



# Agenda

CITY CLERK'S OFFICE

DATE 5/20/15 TIME 9:48am

SERVED BY JM Cullay

RECEIVED BY Alisia Hartig

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 26, 2015 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 26, 2015 at 5:30 P.M.

CONVENTION CENTER SECOND FLOOR NAMBE ROOM

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

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 12, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-026A. 503 Johnson Lane.

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

1. Case #H-14-064. 522 Johnson Lane. Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests to amend a previously approved remodel of a non-contributing residential structure. (Lisa Roach).
2. Case #H-09-022. 1301 B Canyon Road. Downtown & Eastside Historic District. Mark Little, agent for Elizabeth Keefer, owner, proposes to construct a 1,500 sq. ft. addition to a height of 21'4" on a non-contributing residential structure. An exception is requested to exceed the maximum allowable height of 18'4" (Section 14-5.2(D)(9)). (David Rasch).
3. Case #H-15-034B. 247 Anita Place. Don Gaspar Area Historic District. Gene and Sharon Tison, owners/agents, request to install roof-mounted solar panels and to replace three windows of a contributing residential structure. An exception is requested to replace an historic window on a primary façade (Section 14-5.2(D)(5)(a)(i)). (Lisa Roach).
4. Case #H-15-026B. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by adding a fireplace, altering windows and doors, and constructing yardwalls. (David Rasch).
5. Case #H-13-003A. 206 McKenzie Street. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for McKenzie Partners, owners, requests a historic status review of a yardwalls at a contributing commercial property. (David Rasch).
6. Case #H-08-022. 1598 Canyon Road. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6". (Lisa Roach).
7. Case #H-15-044. 330 Garcia Street. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 2,771 sq. ft. residential structure to a height of 16' and a second 2,767 sq. ft. residential structure to a height of 15'8" where the maximum allowable height is 18'4" and to add vehicle and pedestrian gates to the existing yardwall. (Lisa Roach).



# Agenda

DATE 5/7/15 TIME 4:49pm

SERVED BY McCallay

RECEIVED BY Alicia Martinez

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 26, 2015 at 12:00 NOON

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Case #H-15-026A. 503 Johnson Lane.

Case #H-05-172. 535 East Alameda Street Unit B (3&4).

Case#H-07-102. 535 East Alameda Street Unit E (7).

Case#15-035. 535 East Alameda Street Yardwalls.

Case #H-15-034A. 247 Anita Place.

Case #H-14-064. 522 Johnson Lane.

Case #H-15-044. 330 Garcia Street.

Case #H-15-043. 519 Johnson Lane.

Case #H-09-022. 1301B Canyon Road.

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

1. Case #H-15-026. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by changing the front door location, adding a fireplace, altering windows and doors, and constructing yardwalls. An exception is requested to place a door closer than 3' to a corner (Section 14-5.2(E)(2)(b)). (David Rasch).
2. Case #H-13-003. 206 McKenzie Avenue. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for McKenzie Partners, owners, requests a historic status review of a yardwalls at a contributing commercial property. (David Rasch).
3. Case #H-08-022. 1598 Canyon Road. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previous approval to construct an approximately 2,695 square foot residence on a vacant lot to the maximum allowable height of 15'6". (Lisa Roach).
4. Case #H-15-006. 211 Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Ivo and Sally Nelson, owners, proposes to remodel a contributing residential property by constructing 6' high fences and yardwalls with a pedestrian gate. (David Rasch).
5. Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls. Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 594 sq. ft. 2-car garage, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. An exception is requested to exceed 20% non-stucco finish on a publicly-visible façade (Section 14-5.2(E)(2)(d)). (David Rasch).

8. Case #H-15-045. 352 Hillside Avenue. Downtown & Eastside Historic District. Dan Boone, agent for Francis and Kathryn King Coleman, owners, proposes to construct an 895 square foot two-story addition not to exceed the height of the existing two-story non-contributing residence. (Lisa Roach).
9. Case #H-15-046. 126 Duran Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Philippe Holtzweiler, owner, proposes to remodel and to construct a 172 square foot addition not to exceed the existing height of the non-contributing residence. (Lisa Roach).
10. Case #H-15-047. 635 Chavez Place Unit 2. Don Gaspar Area Historic District. Martinez Architecture Studio, agent for George Thompson, owner, proposes to remodel a contributing residential property by removing a 6' high fence and replacing it with a 6' high yardwall and pedestrian gate. (David Rasch).
11. Case #H-15-048A. 224 Maynard Street. Westside-Guadalupe Historic District. Ian McNairy, agent for Sujatha Reddy, owner, requests a historic status review of a non-contributing residential structure. (Lisa Roach).
12. Case #H-15-049. 662 ½ Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Paul and Catherine Kuerbis, owners, proposes to remodel a non-contributing residential property including the construction of a 120 sq. ft. portal, increasing the parapet heights from approximately 11' to 12' where the maximum allowable height is 17' 1", and constructing 8' high yardwalls and fences, and other alterations. (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.

6. Case #H-15-045. 352 Hillside Avenue. Downtown & Eastside Historic District. Dan Boone, agent for Francis and Kathryn King Coleman, owners, proposes to construct an 895 square foot two-story addition not to exceed the height of the existing two-story non-contributing residence. (Lisa Roach).
7. Case #H-15-046. 126 Duran Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Philippe Holtzweiler, owner, proposes to remodel and to construct a 172 square foot addition not to exceed the existing height of the non-contributing residence. (Lisa Roach).
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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
May 26, 2015

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	2
D. Approval of Minutes May 12, 2015	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	Discussion	3
G. Action Items		
1. <b><u>Case #H-14-064</u></b> 522 Johnson Lane	Approved in part, with conditions	3-7
2. <b><u>Case #H-09-022</u></b> 1301B Canyon Road	Approved as recommended	7-10
3. <b><u>Case #H-15-034B</u></b> 247 Anita Place	Approved with conditions	10-13
4. <b><u>Case #H-15-026B</u></b> 503 Johnson Lane	Approved as recommended	13-15
5. <b><u>Case #H-13-003A</u></b> 206 McKenzie Avenue	Designations made	15-18
6. <b><u>Case #H-08-022</u></b> 1598 Canyon Road	Postponed for more information	18-24
7. <b><u>Case #H-15-044</u></b> 330 Garcia Street	Approved with directions	24-27
8. <b><u>Case #H-15-045</u></b> 352 Hillside Avenue	Approved with conditions	27-30
9. <b><u>Case #H-15-046</u></b> 126 Duran Street	Approved as recommended	30-32
10. <b><u>Case #H-15-047</u></b> 635 Chávez Place, Unit 2	Approved as recommended	32-33
11. <b><u>Case #H-15-048A</u></b> 224 Maynard Street	Retained non-contributing status	33-36
12. <b><u>Case #H-15-049</u></b> 622½ Canyon Road	Approved as amended	36-38
H. Communications	None	38
I. Matters from the Board	Discussion	38-40
J. Adjournment	Adjourned at 8:42 p.m.	40



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

**May 26, 2015**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Vice Chair  
Mr. Bonifacio Armijo  
Mr. Frank Katz  
Ms. Christine Mather

**MEMBERS EXCUSED:**

Ms. Sharon Woods, Chair  
Mr. Edmund Boniface  
Mr. William Powell

**OTHERS PRESENT:**

Ms. Lisa Roach, Senior Historic Planner  
Mr. Zach Shandler, Assistant City Attorney  
Ms. Lisa Martínez, Land Use Department Director  
Mr. Carl Boaz, Stenographer

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

Vice Chair Rios explained that David Rasch was not present because his mother passed away.

