



# Agenda

CITY CLERK'S OFFICE

DATE 5/02/12 TIME 9:45  
DESIGNED BY Camille Vigh  
REVIEWED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 8, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 8, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 24, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-079A 1041 Camino de Cruz Blanca  
Case # H-12-018B 117 W. Coronado Road  
Case # H-12-019 628 Paseo de Peralta  
Case # H-12-025A 659 Garcia Street

Case #H-12-025B 659 Garcia Street  
Case #H-12-031A 544 Canyon Road  
Case #H-12-032A 325 W. San Francisco

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

1. Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street. Downtown & Eastside Historic District. City of Santa Fe, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch). POSTPONED TO JUNE 12, 2012.
2. Case #H-10-104. 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gruy, owner, proposes to construct a 5' high coyote fence and a coyote fence sliding vehicle gate on a non-contributing property. (David Rasch).
3. Case #H-11-097. 533 Agua Fria Street. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 6' high coyote fence and gate with a patio on a contributing property. (David Rasch).
4. Case #H-11-136B. 576 Camino del Monte Sol. Downtown & Eastside Historic District. Keri Spiller/Louis Briones, agents for Louis Briones, owner, proposes to remodel a non-contributing accessory building including the removal of an overhanging shed roof and replacement with a parapet with a height increase from 7'4" to 8' where the maximum allowable height is 17'5". (David Rasch).

5. Case #H-12-029. 151 Gonzales Road, #30. Downtown & Eastside Historic District. Patsy Phillips, agent/owner, proposes to replace a portal and construct a sunroom/studio on a non-contributing residence. (John Murphey).
6. Case #H-12-031B. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, proposes to remodel a non-contributing guest house including the construction of a 104 sq. ft. addition to a height of 11'6" and to replace windows and doors. (David Rasch).
7. Case #H-12-033. 243 Closson #15 & #16. Westside Guadalupe Historic District. Jonah Stanford, Mojarrab Stanford Architects, agent for Barbra Brown, owner, proposes to remove a non-conforming addition, construct a 112 sq. ft. addition, change the shape of the roof, install windows and doors, and construct a 64" high yard wall on a non-contributing residence. (John Murphey).
8. Case #H-12-034. 202 Irvine Street. Westside Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom on a non-contributing residence. (John Murphey).
9. Case # H-12-028. 309 ½ Sanchez Street. Downtown & Eastside Historic District. Marc Pacheco, agent/owner. proposes to remodel a non-contributing residential structure by constructing three additions at approximately 846 sq. ft. including a second story addition at 20' high where the maximum allowable height is 17'3". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
10. Case #H-12-035. 125 N. Guadalupe. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Los Alamos National Bank, owner, proposes to extend a roof of a non-contributing structure and install and change doors and add rooftop exhaust fans on a contributing commercial. An exception is requested to construct an addition at less than 10' back from a primary elevation. (Section 14-5.2(D)(2)(d)). (John Murphey).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. If you wish to attend the May 8, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, May 8, 2012.



# Agenda

CITY CLERK'S OFFICE

DATE 4-19-12 TIME 4:30pm

SERVED BY Camille Vega

RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 8, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 8, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
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- D. APPROVAL OF MINUTES: April 24, 2012
- E. COMMUNICATIONS
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Case # H-11-079A 1041 Camino de Cruz Blanca

Case # H-12-018B 117 W. Coronado Road

Case # H-12-019 628 Paseo de Peralta

Case # H-12-025A 659 Garcia Street

Case #H-12-025B 659 Garcia Street

Case #H-12-117B 621 Old Santa Fe Trail

Case #H-12-031A 544 Canyon Road

Case #H-12-032A 325 W. San Francisco

## G. BUSINESS FROM THE FLOOR

## H. ACTION ITEMS

1. Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street. Downtown & Eastside Historic District. City of Santa Fe, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).
2. Case #H-10-104. 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gray, owner, proposes to construct a 5' high coyote fence and a coyote fence sliding vehicle gate on a non-contributing property. (David Rasch).
3. Case #H-11-097. 533 Agua Fria Street. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 6' high coyote fence and gate with a patio on a contributing property. (David Rasch).
4. Case #H-11-136B. 576 Camino del Monte Sol. Downtown & Eastside Historic District. Keri Spiller/Louis Briones, agents for Louis Briones, owner, proposes to remodel a non-contributing accessory building including the removal of an overhanging shed roof and replacement with a parapet with a height increase from 7'4" to 8' where the maximum allowable height is 7'5". (David Rasch).

5. Case #H-12-029. 151 Gonzales Road, #30. Downtown & Eastside Historic District. Patsy Phillips, agent/owner, proposes to replace a portal and construct a sunroom/studio on a non-contributing residence. (John Murphey).
6. Case #H-12-031B. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, proposes to remodel a non-contributing guest house including the construction of a 108 sq. ft. addition to a height of 11'6" and to replace windows and doors. (David Rasch).
7. Case #H-12-033. 243 Closson #15 & #16. Westside Guadalupe Historic District. Jonah Stanford, Mojarrah Stanford Architects, agent for Barbra Brown, owner, proposes to remove a non-conforming addition, construct a 112 sq. ft. addition, change the shape of the roof, install windows and doors, and construct a 64" high yard wall on a non-contributing residence. (John Murphey).
8. Case #H-12-034. 202 Irvine Street. Westside Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom on a non-contributing residence. (John Murphey).
9. Case # H-12-028. 309 ½ Sanchez Street. Downtown & Eastside Historic District. Marc Pacheco, agent/owner. proposes to remodel a non-contributing residential structure by constructing three additions at approximately 625 sq. ft. including a second story addition at 20' high where the maximum allowable height is 17'3". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
10. Case #H-12-035. 125 N. Guadalupe. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Los Alamos National Bank, owner, proposes to extend a roof of a non-contributing structure and install and change doors and add rooftop exhaust fans on a contributing commercial. An exception is requested to construct an addition at less than 10' back from a primary elevation. (Section 14-5.2(D)(2)(d)). (John Murphey).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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**HISTORIC DISTRICTS REVIEW BOARD**

May 8, 2012

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6. <u>Case #H-12-031B</u>	Approved as revised	9-11
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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**May 8, 2012**

**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 Council Chambers, City Hall, 200 Lincoln Avenue, 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. Rad Acton  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Frank Katz [excused]  
Dr. John Kantner [excused]  
Ms. Christine Mather [excused]

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Mr. John Murphey, Senior Historic Planner  
Ms. Kelley Brennan, Assistant City Attorney  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

Mr. Rasch said Case #11-12-034 was postponed by staff. Case #H-12-031B (#6) on the cover sheet said it was contributing but it was noncontributing. The first case was postponed to June 12.

