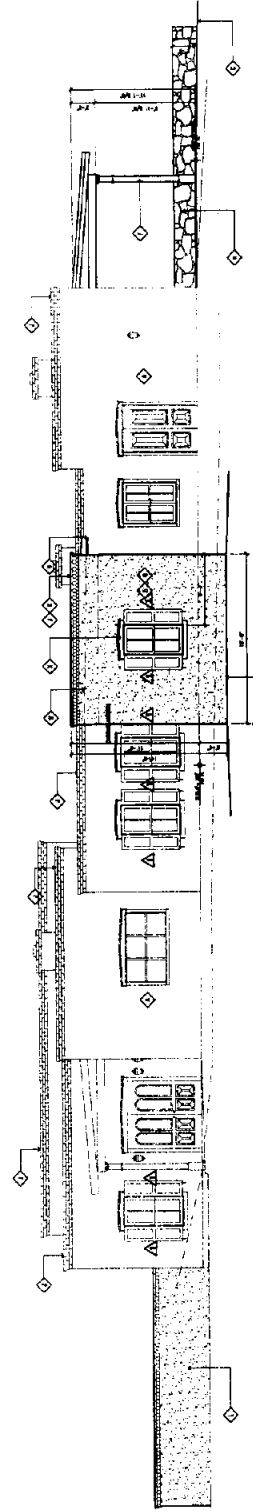
1. EXISTING MAIN RESIDENCE SOUTH ELEVATION
A301 DATE 10/1/18



2. PROPOSED MAIN RESIDENCE SOUTH ELEVATION
A301 DATE 10/1/18



3. EXISTING MAIN RESIDENCE WEST ELEVATION
A301 DATE 10/1/18



4. PROPOSED MAIN RESIDENCE WEST ELEVATION
A301 DATE 10/1/18

12 August 2014

Historic Design Review Board
City of Santa Fe
Planning Division
Planning and Land Use Department
200 Lincoln Avenue
Santa Fe, New Mexico 87504

Dear Board Members,

I have re-submit the enclosed drawings for review by the Historic Design Review Board on August 12, 2014. The project submitted for your review is located at 14 Montoya Circle located in the Downtown and Eastside Historic and Foothills Escarpment Districts.

We have re-submitted the following drawings with descriptions:

Site Plan (sheets G.101 and G.102)-

1. We rotated the proposed new residence and moved it to the south.
2. We clarified the driveway material
3. We corrected a typo.

Existing main residence floor plan (sheet A.101)

4. No changes

Proposed main residence floor plan (sheet A.102)

5. No changes

Proposed new residence floor plan (sheet A.103)

6. We added a yard wall to enclose a new mechanical unit
7. We added a wood enclosure around the new electrical service
8. We clarified the site yard walls previously shown on the site plan

Existing/Proposed main residence floor plans (sheet A.104)

9. No changes

Existing/Proposed main residence exterior elevations (sheet A.201)

10. We changed the style and paint color of the shutters

Existing/Proposed main residence exterior elevations (sheet A.202)

11. We changed the style and paint color of the shutters

Proposed new residence exterior elevations (sheet A.203)

12. We changed the style and paint color of the shutters
13. We added a yard wall to enclose a new mechanical unit
14. We added a wood enclosure around the new electrical service
15. We clarified the site yard walls previously shown on the site plan

Thank you in advance for your time and consideration.

Sincerely,



Thomas Gifford, AIA

Encl.