### **C. APPROVAL OF AGENDA**

**Mr. Katz moved to approve the agenda as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

### **D. APPROVAL OF MINUTES:**

**May 12, 2015**

Mr. Katz requested a change on page 7, third paragraph from the bottom, where the third sentence should read, "It is a larger room and huge closets so he asked if the applicant could not bring it out all the way."

Vice Chair Rios requested a change on page 4, fourth paragraph, which should read, "Ms. Rios said her brother's first wife lived there with her grandmother, Victoria Garcia, the first owner of the house. She said the house was very small, consisting of 3 rooms: a kitchen, bedroom and bathroom. She said the original window on the east elevation was not pedimented. All pediments came later. The original historic footprint of this house is very small."

**Mr. Armijo moved to approve the minutes of May 12, 2015 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

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

**Case #H-15-026A. 503 Johnson Lane.**

**Mr. Katz moved to approve the Findings of Fact and Conclusions of Law as presented. Mr. Armijo seconded the motion and it passed by unanimous voice vote.**

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

Present and sworn was Ms. Stefanie Beninato, P.O. Box 1601, Santa Fe, who said in the case about keeping the bedroom smaller played into her point at 777 Acequia Madre for which the Board gave an exception to allow them to add onto a primary façade to supposedly make it more livable, which by their definition meant a 12x13 walk in closet, three bedrooms with three bathrooms and a den and attached garage. As a result of the Board bending over backward and giving them the exception on the primary façade, and making it more "livable," it granted them a hardship. But as soon as they finished it they put in on the market for sale. That is what happens when the Board breaks the rules. She asked that the Board have a more consistent definition of hardship.



There were no other speakers from the public.

## **G. ACTION ITEMS**

1. **Case #H-14-064. 522 Johnson Lane.** Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests to amend a previously approved remodel of a non-contributing residential structure (Lisa Roach).

Ms. Roach gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

522 Johnson Lane is a 622 square foot single-family residence that was constructed in a vernacular manner in approximately 1940 with alterations including window replacement and portal infill at unknown dates. In August 2014, the HDRB reviewed the status of the structure and designated it non-contributing to the Downtown and Eastside Historic District. In October 2014, the Board approved a remodel and addition to the residence, and the applicant subsequently worked with staff to receive administrative approval for several minor changes to the design, including:

- 1) Adding a fireplace in the living room and replacing the fireplace in the bedroom;
- 2) Replacement of double hung historic windows with new windows due to extensive deterioration;
- 3) Stucco color change to El Rey "Adobe"; and
- 4) Alterations to the lite pattern of windows and French doors.
- 5) Postpone the addition to a later date.

Now, the applicant proposes further amendments to the design of the residence, including the following items:

- 6) Add wood shutters to exterior doors on the south and east elevations. Proposed color for shutters is Martin Semour "Williamsburg";
- 7) Replace wood window grilles with metal grilles set within the jamb and matching the window lite pattern. Proposed color for window grilles is Vieux Carre "Toulouse";
- 8) Remove Territorial Revival wooden window trim and construct a 3" bullnose reveal at the window openings;

- 9) Construct a 64" coyote fence with random latilla heights and 10' long, 8'6" high monolithic entry element with wrought iron pedestrian gate, stuccoed El Rey "Adobe" to match the residence;
- 10) Install pitched barrel tile caps on chimneys, as depicted on the drawings;
- 11) Install exterior lighting in designs submitted.

### **STAFF RECOMMENDATION:**

Staff defers to the Board as to whether the proposed design changes are harmonious with the streetscape, but otherwise recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

### **Questions to Staff**

Vice Chair Rios asked if the shutter color was that whitish color.

Ms. Roach said the sample showed it to be light grey.

Vice Chair Rios asked if the proposed grills were on a publicly visible elevation.

Ms. Roach agreed they are publicly visible on the south elevation and north but asked that the applicant clarify that.

Ms. Mather noticed staff is deferring to the Board on design changes and asked if there were things staff felt might be in question.

Ms. Roach said the proposed entry element on the west elevation would be 10 feet long by 8' 6" high. That is massive for the scale of this house. Also the chimney caps are a question. She hasn't seen any like that elsewhere in Santa Fe.

Mr. Katz said he had not seen many shutters at all.

### **Applicant's Presentation**

Present and sworn was Mr. Charles Ash, 2095 Pacheco Street, B21, Santa Fe, who said the client loves to design but is not familiar with Santa Fé rules for the Historic District. The grills are basically aluminum elements that follow the exact window pattern in the same color in front of each molding and set into the wall for security and protection.

### Questions to Applicant

Vice Chair Rios asked which elevations had them.

Mr. Ash said all elevations would have them.

Vice Chair Rios asked what color they would be.

Ms. Roach said they are medium grey.

Mr. Katz asked if there was a picture of them.

Ms. Roach said they are shown in the packet on pages 19-21.

Mr. Ash said the grill is inset and not proud of the wall; within the jamb, header and sill. So the shadow of the window will help obscure them.

He said the shutters are security features so when they are absent, they can close the shutters. He has seen shutters on rare occasions. Those are in the Historic District but probably newer construction. Most of the time they will be open. The shutter color is pastel neutral so they won't stand out.

Vice Chair Rios asked if the shutters were only on the south elevation.

Mr. Ash said they are on the south and west.

Vice Chair Rios said the shutters on the south look overpowering. She asked if he could delete those.

Mr. Ash said they would have only two on each side. The height is 5' 8".

Mr. Armijo asked if the double-hung windows to be replaced have been inspected. Ms. Roach thought so. Mr. Ash agreed.

Mr. Armijo asked if they were approved for replacement.

Ms. Roach said this is a non-contributing structure so no exception is required as for contributing building.

Mr. Ash said they are replacing in kind - true divided light, single pane windows.

Mr. Armijo asked if they would have the metal grills also. Mr. Ash agreed.

Ms. Mather said there are some staff concerns about the massive entry.

Mr. Ash said the building is 10' high and the entry is 2' below the parapet.

Ms. Mather said the design makes it look like part of the house.

Mr. Ash disagreed. The position of the gate is the client's desire to have it centered on the window of the addition.

Ms. Mather asked which elevation the future addition would be on.

Mr. Ash said it would be on the west elevation.

Ms. Mather asked why they were installing chimney caps.

Mr. Ash said it is the client's design. He had proposed flagstone with a screen but the client wanted something with "pizzazz" to it. It is not indigenous to the neighborhood but he has seen them used in town in a similar design.

Ms. Mather asked if it serves a functional purpose.

Mr. Ash said no but perhaps a little bit of a spark arrester. It is mostly decorative.

#### Public Comment

Ms. Beninato (previously sworn) said it looks more like a castle than what belongs in Santa Fé with the chimneys and gates and windows. The windows have too many lights.

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

Vice Chair Rios had several comments on changes and thought it needs to be toned down. The shutters are wrong and the chimney caps should be more traditional and the entry gate should be brought down.

Mr. Ash said he wanted to have enough height above the existing gate but for width, he might move it in so it is not so pronounced. He wouldn't argue about the chimney caps. He asked if there was something that would be acceptable to the Board for shutters around the doors for security.

Vice Chair Rios suggested maybe something inside.

Mr. Ash said there is not much room on the inside with the fireplace and other things.

Mr. Armijo said the shutters are visible and normally they are in pairs and not single. His biggest concern is the metal grill and true divided lights which he thought would look almost like a cage. And the

caps he couldn't support.

Vice Chair Rios asked how far apart the grill is from the window.