**Ms. Rios moved to approve the agenda as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

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

**April 24, 2012**

Ms. Rios requested the following changes to the minutes:

On page 8, 8th paragraph should say, "Ms. Rios felt Mr. Rasch had listed all of the primary façade" features so she didn't think it was necessary to repeat them."

On page 25 in her motion - after "noncontributing" add "due to all the alterations."

Ms. Walker requested a change on page 2 under the Findings of Fact for Arroyo Tenorio. We didn't invoke Santa Fé style but rather said "scaling down the gate would be more harmonious with the streetscape."

Mr. Acton requested the following changes to the minutes:

On page 20, 10th paragraph should say, "tend to cup like potato chips."

[Stenographer's note: Mr. Purvis actually said, "I think if you put wood on that south elevation, you are going to have potato chips."]

On page 24, 7<sup>th</sup> paragraph, Mr. Acton said the word "that" should be deleted.

Chair Woods asked that on page 20, 3<sup>rd</sup> paragraph should be changed by leaving out "the exposed lintel."

**Ms. Rios moved to approve the minutes of April 24, 2012 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **E. COMMUNICATIONS**

Mr. Rasch reminded everyone of the 2012 heritage preservation awards on May 25 at 5:30 p.m. at the Scottish Rite.

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

Case #H-11-079A 1041 Camino de Cruz Blanca  
Case #H-12-018B 117 West Coronado Road  
Case #H-12-019 628 Paseo de Peralta  
Case #H-12-025A 659 Garcia Street  
Case #H-12-025B 659 Garcia Street  
Case #H-12-031A 544 Canyon Road  
Case #H-12-032A 325 W. San Francisco

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law for these cases as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

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

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board to the Governing Body had 15 days to file once the Findings of Fact and Conclusions of Law for that case were approved.

#### **H. ACTION ITEMS**

1. **Case #H-12-017A 402, 406, 410 and 414 Don Gaspar Avenue; 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch). POSTPONED TO JUNE 12, 2012.

This case was postponed under Approval of the Agenda.

2. **Case #H-10-104 826B Canyon Road.** Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gruy, owner, proposes to construct a 5' high coyote fence and a coyote fence sliding vehicle gate on a non-contributing property. (David Rasch).

Mr. Rasch presented the staff report as follows.

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

826 ½ (or 826B) Canyon Road is an accessory structure at the rear of the street-facing structure which is contributing to the Downtown & Eastside Historic District. The existing wood frame and synthetic stucco accessory building is listed as non-contributing to the District.

On September 13, 2011, the HDRB approved remodeling of the property but postpones action on a proposed fence and vehicle gate until the applicant and neighbors were in agreement about the project.



Now, the applicant proposes to construct a 5' high coyote fence and sliding vehicular gate at the north entrance and lot lines. The fence will match other coyote fences on the property with irregular cut latilla tops.

#### **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.

Ms. Rios asked if the gate also was latillas. Mr. Rasch agreed.

Present and sworn was Mr. Christopher Purvis, 200 W Marcy, who said he regretted his potato chip comment. He added that he was planning to make the tops irregular with a 6" variance between latilla tops.

Ms. Walker asked if the tallest would not exceed 5'.

Mr. Purvis wanted an average of 5' with highest at 5' 4" and lowest at 4'9".

Ms. Walker asked if the gate could be fenestrated.

Mr. Purvis explained that it was latillas that were not tightly laid.

Mr. Acton asked how the gate would be operated.

Mr. Purvis said it was an automatic operation. He said the stringers would be inside.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-10-104 per staff recommendations, that stringers be inside and that coyote fence heights be irregular not to exceed 5' 4". Ms. Walker seconded the motion and it passed by unanimous voice vote.**

Chair Woods left the room temporarily. Ms. Rios chaired.

- 3. Case #H-11-097. 533 Agua Fria Street.** Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 6' high coyote fence and gate with a patio on a contributing property. (David Rasch).

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

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

533 Agua Fria Street, known as the Pedro Roybal House, is a single-family residence that was constructed in the Territorial style before 1908. The building is listed as contributing to the Westside-

Guadalupe Historic District and the front, south elevation may be considered as primary.

September 13, 2011, the HDRB approved remodeling of the property including reconstruction of the rear porch and restuccoing.

Now, the applicant proposes to amend the application with the following three items.

1. A coyote fence will be constructed along the east and north lot lines to the maximum allowable height of 6'.

2. A patio will be constructed at the rear of the building with 12"x12" light gray and brown pavers.

3. Another 6' high coyote fence will be constructed to enclose the patio and distinguish it from the driveway and parking areas. A 6' wide bileaf pedestrian gate will be installed in the fence. The white-painted gate will feature turned spindles on the upper half.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Ms. Rios asked which façade was the front side.

Mr. Rasch said it was the north elevation.

Mr. Acton noted a parking area on the site plan but was not sure how it was to be accessed.

Mr. Rasch clarified it was from the drive off Agua Fria beside the building.

Ms. Rios noted this was a contributing structure and asked if the project would affect its status.

Mr. Rasch said it would not.

Present and sworn was Ms. Mary Leonard, 738 Agua Fria, who had nothing to add to the staff report.

Ms. Rios asked if the coyote fence would have uneven tops. Ms. Leonard agreed.

Chair Woods asked if the stringers would be on the inside. Ms. Leonard agreed.

Mr. Acton countered that the plan indicated a fence area facing the new patio without stringers visible to the patio.

Ms. Leonard clarified that the stringers would be inside and no stringers would be facing out.

Ms. Walker thanked her for the fenestrated gate.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H-11-097 per staff recommendations. Ms. Rios seconded the motion with the addition that fence tops would be uneven and stringers would be inside. The motion passed by unanimous voice vote.**

4. **Case #H-11-136B. 576 Camino del Monte Sol.** Downtown & Eastside Historic District. Keri Spiller/Louis Briones, agents for Louis Briones, owner, proposes to remodel a non-contributing accessory building including the removal of an overhanging shed roof and replacement with a parapet with a height increase from 7'4" to 8' where the maximum allowable height was 17'5". (David Rasch).

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

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

576 Camino del Monte Sol, known as the Josef Bakos House, is a single-family residence that was constructed by 1928 in the Spanish-Pueblo Revival style with an addition on the south after 1950. Other alterations are present. The building is listed as contributing to the Downtown & Eastside Historic District. A small, low, free-standing garage/carport/shed was constructed before 1960 at the southwest rear of the property. The 1992 Historic Cultural Properties Inventory recommends that the so-called "Bakos shops" structure be designated as non-contributing to the District. The building has historic integrity but it is not in a good state of preservation. This accessory structure is listed as non-contributing to the District.

The applicant proposes to remodel the accessory building with the following five items.