Fabu-WALL-ous
 License #91750
Solutions, LLC

General Contractor

PCD Preservation Construction Design

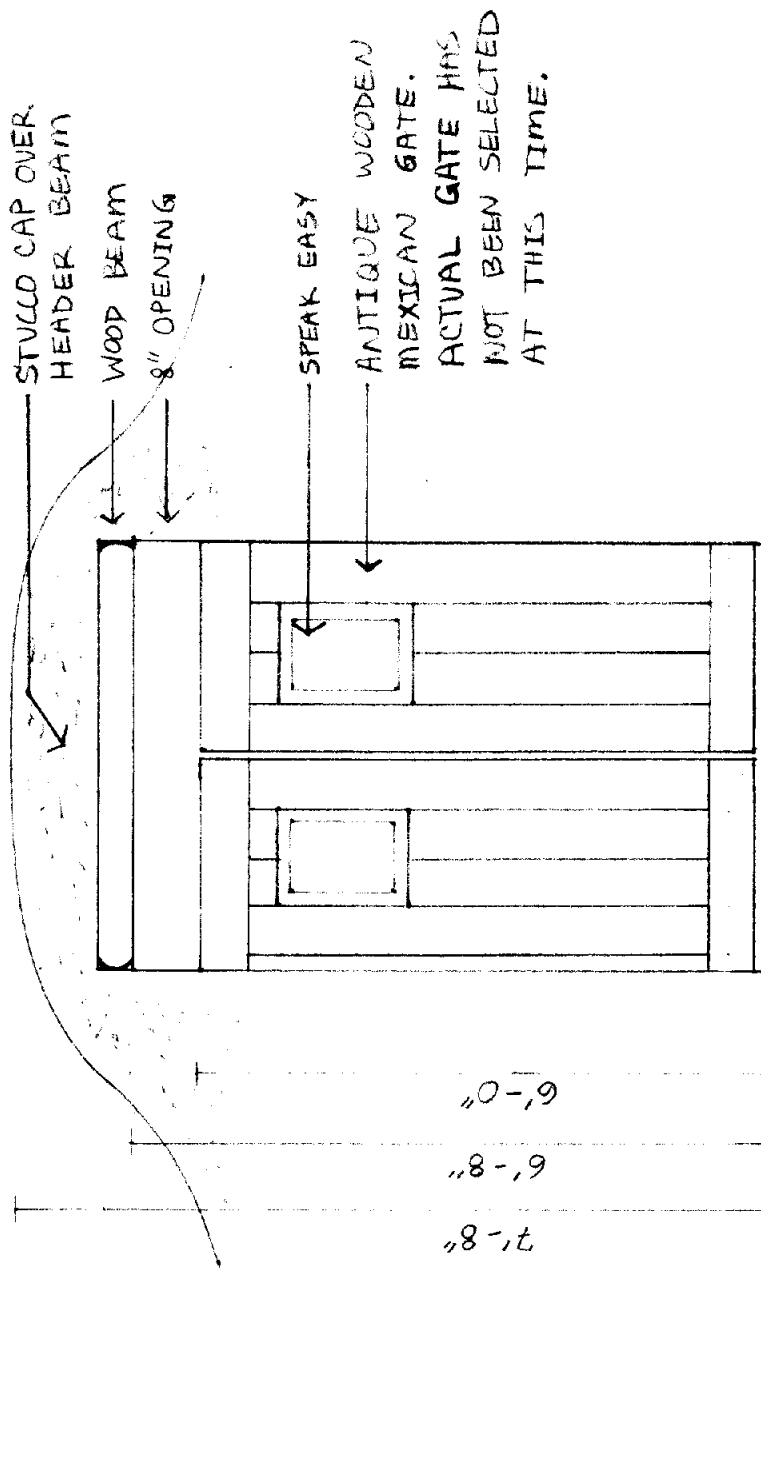
P.O. Box 2882

Santa Fe, NM 87504-2882

Tel: (505) 982-9699

www.fabuwallous.com

GLASS RESIDENCE
 418-422 ABEYTA STREET
 SANTA FE, NM 87505



EAST PEDESTRIAN GATE

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

DWN BY: CPK 8-6-14

GLASS RESIDENCE
418-422 ABEYTA STREET
SANTA FE, NM 87505

Fabu-WALL-ous
License #91750
General Contractor
PCD Preservation Construction Design

P.O. Box 2882
Santa Fe, NM 87504-2882

Tel: (505) 982-9699
www.fabuwallous.com

EXISTING
CASITA
WALL

WOOD HINGED GATES WITH
POSSIBLY METAL CONNECTIONS,
REINFORCEMENT, CLAVOS,
METAL DETAILS.