Mr. Ash said it was about one inch. The north elevation has the most windows and is right next to a neighbor who is about 5-10 feet away so the windows can't be seen publicly. The south is the most critical.

Ms. Mather said it was a wall (on the gate) and you would see the end part of the CMU wall. So a shutter wouldn't work on that side. The new gate is the wall and that ends so driving down the street they would only see the 8" CMU wall end.

Mr. Ash agreed it is an 8" CMU wall with stucco to match.

Ms. Mather said it just seems too tall.

Mr. Ash said they could lower it.

#### Action of the Board.

**Mr. Katz moved in Case #H-14-064 at 522 Johnson Lane to approve part of the application, denying the big shutters and chimney caps, approving the windows and grills, the trim, bullnosing and exterior lighting, and approving the wall for the gate, with the condition that it be the height of the six foot coyote fence with an arch over the gate. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-09-022. 1301B Canyon Road.** Downtown & Eastside Historic District. Mark Little, agent for Elizabeth Keefer, owner, propose to construct a 1,500 sq. ft. addition to a height of 21' 4" on a non-contributing residential structure. An exception is requested to exceed the maximum allowable height of 18' 4" (Section 14-5.2(D)(9)). (David Rasch)

Ms. Roach gave the staff report as follows:

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

1301-B Canyon Road is a single-family residence that was constructed by 1946 in a simplified Spanish-Pueblo Revival style. Major remodeling has occurred including additions and replacement of historic materials. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On May 12, 2009, the Board approved an increase to the maximum allowable height at 18' 4" due to slope and granted preliminary approval to remodel the building with the conditions that the main east elevation remain at 12' 3" high, that the existing north elevation remain at 18' 2" high, and that an exception

would be needed for the north addition to step downslope to a maximum height of 19' 6". On August 25, 2009, the Board approved a height exception to 22' 2".

Now, the applicant proposes to further remodel the building with the following two items.

1. A 1,500 square foot addition will be constructed on the east and north elevation to a height of 18' 4" with a proposed total building height of 21' 4". A height exception is requested to exceed the maximum allowable height of 14' 4" plus 4' due to slope and the required criteria responses are at the end of this report. The addition will feature stepped massing, c-channel metal shed accent roofs, and simulated divided-lite windows and doors. Finishes will match existing conditions.

2. A 4' high river rock retaining wall will enclose a sunken courtyard at the north end of the addition.

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

1. Does not damage the character of the streetscape;

We feel that our proposed design is harmonious with the "Pueblo Revival" style, and will enhance the character of all adjoining streetscapes and the neighborhood, especially the "River Streetscape" which we have addressed as one of our most important facades with strong architectural detailing. (see North Elevation) We are proposing to step the existing parapet down 6" and then again another 6" to keep the massing stepping down with the grade.

Staff response: Staff agrees with this statement.

2. Prevent a hardship to the applicant or an injury to the public welfare;

Our proposed project is trying to find a balanced solution between working with a building site that has an elevation drop of up to twelve (12') feet and an owner that wants to "age in place" and cannot have too many steps throughout the house if she wants to retire in her new home. We have tried to limit the use of stairs to areas that are not high traffic zones after one is inside the house. We feel our proposed building will only enhance the neighborhood and the fabric of the "Core Historic District" and definitely will not cause any injury to the public welfare.

Staff response: Staff agrees with this statement.

3. 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;

The proposed structure is in keeping with the unique heterogeneous character of Santa Fe in both scale, and detail and we feel goes a long way in strengthening the existing structure's character. Many issues will be addressed in our proposal and will allow a new owner/resident to live and maintain a wonderful Santa Fe River property thus preserving property values.

Staff response: Staff agrees with this statement.

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

Many of the homes in this area or related streetscape are located on sites that have similar slope issues, such as the existing house to the East of our proposed project. Our site is long and thin so our only option is to run the house down the slope, and step the building massing with the slope maintaining a harmonious outward appearance. Also the owner would like a guesthouse, but doesn't want the guesthouse to feel like a basement. The other option would be to build a separate guesthouse, and use the lower area for another purpose with high windows, but no walk out ability.

Staff response: Staff agrees with this statement.

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

The existing structure and site modifications at 1301B Upper Canyon are the result of construction and multiple remodels going back to the 1940's when the structure was a work shed. The general slope from Canyon Road to the River is still as it always was. The new owner, Elizabeth Keefer has done nothing to create the existing slope on the property.

Staff response: Staff agrees with this statement.

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

We feel that the proposed project will only have a positive impact with respect to the continued existence and preservation of historical areas and buildings, and to the continued construction of buildings in the historic styles, and to the general harmony as to style, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Staff response: Staff agrees with this statement.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the height exception request 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.

#### **Questions to Staff**

Vice Chair Rios asked if the new east and north elevation will increase from 18' 4" to 21' 4".

Ms. Roach agreed but explained that the addition is on the downslope so the increase is a downward movement.

Ms. Mather asked Ms. Roach to tell the Board about visibility in general and for this addition in particular. She asked if there is a public ROW on the back of the property.

Ms. Roach said there is no public visibility from either side and that was verified.

#### Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova, who had nothing to add to staff report. He agreed regarding no public visibility and added that there is no public right of way at the river.

#### Questions to Applicant

Vice Chair Rios asked him to explain the metal shed accent roof.

Mr. Little said the proposed roof will match the existing in back.

Ms. Mather asked if there is some infill of the courtyard. Mr. Little agreed.

Ms. Mather asked about any light fixtures or HVAC unit.

Mr. Little said the light fixtures will match existing at the gate with half round down lighting. There will be nothing on the roof.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board.

**Ms. Mather moved in Case #H-09-022 at 1301 B Canyon Road, to approve the application per staff recommendations and citing that the exception criteria have been met. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-15-034B. 247 Anita Place.** Don Gaspar Are Historic District. Gene and Sharon Tison, owners/agents, request to install roof-mounted solar panels and to replace three windows of a contributing residential structure. An exemption is requested to replace an historic window on a primary façade (Section 14-5.2(D)(5)(a)(I)). (Lisa Roach)



Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

247 Anita Place is an approximately 1,300 square foot single family residence constructed between 1930 and 1936 in the Mission Revival style. It is listed as contributing to the Don Gaspar Area Historic District. At the regular hearing of the HDRB on April 14, the south and west façades were designated as primary.

Now, the applicant requests the following items:

- 1) Replace the bathroom window on the east elevation with a "stone white" clad awning window with simulated mid-rail, upper portion with three lites to match the historic 3-over-1 lite pattern.
- 2) Replace two kitchen windows on the north and west elevations with "stone white" clad awning window with simulated mid-rail, upper portion with three lites to match the historic 3-over-1 lite pattern. An exception is requested to replace historic windows on a primary façade (see exception criteria and responses, below).
- 3) Install roof-mounted solar panels at the rear of the house, sized and angled such that they would not be publicly visible.

RELEVANT CODE CITATION: Section 14-5.2(D)(5)(a)

*For all façades of significant or landmark structures and for the primary facades of contributing structures:*

- (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.*

EXCEPTION CRITERIA AND RESPONSES:

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

Response: Replacement window will not change the appearance of the house. Therefore it will not damage the character of the district.

Staff Response: Staff agrees with this response.

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

Response: The window is located high above the floor (52" to sill) and a 30" reach over the countertop to the window. My daughter-in-law is 4'11" tall. In order to get to the window to open or close it she must use a

step stool to get on the countertop, climb over the sink and use 2 hands to open the window. The replacement awning style window will allow her to safely access the window crank and adjust the window opening as needed.

Staff Response: Staff agrees with this response.