1. The shed roofs will be removed and parapets constructed with a height increase from approximately 7' 6" to approximately 8' high where the maximum allowable height is 17' 5". The parapets will be canales on the front, west elevation.
2. A 2' x 4' skylight will be installed in the central portion of the roof.
3. Two existing window openings on the west elevation will be altered. One opening will be infilled will wall. The other will be reduced in size and covered with a stained wooden grille in a carved slat design.
4. The pedestrian door will be removed and replaced with a stained wooden vertical-plank door that mimics the design of the vehicular doors.
5. The building will be restuccoed to match the material, color, and finish on the residence and yardwalls. The specific material was not submitted.

#### **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.

Chair Woods, noting this was done without a permit, asked if once approved it would go through permitting.

Mr. Rasch agreed. If there was a slight problem with building code staff would make corrections and if the problem was significant the case would come back to the Board.

Ms. Walker pointed out a typo regarding maximum height on the cover sheet

Present and sworn was Mr. Louis Briones, 576 Camino del Monte Sol. He explained that these were just little sheds and he had been here in February trying to understand any historic significance and thought about demolition but decided they were useful. When he heard they were noncontributing he thought he could just fix the roof and then decided parapets should be added to blend with the house. They were still just little sheds.

Ms. Walker asked what was the stucco material would be.

Mr. Briones said it was just average stucco.

Ms. Walker asked if it would be cementitious.

Chair Woods asked if the construction was adobe. Mr. Briones agreed.

Chair Woods explained that with adobe, the stucco had to be cementitious.

Ms. Rios noticed that the parapet on the far right appeared to be slanted.

Mr. Briones explained that the entire roof sloped and parapet was put on the existing roofline so it was higher in the back. The parapet sat directly on the roof.

Ms. Rios asked if the skylight was low profile. Mr. Briones agreed.

Mr. Acton was troubled by the parapet design which was basically a 2x4 parapet that didn't express harmonious mass. So it gave the appearance of frame structure. A 2x8 would have allowed him to bullnose the parapet like the main house.

Mr. Briones said it was not 2x4. That section on the left was a 2x4 because of the wall there but the parapet was either 2x6 or 2x8.

Mr. Acton said he looked at it closely and it looked like 2x4 with OSB sheathing on both sides. The amount of roundness was only achievable through the stucco and would not be consistent with the neighborhood or the applicant's own property.

There were no speakers from the public regarding this case.

Chair Woods asked Mr. Briones to address his concerns. She asked if there was a way to get some rounding on the parapet. Using lath and mortar he might get that or another option was thickening of the parapet.

Mr. Briones said they were more than willing to thicken it.

**Ms. Rios moved to approve Case #H-11-136B per staff recommendations with conditions that parapets be rounded vertically and horizontally and skylight be low profile and using cementitious stucco. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-12-029. 151 Gonzales Road, #30.** Downtown & Eastside Historic District. Patsy Phillips, agent/owner, proposes to replace a portal and construct a sunroom/studio on a non-contributing residence. (John Murphey).

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

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

Constructed in the c. late-1970s, 151 Gonzales Road, No. 30 is a one-story frame residence designed in a simplified Spanish-Pueblo Revival style. It is one of 43 similarly designed, mostly two-bedroom townhouses, making up the Las Vistas de Santa Fe Development. It is designated noncontributing to the Downtown and Eastside Historic District.

The property owner without a permit reconstructed the rear portal, adding a shed-roof "Sun/Exercise Room." The property owner seeks approval for the completed work.

The specific work consisted of reconstructing a deteriorated full-width portal across the south elevation.

The east half was reconstructed similar to the original structure; however, it was extended approximately 4' longer than the original design, increasing the roofed area.

The new structure is supported by carved wood posts, beams and corbels and is covered with an anodized metal shed roof coated non-reflective brown. Rafters extend the roof beyond the wall.

The west half was enclosed to create a "Sun/Exercise Room." This structure is at the same wall plane as the portal, but includes two door glass doors framed by large, vertically oriented, undivided light windows. A separate picture window faces the portal. A small fanlight window is set in the east elevation.

While the windows and doors of the enclosed addition do not have divided lights they match the openings of the house and the surrounding development. Finally, the rear elevation of the residence is not visible from a public way.

### **STAFF RECOMMENDATION:**

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

Ms. Rios asked if zoning would have to sign off on this regarding escarpment regulations. Mr. Murphey agreed.

Present and sworn was Ms. Patsy Phillips, 151 Gonzales Road #30, who thought the report was thorough. She explained that she didn't know the area was historic so she apologized. It was built in the 1970s. Now she understood the ordinance better.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H-12-029 as submitted. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

6. **Case #H-12-031B. 544 Canyon Road.** Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, proposes to remodel a non-contributing guest house including the construction of a 104 sq. ft. addition to a height of 11'6" and to replace windows and doors. (David Rasch).

Chair Woods said she would recuse herself and not vote on the matter. She explained that she had no pecuniary interest in the project no matter what action was taken. In order to maintain a quorum, the City Attorney allowed her to remain at the bench.

Mr. Rasch presented the staff report for this case. He clarified that this guest house was now non-contributing and apologized for the incorrect page.

### **BACKGROUND & SUMMARY:**

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 104 square foot addition will be constructed on the west elevation to a height of 12' where the adjacent parapet height is 20' 6". The addition will feature one 4-over-4 aluminum clad window on each elevation. The front, west elevation will also have wooden shutters that will match other shutters on the

building. There might be a change to one window from what was in the packet.

2. All doors and windows will be removed and replaced with aluminum clad units. Windows will be added to the west and south elevations.

3. The iron security grille and stone chimney cap will be removed.

4. A canale will be relocated from the south elevation to the west elevation.

5. The wooden railing on the south elevation will be replaced.

6. The railings will be painted white.

7. The building will be restuccoed with elastomeric stucco to match existing conditions.

#### **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.

Chair Woods thought the new drawing was supposed to have been handed out separately.

Mr. Murphey found the drawing and handed it out [attached as Exhibit A].

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie, who said the correct drawings were just handed to the Board. There was one change to the window on the west elevation. The new design had an arched top with arched shutters.

On the same elevation, the two posts they were covering were the newel posts for the railing. They were retaining all the railings and painting them white except for the railing on south that would be replaced.

Ms. Walker thought the new design would look better.

Ms. Rios asked if he was proposing anything on the roof. Mr. Tryk said no.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-12-031B per staff recommendations and according to the new drawing as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

7. **Case #11-12-033. 243 Closson #15 & #16.** Westside Guadalupe Historic District. Jonah Stanford, Mojarrab Stanford Architects, agent for Barbra Brown, owner, proposes to remove a non-conforming addition, construct a 112 sq. ft. addition, change the shape of the roof, install windows

and doors, and construct a 64" high yard wall on a non-contributing residence. (John Murphey).