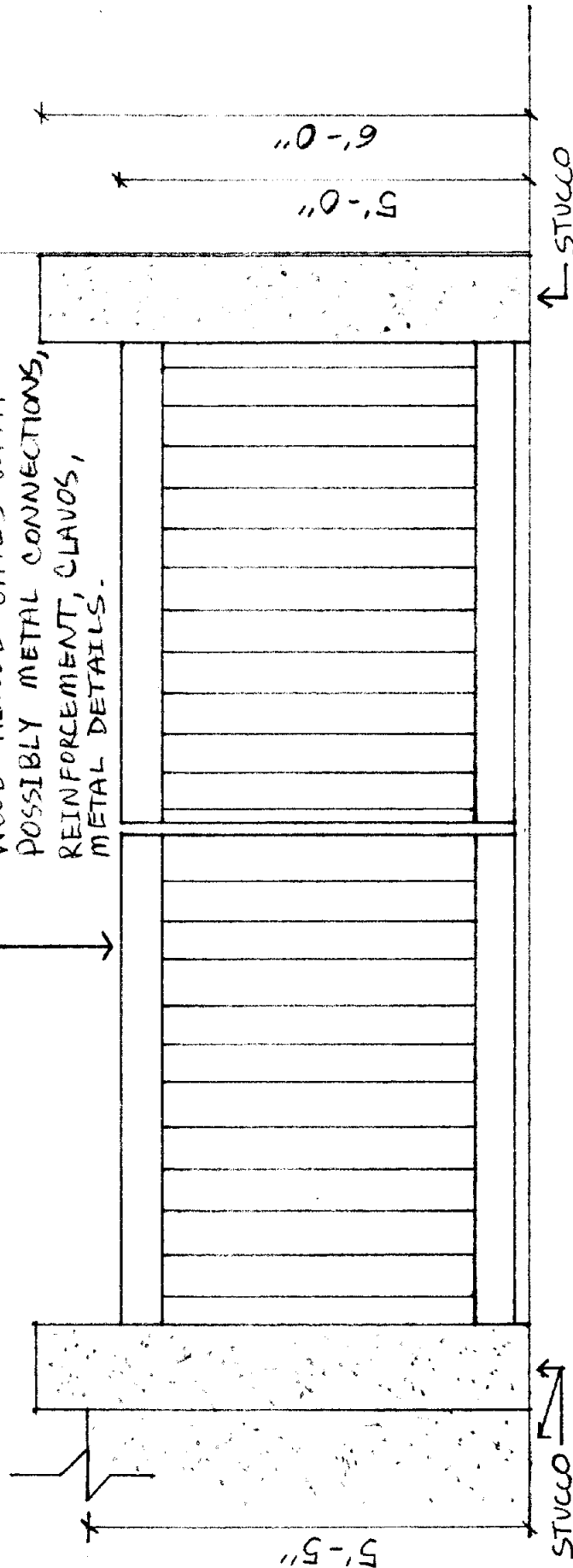


EXHIBIT #5
Historic Districts Review Board
August 12, 2014

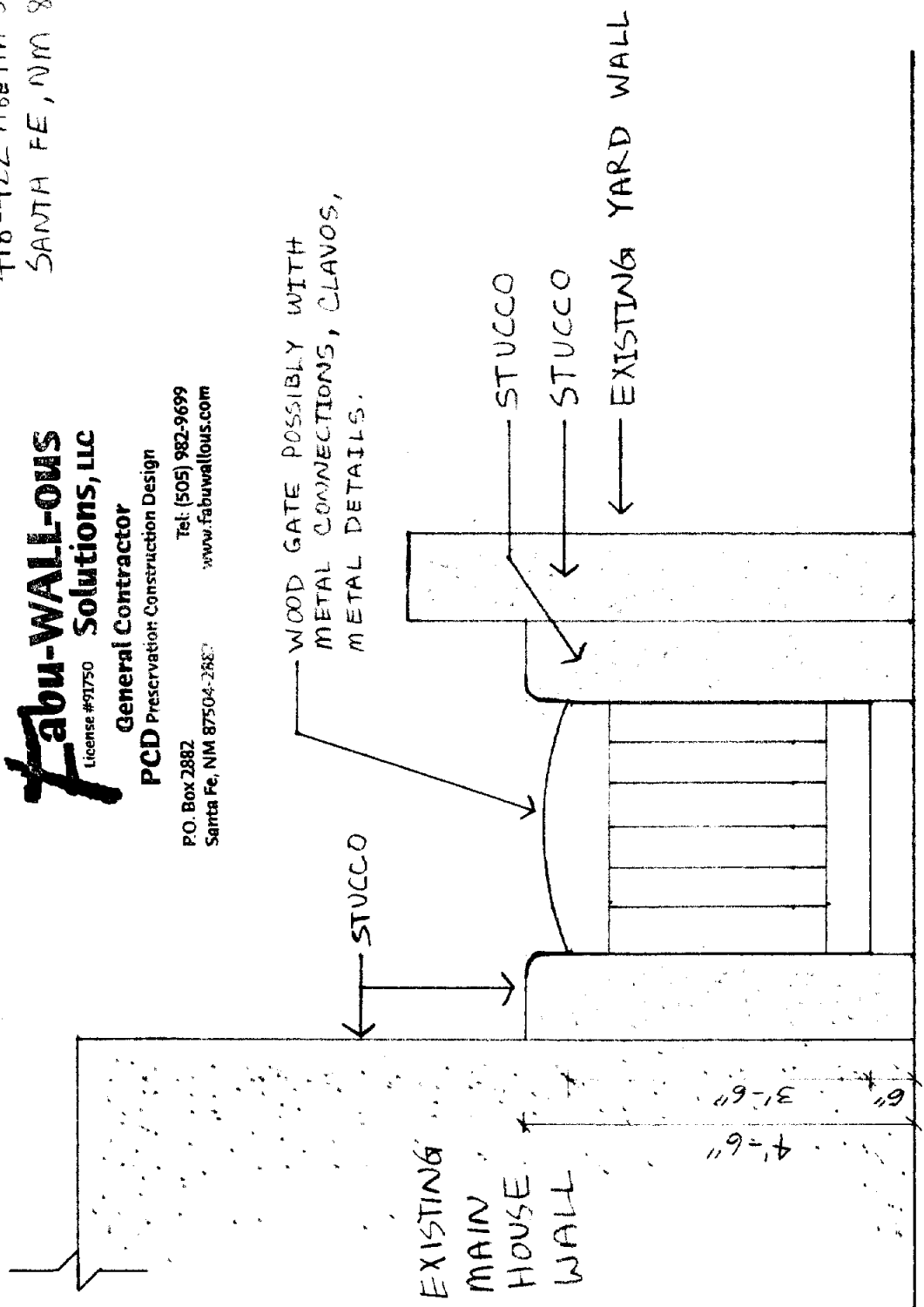
EAST VEHICLE GATE

SCALE: 1/2" = 1'-0"
DWG BY: CPK
8-6-14

GLASS RESIDENCE
 418-4ZZ ABENYA STREET
 SANTA FE, NM 87505

Fabu-WALL-ONS
 License #91750
Solutions, LLC
 General Contractor

PCD Preservation Construction Design
 P.O. Box 2882
 Santa Fe, NM 87504-2882
 Tel: (505) 982-9699
 www.fabuwallons.com



1'-0" 3'-0" 1'-0"

WEST PEDESTRIAN GATE

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

DRAWN BY: CPM
 8-6-14

GLASS RESIDENCE
418-422 ABETTA STREET
SANTA FE, NM 87505

Fabu-WALL-ous
License #91750
General Contractor

Solutions, LLC
PCD Preservation Construction Design

P.O. Box 2882
Santa Fe, NM 87504-2882
Tel: (505) 982-9699
www.fabuwallous.com

WOOD (HINGED) GATES WITH POSSIBLY
METAL CONNECTIONS, REINFORCEMENTS,
CLAVOS, METAL DETAILS.