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

Response: The Board identified the varied window sizes along the West Façade as a distinct feature of this house. The replacement window will maintain that feature. The interior change to the window will improve accessibility for opening and closing the window safely while improving kitchen ventilation and overall house comfort for the residents.

Staff Response: Staff agrees with this response.

### **STAFF RECOMMENDATION:**

Staff suggests that the exception criteria have been met and recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (H) Don Gaspar Area Historic District.

### **Questions to Staff**

Vice Chair Rios asked if with these changes, the house will remain contributing.

Ms. Roach thought it would. She mentioned that they will match the historic lite pattern and replace the windows in-kind so the impact on status would be virtually none.

Ms. Mather recalled that in meeting the exception criteria, there was a hardship of the applicant to open the kitchen window. She was vertically challenged and that was the reason given. Ms. Roach agreed.

Mr. Armijo asked if the Board didn't have the existing and proposed drawings.

Ms. Roach explained that the proposed will look exactly the same as existing - there are no visual changes.

### **Applicant's Presentation**

Present and sworn was Mr. Gene Tison, 226 Anita Place, who thanked the staff for the recommendation. He said he brought the short person with him. He asked about Francis Van Busker who once lived in this house for 50 and was in Bataan Death March.

Vice Chair Rios said Francis Van Busker was in school with her.

#### Questions to Applicant

There were no questions to the Applicant.

#### Public Comment

Mr. Beninato thought this is a wonderful house and she appreciated the need for solar and for the City to protect the use of solar and to be sensitive to any public visibility. The window is far back and not very visible. She hoped the Board would approve it.

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

#### Action of the Board.

**Mr. Armijo moved in Case #H-15-034B at 247 Anita Place, to approve the application per staff recommendations and acknowledging that the applicant has met the exception criteria. Ms. Mather seconded the motion. Vice Chair Rios asked for an amendment that the solar panels not be publicly visible. Mr. Armijo accepted the amendment as friendly and it passed by unanimous voice vote.**

4. **Case #H-15-026B 503 Johnson Lane.** Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by changing the front door location, adding a fireplace, altering windows and doors, and constructing yardwalls. An exception is requested to place a door closer than 3' to a corner (Section 14-5.2(E)(2)(b)). (David Rasch).

Mr. Roach gave the staff report as follows:

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

503 Johnson Lane is a single-family residential structure that was constructed in 1947. The original structure was the rectangular house with the lower massing to the north. The north, east, and south elevations are preserved with historic windows and doors. Non-historic additions are attached to the west elevation of the original structure. These additions include a pre-1977 two-story addition at the northwest and a pre-1990 single-story addition on the southwest. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. Many windows and doors will be replaced and trim will be removed. New units will be metal clad in the color "Hemlock" with true-divided lights that meet the 30" standard. Some windows and the east door will be infilled with stuccoed wall. The historic windows and doors on the original south and east elevations will be retained with the Territorial trim.

2. The fabric awning over the north elevation door will be removed and replaced with a wooden eyebrow that is supported with five vigas.

3. The fireplace at the northwest corner of the structure will be removed and replaced with a larger fireplace in the north elevation. 6-over-6 windows will be installed in the wall that flanks the chimney.

4. The existing skylights will be replaced and additional skylights will be installed in different locations.

5. An existing 6' high coyote fence at the south and southeast side will be replaced with a 6' high stuccoed yardwall. In addition, 3' high stucco yardwalls will be constructed at the north lotline and the east lotline. Wooden pedestrian gates will be installed in the two east wall that will match the wall heights of 6' and 3'. The gates will be painted to match the trim color.

6. The building and yardwalls will be stuccoed with El Rey cementitious "Sahara".

#### **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 Hemlock was a green color.

Ms. Roach said she would have to look it up as this is Mr. Rasch's case.

#### **Applicant's Presentation**

Present and sworn was Ms. Cara Scalora, 370 Garcia Street, who said there might have been confusion with Mr. Rasch about the color. The windows will be divided light and kept white and the added windows on the fireplace side will be divided lights with pediments to match the historic windows. They were not adding skylights but were taking one away.

### Questions to Applicant

Ms. Mather thought the design, especially on the north side, was good.

Mr. Armijo asked if they were adding a chimney on the east elevation and three upper windows.

Ms. Scalora agreed they were adding a new chimney. She asked which windows he was referring to.

Mr. Armijo said it was on the east elevation as shown on page 19.

Ms. Roach apologized that she didn't have that drawing on this PowerPoint.

Ms. Scalora said those are three existing windows. We think the chimney was existing there before.

Mr. Armijo thought it might have been a pipe disguised as a chimney. He asked if that element could be removed. Ms. Scalora agreed.

### Public Comment

Present and sworn was Mr. John Eddy, 227 East Palace Avenue, Suite B, who asked for clarification if the six foot walls would require an exception.

Ms. Roach said the existing six foot coyote is to be replaced with a six foot stuccoed wall and it does not need an exception because it is more than 20' from the street frontage.

Mr. Eddy observed that the trend for walls is going up and he finds it inhospitable. He respected the need for privacy and since it is set back it is probably what makes the deal.

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

### Action of the Board.

**Ms. Mather moved in Case #H-15-026B at 503 Johnson Lane, to approve the application per staff recommendations and noting that the window trim color is white. Mr. Armijo seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-13-003A. 206 McKenzie Avenue.** Downtown & Eastside Historic District. Trey Jordan Architecture, agent for McKenzie Partners, owners, requests a historic status review of yardwalls at a contributing commercial property. (David Rasch).

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20<sup>th</sup> century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure. The primary building is listed as contributing and both carports are listed as non-contributing to the Downtown & Eastside Historic District.

Now, the applicant requests a historic status review of the two yardwalls with associated gates and planters at the street frontage along Grant Avenue and McKenzie Street. The yardwalls are constructed of CMU at 8-15 feet tall and painted white. These yardwalls provided privacy for the occupants/participants when the property was owned by the I-Am religious sect. The walls that front the large courtyard at the northeast corner of the property have already been designated as primary elevations of the contributing structure on January 22, 2013 and no appeals have been filed on that action. Two remaining yardwalls are located at the west end of the north lotline and the south end of the east lotline.

The north lotline yardwall was constructed in the 1940s. It lacks special character other than the monolithic large scale and the rolling vehicle gate made of plywood in a steel frame. A pedestrian pass through is attached to the west elevation of the building.

The east lotline yardwall was constructed in the 1940s. The section of yardwall that is south of the southeast corner of the building is 8' tall with taller accents that resemble capped pilasters. A historic bileaf wooden pedestrian gate is surmounted with a taller wall section. Four low CMU planters relieve the height of the yardwalls and buildings along Grant Avenue. These appear on the 1958 aerial photograph and are probably from the same 1940s building campaign as the yardwalls. The planters angle toward three pedestrian entries that break them into the four sections. The three northernmost planters are located in front of primary elevations.

**STAFF RECOMMENDATION:**

Staff recommends that the Board designate the yardwall, gates, and planters along Grant Avenue as contributing structures. Staff defers to the Board regarding the historic status of the westernmost north lotline yardwall with vehicle gate and pedestrian pass through which have less character than the east walls, but which add to the story of the historic need for privacy.

### Questions to Staff

Vice Chair Rios asked when the flower beds were built.

Ms. Roach presumed that to be in the 1940's.

Vice Chair Rios asked if the picture was of the Grant Street façade.

Ms. Roach agreed and she had no pictures of the McKenzie Street side. She showed the drawing of it.

Mr. Armijo asked if the walls are primary elevations.