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

### **BACKGROUND & SUMMARY:**

Forming the southwest corner of the Closson Compound, the subject property is a one-story, rectangular plan, front-gabled residence made of adobe and frame construction and sheltered by a red metal roof. The earliest portion of the house, constructed of adobe before 1927, makes up the north part of the house. To this was added at some point after 1951 frame additions increasing the size and changing the footprint of the house. The older house and most of its additions are now under a pitch roof. Because of these alterations, the house is noncontributing to the Westside-Guadalupe Historic District.

The applicant proposes a remodeling project to consolidate both units into a single residence with the following items:

**1) Addition:** Construct a 112 square-foot addition at the southwest corner. This will involve removing the current front-gabled roof and changing it to a hipped design. The proposed roofing material is metal panel mimicking a standing seam design. It will be fabricated in the color "Smokey Pewter." The roof will remain the same height.

Associated with this work is the removal of a non-permitted 2004 addition along the south elevation.

**2) West elevation:** This elevation facing Closson will include a new door on the older portion and two nine-light casement windows on the addition. These windows—as are all proposed new units—will be aluminum clad, multi lights with bronze color components to match existing windows.

**3) South elevation:** Remove non-historic wood-panel and sidelight door and replace with full-light sliding glass door. Remove one double-hung window and infill opening. Build small mechanical room at middle of elevation.

**4) North elevation:** Change fenestration of west portion of elevation to include an additional three-over-one, double-hung window to match existing units. Remove existing courtyard fence and replace with 6'-0" high stucco-faced CMU wall with an arched gate.

**5) East elevation:** Install one casement window.

**6) Street wall:** Construct a stepped (5'-4" to 4'-10") stucco-faced CMU wall in front of existing coyote fence along Closson Street. The maximum allowable for this address is 5'-4".

**7) Stucco:** Foam-insulate and clad with cementitious stucco to match existing earth-tone color.

**8) Miscellaneous:** Remove various roof-mounted mechanical equipment.



### **STAFF RECOMMENDATION:**

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards, Height, Pitch, Scale and Massing, and (I), Westside-Guadalupe Historic District.

Present and sworn was Mr. Jonah Stanford, 928 Hoofaw, who said staff requested additional cut sheets on the roofing material which he brought. He shared them with the Board. He had nothing else to add.

Mr. Acton wanted to confirm the existing mullion patterns on the addition facing Closson. It looked like quite a variety of patterns. The north had 3 over 1 windows that weren't repeated much. Mr. Stanford agreed.

Mr. Acton asked if he was not using that pattern at all.

Mr. Stanford said they were in one area. But they would have to remove and replace perfectly good windows to do that. There were several styles. They worked with staff on the most visible ones. This was what they came up with as most appropriate.

Mr. Acton said on the Closson facing elevation the proposed addition projected out about 2-3 feet beyond the existing wall and then cantilevered the hip roof infill there. So it was not quite a portal or a typical overhang.

Mr. Stanford said the overhang was 16" on the building and the recess was 24" so it would be just over 3' covering that section.

Mr. Acton felt it was a little uncomfortable. It looked like the gate wanted to reach up and support that so either the gate should get moved with a post there or some kind of bracing.

Mr. Stanford explained that the gate was recessed back and was at the limit of the private area. So they couldn't make it flush with the front wall. He did appreciate that comment.

Mr. Acton asked if the dashed line was the area he had to follow.

Mr. Stanford agreed. The private element was along there. So they couldn't have the gate flush with the fence and recessed it.

Mr. Acton said the hipped roof didn't complete that angle but it wasn't over a wall that would support the hipped roof. It walked a fine line there.

Mr. Rasch clarified that in this district they didn't have the same problem with cantilevers.

Chair Woods said it was a contemporary detail to float it like that.

Mr. Stanford disagreed and didn't envision it floating very much. From the fascia to the stucco was 16" so it added another 24" to that.

Ms. Walker asked Chair Woods about allowing sliding glass doors.

Chair Woods agreed that the Board really tried to avoid them if they could. That was contemporary and this was on an old street.

Mr. Stanford replied that it was completely enclosed and not even visible to the adjoining neighbor.

Mr. Rasch said the code was silent to that issue.

Ms. Rios asked for some explanation on the south elevation where the rooflines looked a little strange to her.

Mr. Stanford pointed out what existed currently and where they were hiping them. They were getting rid of the noncompliant section. He pointed out the little section being added and pointed out an error in the drawing.

Mr. Acton said it wrapped out under the fascia and created a nice horizontality.

Chair Woods had concerns on the colors chosen (Light Stone). This was really a roof dominated structure and Light Stone would have a lot of reflectivity to it. She strongly recommended slate or charcoal or Mansard Brown because of the reflectivity problem.

Mr. Stanford thought any of those colors could work.

There were no speakers from the public regarding this case.

**Mr. Acton moved to approve Case #H-12-033 per staff recommendations as in compliance with Section 14-5.2 (D)(9) and Section 14-5.2(I) with the condition that the metal roof color be one of 3 options: Burnished Slate, Charcoal Grey or Mansard Brown per the color chart submitted. Ms. Walker seconded the motion.**

Chair Woods asked if he wanted a supporting corner by the gate.

Mr. Acton wanted to confirm the ability of the applicant to support either by shifting the gate over and putting in a post or leaving gate there and solidifying the space between the top of the gate and the bottom of the hipped roof or putting in a 45° wood brace under that.

Chair Woods said that couldn't be done while in the process of making a motion. She thought that would require the applicant to return to staff or postponement of the case.

Mr. Acton didn't see it as a problem worth postponing approval.

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

8. **Case #11-12-034. 202 Irvine Street.** Westside Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom on a non-contributing residence. (John Murphey).

This case was postponed under Approval of the Agenda.

9. **Case # H-12-028. 309 A Sanchez Street.** Downtown & Eastside Historic District. Marc Pacheco, agent/owner, proposes to remodel a non-contributing residential structure by constructing three additions at approximately 846 sq. ft. including a second story addition at 20' high where the maximum allowable height was 17'3". A height exception was requested (Section 14-5.2(D)(9)). (David Rasch).

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

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

309½ Sanchez Street is an accessory structure to a primary residence that was constructed between 1935 and 1940 in the Territorial Revival style. At an unknown date, the building was changed to Spanish-Pueblo Revival along with other alterations including changing windows and constructing a portal. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 389 square foot addition will be constructed on the east elevation to a height of approximately 10' 8" where the existing adjacent parapet height is 10'. This addition will feature divided-lite windows on the south and north elevations and a door on the east elevation.
2. A 221 square foot addition will be constructed on the southwest corner to a height of approximately 10' 10". This addition will feature two small divided-lite windows on the south elevation.
3. A 236 square foot addition will be constructed as a second story to a height of 20' where the maximum allowable height is 17' 3". A height exception is requested (Section 14-5.2(D)(9)) and the required responses are at the end of this report. This addition will feature no stepback from the ground floor on the north and west elevations and paired divided-lite windows on the north elevation.