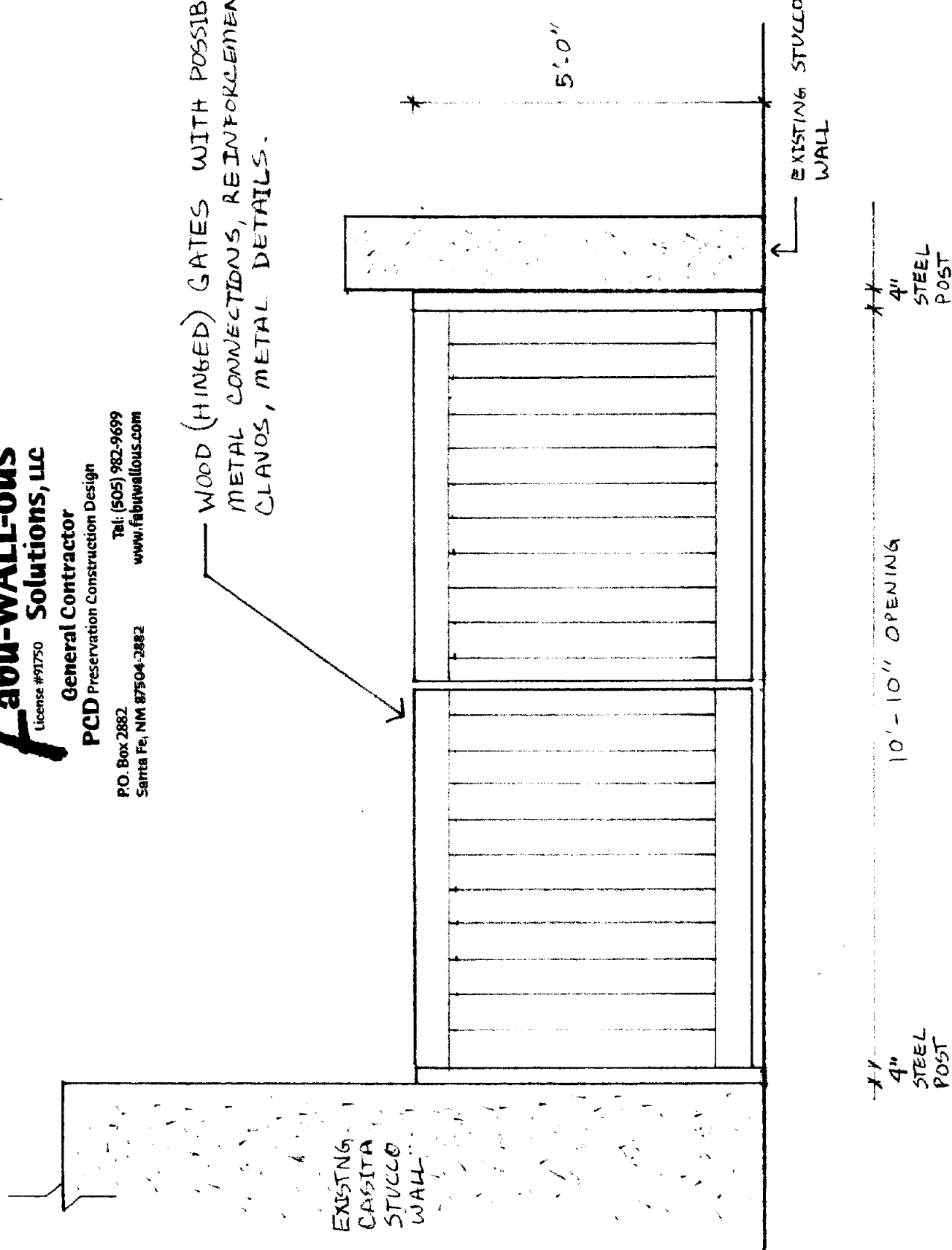
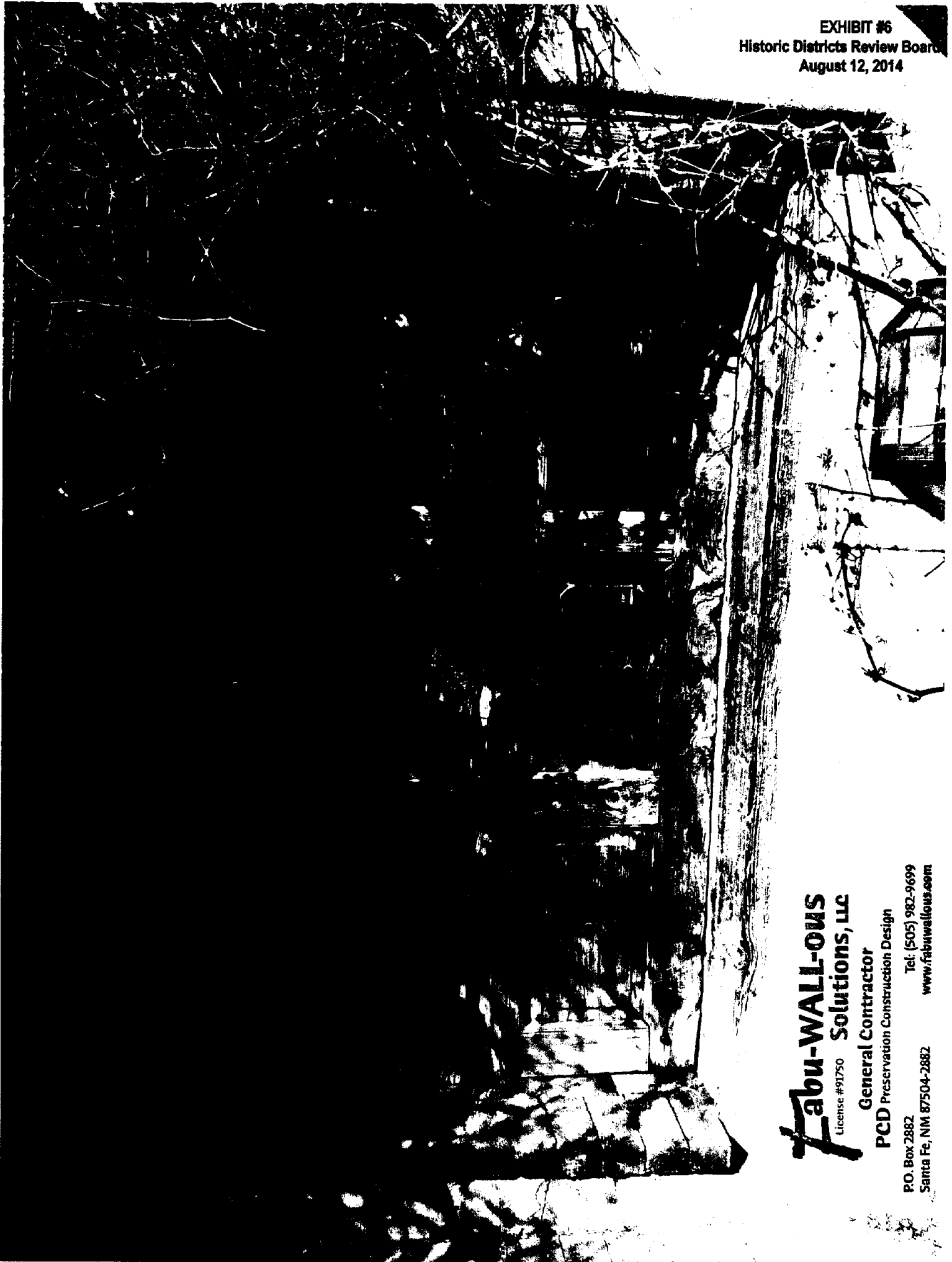


EXHIBIT #5
Historic Districts Review Board
August 12, 2014

WEST VEHICLE GATE

SCALE: $\frac{1}{2}'' = 1'-0''$
DWG BY: CPK 8-6-14



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License #91750
Solutions, LLC
General Contractor

PCD Preservation Construction Design

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Santa Fe, NM 87504-2882
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