Ms. Roach referred to page 8 and said the primary elevations are bolded.

Mr. Armijo observed that they were the building elevations.

Ms. Roach agreed. None of the yardwalls are statused but as shown on page 7, there are structural walls making up some of the interior courtyard.

Ms. Mather said, in looking at the CMU walls, particularly on Grant Avenue, that the gate facing Grant is historic with a stone cap above, and asked if it is okay to designate a portion of that wall.

Ms. Roach thought that could be done.

### Applicant's Presentation

Present and sworn was Mr. Trey Jordan, 227 E Palace, Suite W, who said that four months ago this building was used as a terrorist compound set in Afghanistan with razor wire above the walls. The walls are old enough, but in violation of code, they are not in keeping with the streetscape and they are keeping the building from engaging the street. The property will be used as a commercial retail setting. His clients really want to lower the walls to make the establishing inviting and engaging to the public. He understood he might need to come back for an exception. The north wall is really a hazard for vehicles. So he would ask the Board to consider whether those walls really contribute to the streetscape in a positive way.

Regarding the gate, in response to Ms. Mather, he has a design in mind that would retain that gate so he said the Board shouldn't hesitate to protect that historic gate and just consider what it does to the streetscape.

### Questions to Applicant

Vice Chair Rios asked Ms. Roach to describe streetscape.

Ms. Roach said this building is an exception to the streetscape because it comes to the sidewalk. The rest are set back with yards at the street. This truly does come off as a compound and she would agree with Mr. Jordon that there is no engagement with the street.

Vice Chair Rios asked if the other properties on Grant have low walls. Ms. Roach agreed.

Ms. Mather assumed Mr. Jordan is feeling the same way about the planters. They also prevent people from engaging there.

Mr. Jordan agreed and said they are also in violation of the Code. Some are even off the property and on the public right-of-way. He pointed out which ones were in the public right of way.

Ms. Roach asked the Board to consider the difference between just being old and being old and historically important.

Ms. Mather said the photo gives a good sense of this old historic building.

Mr. Armijo reminded the Board that one criterion for contributing status is finishes and construction techniques and he didn't see much of that in this plain block wall.

#### Public Comment

Ms. Beninato (previously sworn) said she agreed the wall is not inviting but it is part of the character of the building. When she first came to Santa Fe, she wondered about it because it doesn't fit in with the rest of the streetscape and in doing research on Katherine Stinson Otero found that she helped design this building as apartments and was the apartment manager then.

Ms. Beninato appreciated lowering the walls for the public and preserving the gate. She has never seen anyone coming in or out of it.

Vice Chair Rios agreed the Board has seen creeping up of walls and they identify a lot of Santa Fé now. From Acequia Madre on that side, there were zero walls there when she went to school there. Also on Old Santa Fé Trail across from the little garage there was a wall that was lowered in her tenure on this Board and was so nice to see the property and found it more inviting.

#### Action of the Board.

**Ms. Mather moved in Case #H-13-003A at 206 McKenzie Avenue to designate only the part of the wall on Grant which contains the historic gate as contributing and have the other walls on McKenzie and Grant and planters as non-contributing.**



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

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

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

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

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

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

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

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

**STAFF RECOMMENDATION:**

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

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

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

**Questions to Staff**

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

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

Vice Chair Rios asked about public visibility.

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

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

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

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

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

visibility is compromised as a result.

### Applicant's Presentation

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

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

### Questions to Applicant

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

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

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

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

Mr. Armijo asked how it is accessed.

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

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

Ms. Vigil said it was not.

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

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

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

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

to the east elevation for better drainage accessibility.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Public Comment

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

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

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

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

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

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

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

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

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

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

Vice Chair Rios said staff will check on that.

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

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

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

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

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

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

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

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

#### Action of the Board.

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

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

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

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

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

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

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

between the units.

- 6) Roof-mounted HVAC units with ground-mounted compressors are proposed for both units and will be screened behind parapets.

#### **STAFF RECOMMENDATION:**

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

#### **Questions to Staff**

Vice Chair Rios asked about public visibility.

Ms. Roach said Unit 1 is more visible than Unit 2. On the first, the northern façade has partial visible and the second has the east and north with partial visibility.

Ms. Mather was having trouble reading the plan. Unit 2 on page 24 shows the parapet is taller but oddly shaped. She asked if that was because the other units stand before it.

Mr. Armijo agreed.

Ms. Roach said the two flanking massings cause that curvature. It will be stepped.

#### **Applicant's Presentation**

Ms. Dolores Vigil (previously sworn) had nothing to add to the staff report.

#### **Questions to Applicant**

Mr. Armijo asked if there would be any rooftop appurtenances.

Ms. Vigil said the same HVAC units as on the previous Canyon Road property- set into the roof, accessible from the interior and the diagram in the packet shows the locations.

Mr. Armijo asked if Unit 2 is Territorial or Pueblo style.

Ms. Vigil said it is a mixture of both.

Ms. Roach said the locations of the A/C are shown on page 9, 10 and 11.



Vice Chair Rios noticed they are proposing a 16' wide gate and asked if that is for access.

Ms. Roach said the vehicle gate is for access and it is 16' wide. The Traffic Engineering Department has standards for a shared driveway that is wider than normal. The gate design is on page 8.

Ms. Vigil said she met with the fire department on this issue and they recommended this width. She also has an easement agreement with neighbors to south.

Vice Chair Rios noted the drawing of the gate with lots of see-through.

Ms. Vigil agreed. That is how it will look.

#### Public Comment

Present and sworn was Mr. Greg Manoff, 322 Garcia Street, the neighbor next door to the north. He had two concerns. The first was preservation of trees on the property. There are two well-established tall Pines but also a well-established Juniper on other side that provides privacy to him and his wife. That has not been scheduled to be preserved so he asked that it be preserved.

Secondly there are lights adjoining the door on the eastern house not shown on the plans and also on the side of the garage. He couldn't tell what they are and feared they could provide light pollution to him. He had a picture of the tree and shared it with the Board.

Vice Chair Rios said the Board has no jurisdiction over the trees. She encouraged the applicant to meet with the neighbors about it.

Mr. Armijo asked if the wall is on his property.

Mr. Manoff wasn't sure.

Ms. Roach clarified that the Land Use Director does have jurisdiction over significant trees.

Ms. Vigil said the tree Mr. Manoff refers to is very close to the driveway but they could preserve that tree.

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

Vice Chair Rios asked about the Pines.

Ms. Vigil said the plan shows the Pines as being preserved by diverting the driveway. She also offered to submit lighting plans to staff.

Ms. Mather noted on the plans they do call out modest carriage light on either side of entryways. She didn't see an example in the packet, but page 22 by the garage described the lights as 19<sup>th</sup> century style fixtures.

Ms. Vigil presumed his concern was Unit 2 north elevation and said there is no lighting there.

#### Action of the Board

**Ms. Mather moved in Case #H-15-044 at 330 Garcia, to approve the application per staff recommendations for units 1 and 2 and asked that the applicant work with neighbors on preserving trees and that the lights designs be brought to staff for review and approval. Mr. Katz seconded the motion.**

Mr. Armijo advised the applicant that only what is approved here is to be followed.

**Mr. Armijo asked for a condition that any changes be brought to the staff before building them.**

**Ms. Mather accepted the amendment as friendly and the motion, as amended, passed by unanimous voice vote.**

- 8. Case #H-15-045. 351 Hillside Avenue.** Downtown & Eastside Historic District. Dan Boone, agent for Francis and Kathryn King Coleman, owner, proposes to remodel and to construct a 172 square foot addition not to exceed the existing height of the non-contributing residence (Lisa Roach).