#### **EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT**

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

Height expansion will retain and solidify the character of Sanchez Street.

Staff response: Staff does not agree with this response. The second story will be out of character with the streetscape. Of the 13 buildings on Sanchez Street only one is shown as two-story at 20 feet high. The remaining 12 buildings are between 10 and 15 feet in height.

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

Expansion will be readily accessible by applicant and public – will be simple and straightforward.

Staff response: Staff does not agree with this response. A hardship has not been described.

- (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;

Expansion design will retain Pueblo Adobe style of current residence style (will use Adobe bricks).

Staff response: Staff is in agreement with this response.

- (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*;

Exception requested for height expansion – as located within historical district and with limited expansion footage, need to build up to, but not exceed 18.5 feet.

Staff response: Staff does not agree with this response. Special conditions and circumstances have not been described.

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

Height expansion due to limited horizontal expansion.

Staff response: Staff does not agree with this response. The lot size of 6,322 square feet has 32% current coverage. In an RC-8 zoning district with up to 40% lot coverage, this allows for an additional 506 square feet of additions and the proposed second story addition is only 236 square feet.

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

Height expansion will not cause any negative impact to streetscape or character of the City (Santa Fe).

Staff response: Staff does not agree with this response. The height ordinance intends to maintain the long and low character of traditional development and harmony of height within streetscapes.

### **STAFF RECOMMENDATION:**

Staff recommends denial of the exception to exceed the maximum allowable height (Section 14-5.2(D)(9)) and otherwise recommends approval of the remainder of the application as complying with Section 14-5.2(E) Downtown & Eastside Historic District with the condition that the stucco type and color

along with the window muntin type be discussed by the Board.

Ms. Rios asked Mr. Rasch to describe the streetscape indicating how he determined the streetscape and if there were any 2-story structures on this street.

Mr. Rasch referred to page six with height map and read the heights of the buildings in the area. There was only one 20' structure. It might not be a two-story structure.

Present and sworn was Mr. Marc Pacheco, 309½ Sanchez who had nothing to add to the staff report. It was a little adobe and falling apart. He had been trying to maintain it and wanted to add rooms to make it more livable.

Mr. Acton asked if he had explored an alternative of a footprint that moved over behind the carport. That area was open and quite buildable.

Mr. Pacheco explained that area was in the 309 lot (his mother's) and he couldn't go over onto her place. It was one lot and he just owned the little guest house. The second-story would be behind all three houses and no one would see that little room on top. But putting the addition behind the carport would cause a problem with his mother.

Mr. Acton was concerned about a second story on that small structure because it had a sheer façade on two sides. It looked like it could be relocated onto the east side of the site.

Mr. Pacheco said he just wanted to keep it tucked. If he brought the second story over toward the east, there was a house that sat right behind him. It and another house would be blocked. That would interfere with their view.

Mr. Acton commented that in these one-story neighborhoods, everyone felt it was an intrusion on their neighborhood with a second story. He wanted to see the applicant explore moving that if he could.

Mr. Pacheco said it was a small lot and the room above would be a studio that the public couldn't see from Sanchez.

Chair Woods told him she didn't think the second story was going to fly. She understood what he was trying to do but he had a lot of wasted space. She could ask for a vote but guessed the Board would deny the second story. An alternative would be to ask for a postponement.

Mr. Pacheco said he would move it over to the east.

Mr. Acton explained that he was proposing he put the studio on the ground to the east.

Mr. Pacheco said okay.

There were no speakers from the public regarding this case.

Ms. Rios said she could feel his frustration. He wanted to reside there and the ordinance supported people continuing to reside in them. It might be better to postpone it to try to get it all on one floor.

Mr. Pacheco understood. He wanted a studio on top for his wood carving to get enough natural light. On the ground the houses were very close together. When his grandfather and father built these homes there was very little light there. That was why he wanted the second story there.

Ms. Walker suggested he could consider skylights for natural light.

Mr. Pacheco said he could but he was in construction and knew that many skylights had problems. He added that he was not opposed to it.

**Ms. Walker moved to postpone Case #H-12-028 to the next available hearing (June 12). Ms. Rios seconded the motion and it passed by unanimous voice vote.**

**10. Case #11-12-035. 125 N. Guadalupe.** Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Los Alamos National Bank, owner, proposes to extend a roof of a non-contributing structure and install and change doors and add rooftop exhaust fans on a contributing commercial. An exception was requested to construct an addition at less than 10' back from a primary elevation. (Section 14-5.2(D)(2)(d)). (John Murphey).

Mr. Murphey presented the staff report for his case.

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

125 N. Guadalupe, lately referred to as *The Awakening*, is a 1940s, rectangular plan, approximately 7,000 sq. ft. industrial building composed of steel and glass. In 2001 the Board recommended it contributing to the Downtown and Eastside Historic District.

Assembled at the corner of North Guadalupe (then Jefferson) and Johnson streets in 1947, the light commercial building started as Dick Hughes Motors, a Packard dealership, later becoming a Honda motorcycle dealership. It's been mistakenly called a Quonset hut but lacks the semicircular design and corrugated galvanized steel cladding of that building type.

Over the years it experienced a number of alterations, including removal of garage bay doors on the west and east elevations, stucco applications, and more generally, a change of function from gas-powered engine sales and service, to finally, an art gallery. The elevation least affected by these changes is the south, with its unaltered fenestration of five 30-light industrial windows. It is recommended the primary façade.

The applicant proposes a remodelling project to turn the building into a cooking school with the following items:

- 1) Extend existing roof overhang of the 2001 HDRB-approved Annex building to meet the east elevation of the main building. This is being done to provide a sheltered pathway to restrooms located in the Annex. To facilitate access to the bathrooms, a new six-light steel door will be inserted in the east elevation of the main building. The applicant is requesting an exception, as the extension would be less than 10' back from a primary façade, Section 14-5.2(D)(2)(d). See answers to exception criteria below.
- 2) Install a half-glass steel door at southwest corner of building.
- 3) Replace non-historic primary entrance door at northeast corner with new door.
- 4) Install two exhaust fans on roof to meet code requirement for kitchen equipment. There is a precedent for this, as earlier photographs of the building show multiple ventilators fixed to the ridgeline.

Applicant response to exception questions addressing an addition at less than 10' back from a primary façade, Section 14-5.2(D)(2)(d).

Criteria for granting an exception.

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

*The roof extension sets at the back of the existing parking lot and is 70 feet away from Johnson Street which is the only 'publicly visible' view of the roof extension.*

**Staff response: Agrees with statement.**

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

*Not allowing the roof extension between the buildings will subject patrons to rain, snow and ice which make the walking surface much less 'safe'.*

**Staff response: Agrees with 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;

*This exception is the best design solution, improving access to the rest rooms and in no way does it impact 'resident's ability to continue to reside within the Historic District.*

**Staff response: Agrees with statement.**

- (iii) 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 special circumstance in this case is that the 'south façade' is the primary façade because it is deemed the 'most unchanged'; typically the primary façade are the façades most easily seen from a 'public' way. This is unique in that the primary façade is at the back of the lot and the existing walkway from the restrooms happens to be 9' – 6" from the south wall and not 10'. It has no impact to the 'streetscape'.*

**Staff response: Agrees with statement.**

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

*The special circumstances are there are no restrooms in the larger building and given the 'archeological easement' that covers the entire property, both inside and outside the buildings, new excavations inside the building to install new restrooms further exasperates subservice excavations.*

**Staff response: Agrees with statement.**

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

*This roof extension maintains the same roof line height of the existing annex roof; the general harmony, style form, color, height, proportion, texture and material between the buildings will be maintained. If the roof extension were made 6" narrower to conform to the 10' setback, this would not be noticeable to anyone passing by because they will not see the south side of the roof extension and the north side would remain at the same location.*

**Staff response: Agrees with statement.**

Staff recommends approval of the proposed plan, as the work does not adversely affect the historical character or contributing status of the building. Staff believes the applicant has met the exception criteria for an addition set less than 10' back from a primary façade.

*\* Please note that a few of the "existing" drawings were taken from a 2001 HDRB hearing packet, and show proposed items that were not constructed.*

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards, Height, Pitch, Scale and Massing, and (E), Downtown and Eastside Historic District, and recommends the south elevation as the primary façade. Staff believes the applicant has met the exception



criteria for an addition set less than 10' back from a primary façade (Section 14-5.2(D)(2)(d)).

Present and sworn was Mr. Wayne Lloyd, 100 N Guadalupe St. who made a correction to the report. On the proposed new east elevation the school of cooking would have a demonstration kitchen and a hands-on kitchen . It needed an exhaust fan for the dishwasher (a third one).

Ms. Walker thought at the northeast corner with the new door that the applicant was going to put a canopy over it but couldn't find it in drawings.

Mr. Lloyd said that was not part of this application and if they decided to do so it would come back.

Mr. Acton said the ventilator housings would be very visible. He asked Mr. Lloyd if he had any image that approximated their scale.

Mr. Lloyd said the two larger housings were three feet in diameter from 27 to 30' high.

Mr. Acton asked if they would be galvanized metal. Mr. Lloyd agreed - to match the roof.

Mr. Acton felt it wasn't a bad thing but those would help define the roofscape. He was reassured by the clarification of their size and spacing was important to create a rhythm. He would love to see a photograph of it.

Mr. Lloyd said there was no photograph. The location of kitchen equipment got shifted quite a bit because of archaeology so they wouldn't do much digging. They would consolidate all plumbing vents except for the dishwasher. They had a little flexibility to move it but not great.

He offered to get back with them to see if the ventilators could be equally sized. He didn't know what it would cost to make them all the same size.

Mr. Acton suggested it could be a condition of the motion.

There were no speakers from the public regarding this case.

Ms. Rios thought that could go through staff instead of coming back to the Board.

**Mr. Acton moved to approve Case #H-12-035 per staff recommendations, designating the south elevation as primary, and with the condition that staff verify with the applicant that best effort had been expended to achieve most even spacing between ventilators and that the applicant had met the criteria for an exception. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

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

Mr. Rasch announced the awards and looked at titling.

The Board also had legal documents from Mr. John Polk.

Ms. Brennan reassured the Board members that he did not make a case against individuals. It was a tactical move. The City engaged Mr. Robert Becker as counsel and he was moving it to federal court because of the civil rights claim. So it would be tried in federal court.

Ms. Walker noted that Mr. Polk put Dan Featheringill's name on it.

Ms. Brennan said it had a bunch of clauses that didn't work together. The City was preparing a request to dismiss all people named who were not part of the decision-making.

Ms. Walker asked if the Board members were covered under the City. Ms. Brennan agreed.

Mr. Acton pointed out that the posting time requirements were creating problems for applicants to get on a subsequent agenda. He asked why they didn't have 7-8 days so an applicant could get on a next agenda when their case was postponed. When negotiating design changes they would be more ready if they knew they could be heard at the next meeting. It would also allow a little bit more give and take if they could reduce the posting deadline.

Ms. Brennan didn't know exactly if they looked into the legality when they rewrote the code but one goal was a uniform procedure.

She noted that the other land use boards didn't meet every two weeks so they didn't feel the problem the way the H Board did. She thought perhaps they could revisit it with the drafters in order to find some kind of solution.

Mr. Acton said the H Board was not like other boards because it provided the opportunity to have give and take on minutiae in the application.

Ms. Brennan understood. The uniformity didn't apply here because Mr. Rasch makes the postings.

Ms. Rios agreed.

## **J. ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

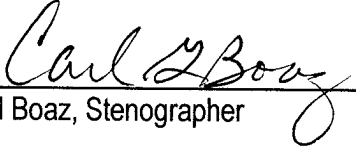
  
Carl Boaz, Stenographer

Exhibit A  
HDRB 5/5/12

# LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch  
Historic Preservation Division  
City of Santa Fe  
P.O. Box 909  
Santa Fe, NM 87505

May 7, 2012

Re: 544 Canyon Road  
Request for Approval of Renovations and Addition to Guest House

Dear David,

I just looked at the staff packet for tomorrow's HDRB meeting. I seem to have turned in the earlier version of the drawings. Enclosed are 10 copies of the intended submittal version.

There are only two differences between what was submitted and the enclosed drawings:

1. The west window on the proposed kitchen addition is arched as opposed to the rectangular window that was submitted.
2. The exterior elevation drawings have now been spread onto two pages in order to provide room to show the existing yard wall and gateway that is attached to the guest house on the south side.

I apologize for the mix-up, and hope the Board can consider the enclosed drawings.

Thank you for your consideration.