Ms. Roach gave the staff report as follows:

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

352 Hillside is a 2,670 square foot two story residence constructed in Spanish Pueblo Revival style in 1992 and listed as non-contributing to the Downtown and Eastside Historic District. The residence is located on a 10,612 square foot lot just west of the intersection of Hillside Avenue and Harkins Lane.

The applicant proposes to construct an approximately 895 square foot two-story addition, consisting of a 440 square foot lower floor and a 455 square foot upper floor. The proposed height of the addition (22'6") will not exceed that of the existing residence (24'). The proposed addition will feature two-story massing with rounded parapets, stuccoed El Rey "Madera," exposed wood headers with grey stain to match existing, and metal clad, 6 lite casement windows with "integratal grilles" (color to match existing, not specified).

### **STAFF RECOMMENDATION:**

Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District, with the recommended condition that the windows shall have true or simulated divided lites.

### **Questions to Staff**

Vice Chair Rios asked if on the north elevation there was any set back on the second floor.

Ms. Roach said there was none. It does go straight up.

Vice Chair Rios asked if there was a wall in front of it.

Ms. Roach said there is an approximately six foot high security fence at the street.

Vice Chair Rios asked if it was a fence or a wall.

Ms. Roach affirmed that it is a coyote fence, not a wall.

Vice Chair Rios asked if the coyote fence hides the sheer two-story façade from public view.

Ms. Roach explained that the house is sunken down below the road so far that the height doesn't impact the streetscape and the addition is lower than the existing residence. It is rather massive but is at board's discretion if it impacts the streetscape harmony.

Mr. Armijo said on the south elevation it looks like it is at the same elevation of 22'.

Ms. Roach agreed. That is the same height as the adjacent massing but lower than the highest elevation.

### **Applicant's Presentation**

Present and sworn was Mr. Dan Boone, who said the application is straightforward and it is replicating existing massing and finishes. The only difference is that the new windows will be true divided lite windows per the historic ordinance. He asked if the photos are in the Board packet.

Vice Chair Rios agreed.

Mr. Boone said the photos show that the majority of the massing is below the top of the coyote fence on page six. The finished floor is approximately 12'-14' below the road and might be more. The massing

shouldn't be a problem. There are two-story buildings across the street and next door.

#### Questions to Applicant

Vice Chair Rios asked how far back the structure from the fence.

Mr. Boone said it is 11' 8" and the Zoning Department told him no setback was needed at that elevation.

Mr. Katz noted that the street-facing elevation has only one small window and asked if Mr. Boone would consider a second window to the west of it. It would let in more light.

Mr. Boone said they considered that but since it was a stairwell there, the owner was concerned how to clean it and access it from the inside. There is one façade that has no windows on the other side.

Mr. Katz agreed. That is on the south.

Vice Chair Rios had the same concern on the north elevation.

Mr. Boone said he could get back with the owners to find a solution.

Mr. Katz pointed out that the stairway shows a landing on that north side. A ladder could be used to clean the window from the outside.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board

**Mr. Katz moved in Case #H-15-045 at 351 Hillside Avenue, to approve the application as proposed with the addition of a second window on the north elevation to the west. Mr. Armijo seconded the motion.**

Ms. Mather asked if the new windows are the same style as existing.

Mr. Boone agreed except they are true divided lite windows.

**The motion passed by unanimous voice vote.**

9. **Case #H-15-046. 126 Duran Street.** Downtown & Eastside Historic District. Christopher Purvis, agent for Philippe Holtzweiler, owner, proposes to remodel and to construct a 172 square foot addition not to exceed the existing height of the non-contributing residence. (Lisa Roach).

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

126 Duran Street is a 1,725 square foot single family residence constructed in the 1930s with a blend of vernacular and Spanish Pueblo Revival elements. It presently consists of 1,401 square feet of heated space and 324 square feet of portals and is listed as non-contributing to the Westside-Guadalupe Historic District due to substantial non-historic remodeling.

In July 2014, staff approved a re-roof project at the residence, and in April 2014, staff approved installation of HVAC equipment. Now, the applicant requests approval for the following:

- 1) Removal of the front (east) portal;
- 2) Relocation of yardwall and gate between the south elevation and the south perimeter wall;
- 3) Construction of a 172 square foot addition at the rear (northwest) corner of the residence, to include a bathroom and storage space;
- 4) Addition of a 6 lite white painted wood window on the front (east) façade and a pair of 4 lite windows on the north façade;
- 5) Replacement of vinyl windows on the east and south elevations with white painted wood windows in a unique lite pattern;
- 6) Introduction of viga tails and exposed wooden headers on the front (east) façade of the residence;
- 7) Rehabilitation of the remaining windows on the residence, retaining their original color (white and medium brown stained wood); and
- 8) Reconstruction of an overhang over a window on the south elevation.

**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 (I) Westside-Guadalupe Historic District.

**Questions to Staff**

There were no questions to staff.

#### Applicant's Presentation

Present and sworn was Mr. Chris Purvis, 200 W. Marcy, who had nothing to add to the staff report.

#### Questions to Applicant

Vice Chair Rios asked about the windows on the south elevation.

Mr. Purvis said they are custom single glazed pane windows under that portal with a barn sash over it. There is a custom panel underneath it.

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

Mr. Purvis said an HVAC unit was approved under someone else. The contractor dialoged with the neighbors to have it closer than 5 feet and he put it in.

Mr. Armijo asked on the proposed south elevation if there is an awning to be rebuilt.

Mr. Purvis agreed.

Mr. Katz asked if the window furthest to east would be visible from the street.

Mr. Purvis agreed.

Mr. Katz said he had never seen windows like that and wondered if it was appropriate.

Mr. Armijo asked if it was a panel.

Mr. Purvis agreed. It is a glazed panel.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board

**Mr. Armijo moved in Case #H-15-046 at 126 Duran Street to approve per staff recommendations.**

**Ms. Mather seconded the motion and it passed by unanimous voice vote.**

- 10. Case #H-15-047. 635 Chávez Place Unit 2.** Don Gaspar Area Historic District. Martínez Architecture Studio, agent for George Thompson, owner, proposes to remodel a contributing residential property by removing a 6' high fence and replacing it with a 6' high yardwall and pedestrian gate. (David Rasch).

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

635 Chávez Place, Unit 2 is a single-family dwelling in a duplex that was constructed between 1930 and 1936 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Don Gaspar Area Historic District and the south elevation is designated as primary.

The applicant proposes to remodel the west end of the 6' high coyote fence that fronts Chavez Place. A 6' high stuccoed yardwall will be constructed in the same area, but set back from the property line approximately 6". Four 16" x 16" pilasters will be constructed at both ends of the project and flanking a wooden plank pedestrian gate. The stucco will match the earth-tone cementitious material on the residence and the wood will be a natural color.

**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 (H) Don Gaspar Area Historic District.

**Questions to Staff**

Vice Chair Rios asked if most of the coyote fence would remain except a small portion where they will construct a wall.

Ms. Roach agreed.

**Applicant's Presentation**

Present and sworn was Mr. Richard Martínez, P.O. Box 925, Santa Fe, who explained that people have been parking in front of the gate when it is closed and the stuccoed wall will allow them to make more

of a front door.

#### Questions to Applicant

Ms. Mather wanted to confirm that the wood elements would be stained.