Sincerely,



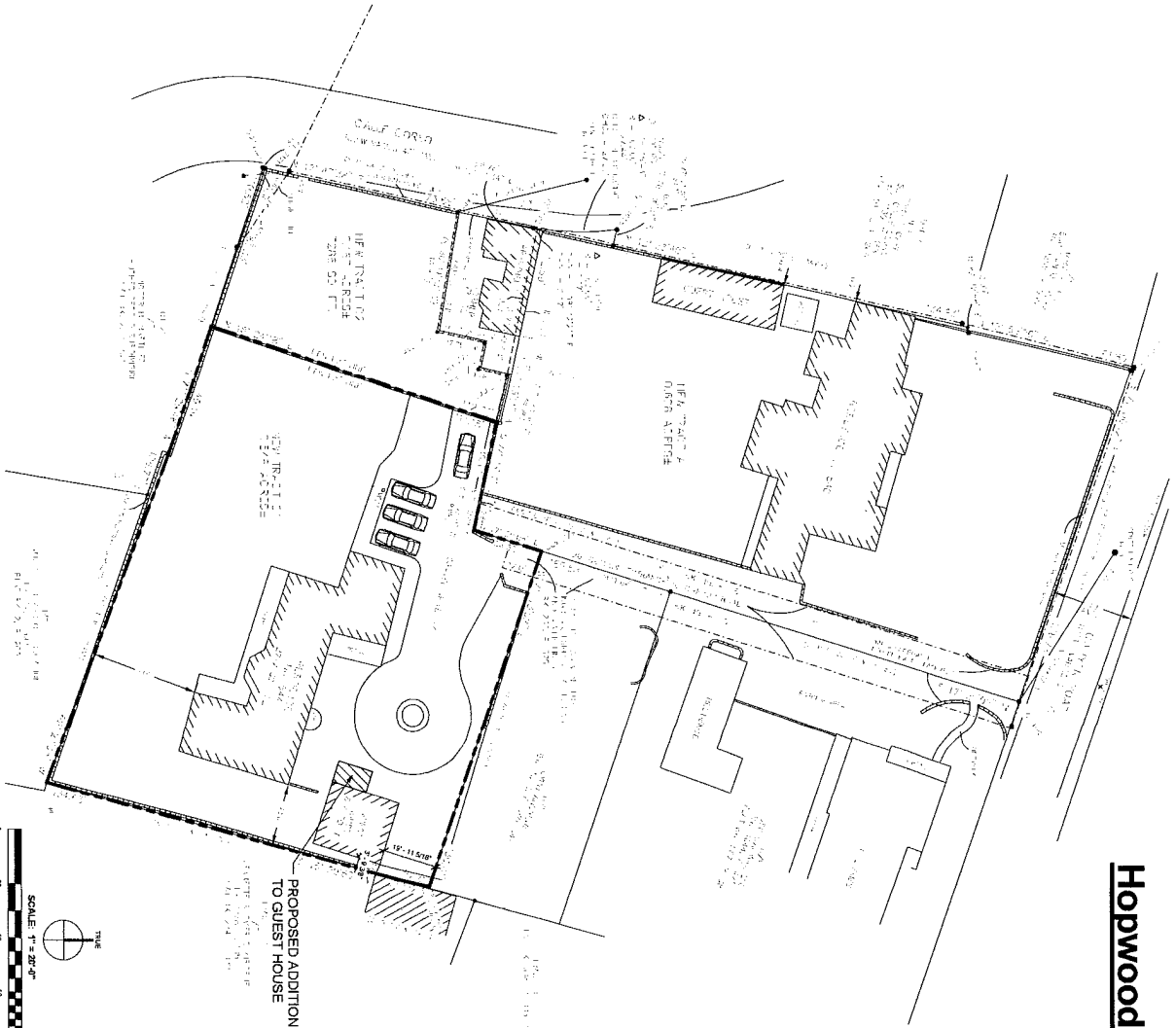
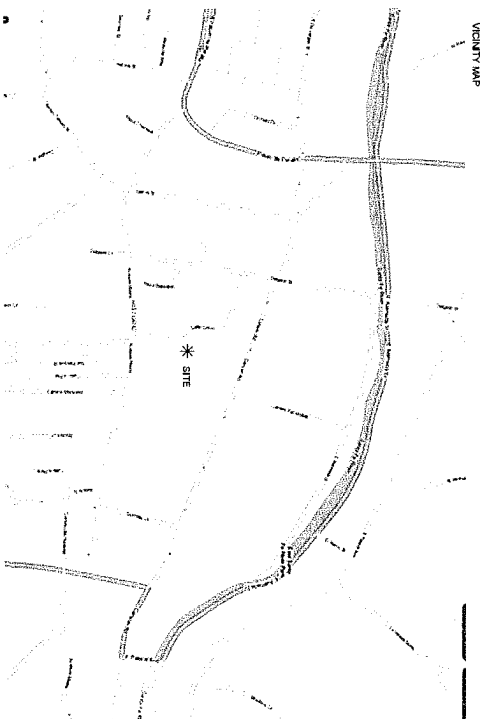
Lorn C. Tryk, Architect

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501  
505-982-5340 mail@ltryk.com Fax: 505-982-5393

# Hopwood Residence Guest House Renovation

544 Canyon Road  
Santa Fe, NM

Revision Schedule			
Num	Desc	Date	



① Site Plan  
1" = 20'-0"



ROOFED AREAS:	
MAIN HOUSE:	3280 s.f. (EXISTING)
GUEST HOUSE:	581 s.f. (EXISTING)
GUEST ADDITION:	108 s.f. (PROPOSED)
TOTAL ROOFED AREA:	3969 s.f. (PROPOSED)
LOT COVERAGE:	
LOT AREA:	23,470 s.f.
TOTAL ROOFED:	3,198 s.f. (16.24% (PROPOSED))
PARKING:	
EXISTING:	4 SPACES
PROPOSED:	4 SPACES

Sheet List	
Sheet Number	Sheet Name
C1	Cover / Site Plan
A1	Guest House Renovation
A2	Guest House / Schedule
A3	Guest House
A4	First Floor Renovation Ceiling Plan
A5	Second Floor Renovation
A6	Third Floor Renovation
A7	Guest House
A8	Guest House
A9	Guest House
A10	Guest House
A11	Guest House
A12	Guest House
A13	Guest House
A14	Guest House
A15	Guest House
E1	Guest House

C1

1" = 20'-0"

Cover / Site Plan

Project Number

Issue Date

Hopwood Residence

544 Canyon Road

Santa Fe, NM

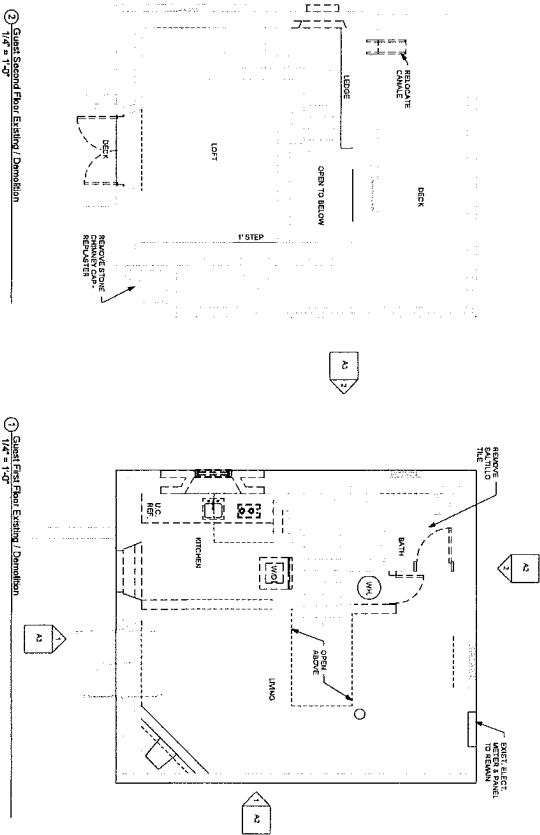
WOODS DESIGN BUILDERS, INC.