Mr. Martínez agreed.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board

**Mr. Katz moved in Case #H-15-047 at 635 Chávez Place Unit 2, to approve the application as recommended by staff. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

11. **Case #H-15-048A. 224 Maynard Street.** Westside-Guadalupe Historic District. Ian McNairy, agent for Sujatha Reddy, owner, requests a historic status review of a non-contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

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

224 Maynard consists of a 1,378 square foot single-story residential structure listed as non-contributing to the Westside-Guadalupe Historic District. The original historic inventory for the property did not include this structure, focusing instead on the main residence which was constructed in the 1930s and was demolished in 2012. As a result, the applicant commissioned a new Historic Cultural Properties Inventory (HCPI) for the structure, which was submitted along with a request for an historic status review.

According to the new HCPI documentation, the structure likely began as a small secondary structure constructed at an unknown date between the 1930s and 1950s. Physical evidence including varied construction materials and roof planes suggest that the structure was added on to over time before becoming a dwelling unit in the 1950s. Between 1967 and 1975, a front portal was added to the structure, and over the ensuing years, the majority of the windows were replaced. When the structure was subdivided into three rental units at some point in the recent past, new door openings were created on the front (east) façade.



### **STAFF RECOMMENDATION:**

Staff recommends retention of the non-contributing status of the residence due to loss of integrity, in accordance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

### **Questions to Staff**

Vice Chair Rios asked if there were no redeeming features on this house.

Ms. Roach said the character of it has been altered substantially over time and it is set far back on the lot with very little visibility from the street, particularly if new development happens in front of it. So the impact on the streetscape is really minimal but the sticking point for her was the amount of changes since its inception through the historic period and afterward.

### **Applicant's Presentation**

Present and sworn was Mr. Ian McNairy, 690 Gonzales, who agreed with the staff recommendation and had nothing to add to the staff report.

### **Questions to Applicant**

There were no questions to the applicant.

### **Public Comment**

Present and sworn was Mr. Jerry Richardson, 703 Don Felix, President of Guadalupe Historic Association but speaking for himself. He was surprised when he saw the sign and called to talk with Ms. Roach about the issue and was surprised that the building was considered as non-contributing. It is a classic Santa Fé small, flat roofed with portal house. It seems very harmonious with other construction in the neighborhood and very much in the same character as the neighborhood. It demonstrates the contributing characteristics. The changes in question are just a sliding door and an aluminum slider that are not publicly visible. He read the report and was going on what is visible. It is either adobe or looks like it. The portals contribute to this district. The windows in front are double-hung and characteristic of the neighborhood. So he questioned how much the non-visible windows and doors affected the historic integrity of the building.

The ordinance on windows says it is the primary façade to which the strict standards apply. He asked

the Board to give way to the fact that the primary façade does retain redeeming historical features that are in harmony with the others.

Mr. Richardson thought the reason it is being classified as non-contributing is really based on the building that was in front of it and totally agreed that building was non-contributing and the Board allowed it to be torn down. The wall collapsed and it was justified to be torn down. The next thing is that this house will be torn down and be lost to the streetscape. There is a very wide driveway to the house and it will always be publicly visible to the street.

Vice Chair Rios noted this building is 65-85 years old and asked if the footprint had changed.

Ms. Roach said it has changed many times. The documentation provided by John Murphy was unclear about the original footprint. It was likely a rectangle and was added onto any times when it became L shaped and a rental unit in the 1950's. She was not sure it was ever a residence before that. It was not the primary building on that property. No original windows remain according to the report and different materials have been used in various parts of the building.

On the far south end, it is maybe adobe. And then according to his report different construction materials and different levels of roof were added over time. The addition of the portal in front changed the feel of the building.

Vice Chair Rios asked if the window and doors openings have changed over time.

Ms. Roach agreed. There were three different front doors at the time when it was a rental.

Mr. Richardson said the front windows looked original to him. He didn't read that all windows have been replaced.

Mr. Katz said if the Board designated it contributing the east façade would be primary but asked if that wouldn't include the non-historic portal.

Ms. Roach agreed it would not. If the Board designated it contributing with the east as primary, there would be no requirement to preserve that portal and it would be hard to determine what additions could be made. The doors on the back are not historic. It just becomes a little problematic to preserve with these changes.

Ms. Mather noted that Mr. Murphy's report said the majority of the structure had been replaced. Ms. Roach agreed.

Ms. Mather said on page six it looked like a single pane on the east but wondered to what period it was original.

Ms. Roach said there is no documentation of that.

Present and sworn was Mr. Joshua Maes, 518 Old Santa Fé Trail, #612, who said the doors were changed at a later time and also the portal. So in his view it is not contributing. A pipe froze and the front building part had to be demolished. This has three basic building materials, adobe, frame and pen tile.

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

#### Action of the Board

**Mr. Armijo moved in Case #H-15-048A at 224 Maynard Street to retain the designation of this property as non-contributing as recommended by staff. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

- 12. Case #H-15-049. 662 ½ Canyon Road.** Downtown & Eastside Historic District. Christopher Purvis, agent for Paul and Catherine Kuerbis, owners, proposes to remodel a non-contributing residential property including the construction of a 120 sq. ft. portal, increasing the parapet heights from approximately 11' to 12' where the maximum allowable height is 17' 1", and constructing 8' high yardwalls and fences, and other alterations. (David Rasch).

Ms. Roach gave the staff report as follows:

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

662 ½ Canyon Road is a single-family residential building with was constructed in the Spanish-Pueblo Revival style in the 1950s with significant alterations in the late 1960s and 1970s. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 120 square foot portal will be constructed to approximately 9.5' tall on the east elevation.
2. The roof will be resloped and parapets constructed with an increase in height from 11' to 12' where the maximum allowable height is 17' 1".
3. Most windows will be replaced with true divided-lite units that will be aluminum-clad in a reddish brown color. Some dimensions and locations will be altered.
4. The existing yardwalls will be increased to 8' high and 8' high coyote fencing will be installed on the east and north lotlines. The pedestrian gate will be replaced, but a design was not submitted.
5. Existing roof monitors and planters will be removed.

6. The building and yardwalls will be stuccoed with cementitious "Sahara".

**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 noted that the existing yard walls are to be increased to 8' high and asked how high they are now.

Ms. Roach wasn't sure and checked the drawings.

Applicant's Presentation

Mr. Purvis (previously sworn) said the portion to be raised is a small portion on the east elevation over the gate and most of the rest remains as is. The other is 8' coyote along the property line to the east where there is a two-story building and they are just putting up the 8' coyote fence there to obscure some of that building. There are lots of trees.

Questions to Applicant

Ms. Mather asked if he had the design for the pedestrian gate.

Mr. Purvis said it is a simple panel design. After the submittal, his client wanted to enlarge the portal by six feet and he requested it as part of the application. He had a two-page drawing of it (Attached as Exhibit A and B).

The design adds 40 sq. ft. but the lot coverage is only 33%.

Mr. Armijo asked if he was removing the clerestory windows.

Mr. Purvis agreed. They are failing badly. They have trouble everywhere so they are trying to simplify it and to raise parapets and canals. The walls are saturated and half of the ceiling also.

Public Comment

Ms. Beninato (previously sworn) appreciated the clarification that wall isn't 8' all around but was concerned with an 8' coyote fence. It isn't going to solve the problem with the two-story building. They could still see over it. Six feet would be okay. 8' walls are disconcerting. It isn't that much safer and no one would see an intruder inside.

Mr. Purvis said that higher height takes place where no one could see it except from on the property. In this case they are just trying to screen some of the lower boards out.

Ms. Mather asked what the public visibility is.

Ms. Roach said there is virtually none - along a narrow private road.

#### Action of the Board

**Ms. Mather moved in Case #H-15-049 at 662 ½ Canyon Road, to approve the application per staff recommendations and the gate with a simple panel design that is brought to staff for review and approval and with a six foot portal addition. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

### **H. COMMUNICATIONS**

There were no communications.

### **I. MATTERS FROM THE BOARD**

Mr. Armijo announced his resignation effective immediately. He felt the mayor's appointments were inappropriate and there is no respect given to this Board. He has served the public here for 32 years. He said he has enjoyed this great Board and the awesome staff and also Stefanie's input. The Mayor spoke to him a half hour before this meeting. The Mayor chooses who he wants. He said he at least has come prepared for each meeting. It is not something that should be done. He told the Mayor if he wanted people who are dedicated he needed to appoint them.

Vice Chair Rios told Mr. Armijo he has been very valuable to this Board and brought excellent comment. The Board has looked to him because he was involved. Each member has their own expertise.

Mr. Katz thanked him for all the sage advice and comments he has made. And he thanked Ms. Mather for all of her incisive comments. She has always asked the best questions.

Ms. Mather said she was sure it was a difficult decision to make but she admired the Board for its dedication.

Mr. Armijo said it is the recommendation of the Mayor so it needs to be made to the Council.

Ms. Roach said the appointments are on tomorrow's Council agenda.

Vice Chair Rios asked when the end of the term is.

Mr. Shandler said the terms are on a January cycle. The Council will either follow those or the changes will take place immediately or starting in July.

Vice Chair Rios said it remains to be seen what will take place.

Ms. Roach expressed her sincere gratitude for Boni Armijo, Christine Mather and Sharon Woods for their dedication and how much they care about this community.

Ms. Mather wished the best to the Board with the new members.

Vice Chair Rios echoed those words. It takes a lot of work to serve on the Board.

Mr. Katz hoped Mr. Shandler would be present to train the new Board members.


## **J. ADJOURNMENT**

The meeting of the Board was adjourned at 8:42 p.m.

Approved by:

  
Cecilia Rios, Vice Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.

\*original is available  
in the clerk's office\*

Exhibit A  
HDRB 5/26/15

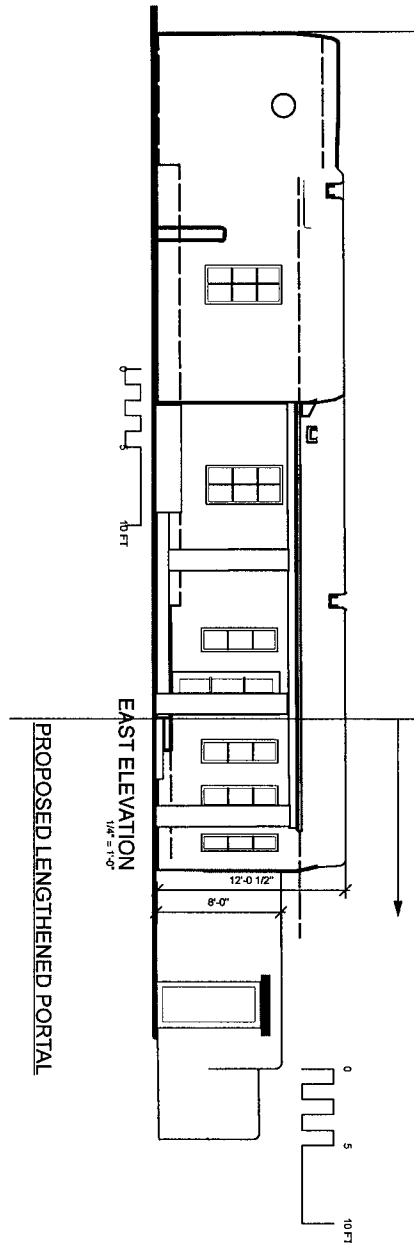
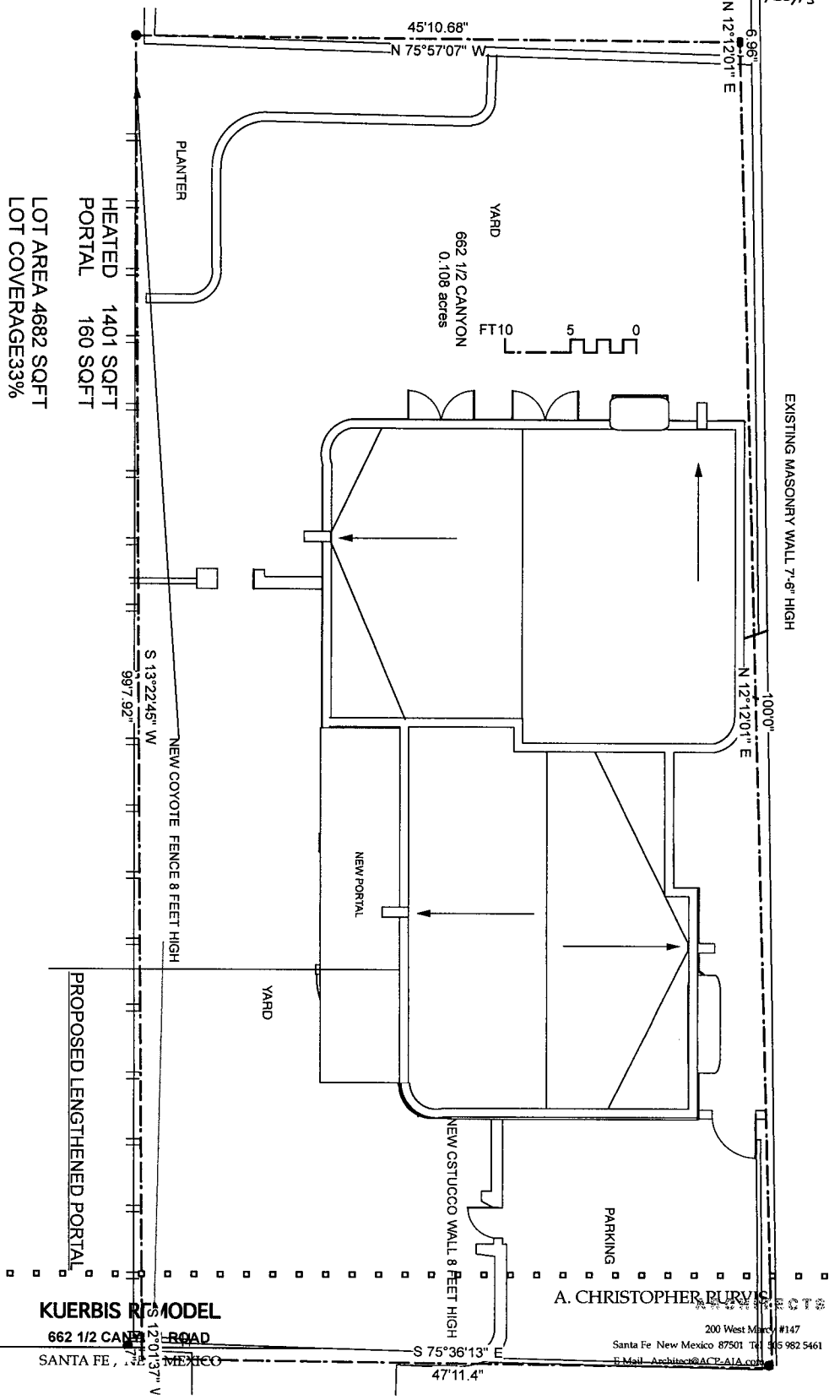


EXHIBIT B  
HDRB 5/24/15



KUERBIS RT MODEL  
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