302 CATRON STREET, SANTA FE, NEW MEXICO, 87501

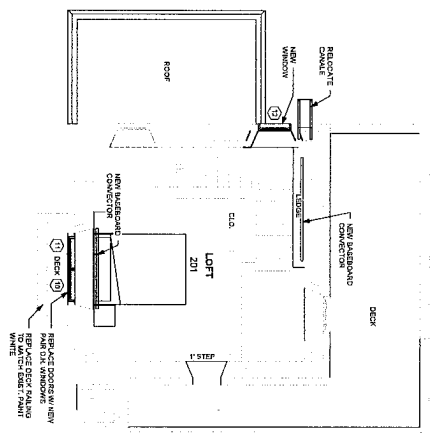
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GENERAL CONTRACTOR LICENSE NO. 17314

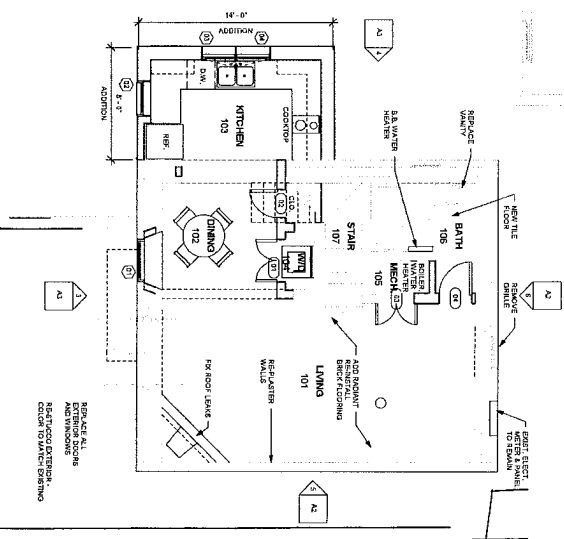
Revision Schedule			
Num	Desc	Date	



2 Guest Second Floor Existing / Demolition  
1/4" = 1'-0"



4 Guest Second Floor Proposed  
1/4" = 1'-0"

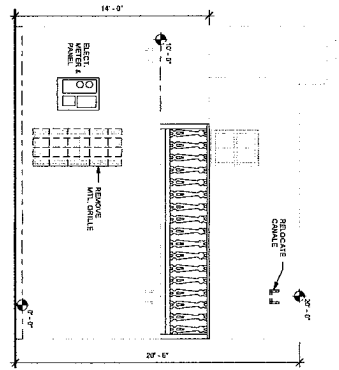


3 Guest First Floor Proposed  
1/4" = 1'-0"

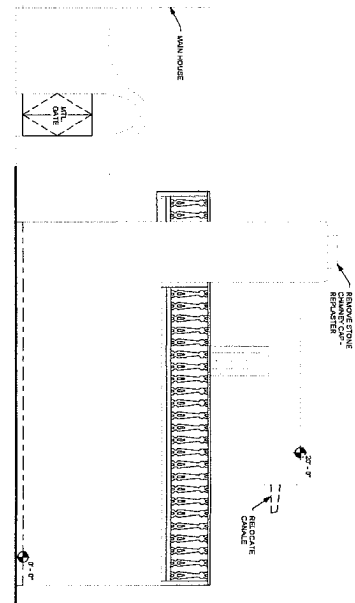
**WOODS DESIGN BUILDERS, INC.**  
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413  
GENERAL CONTRACTOR LICENSE NO. 17314

**Hopwood Residence**  
544 Canyon Road  
Santa Fe, NM

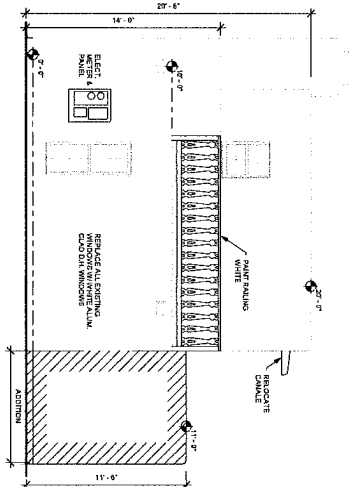
Date	Issue Date
Project / Revision Number	
Guest Plan / Schedules	
Date	1/4" = 1'-0"
A1	



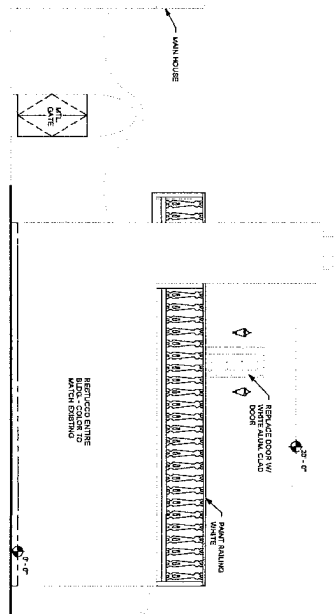
2 Existing Guest North  
 1/4" = 1'-0"



1 Existing Guest East  
 1/4" = 1'-0"



3 Proposed Guest North  
 1/4" = 1'-0"



3 Proposed Guest East  
 1/4" = 1'-0"

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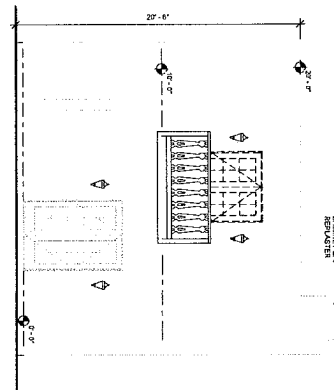


Date	Issue Date

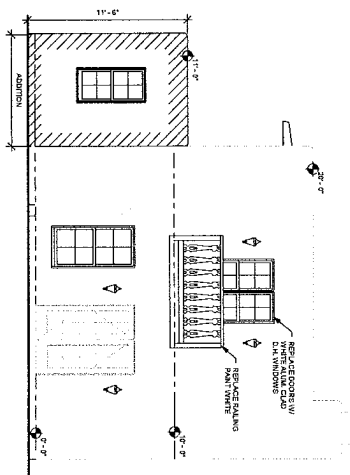
Project Affected Number

Scale	1/4" = 1'-0"
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① Existing Guest South  
 $1/4" = 1'-0"$



③ Proposed Guest South  
 $1/4" = 1'-0"$