City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 4/3/13 TIME 9:05
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 9, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 9, 2013 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: March 26, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-002	318 Delgado Street	Case #H-13-041B	157 Duran Street
Case #H-12-031B	544 Canyon Road	Case #H-13-016A	461 Acequia Madre
Case #H-12-087	1299 Upper Canyon Road	Case #H-13-015	200 Lincoln Avenue
Case #H-13-013	153 Duran Street	Case #H-13-017	1859 Bandelier Court
Case #H-13-041A	157 Duran Street		

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. **Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval by installing roof top mechanical equipment on a contributing commercial structure and constructing screens to a maximum height of 15' where the maximum allowable height is 16'7". (David Rasch).**

2. **Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent/owner proposes an historic status review of a non-statused shed. (David Rasch).**

3. **Case #H-13-022. 641 Camino del Monte Sol. Downtown & Eastside Historic District. Robert Farrell, agent for Ruth and David Arthur, owner, proposes to construct a 231 sq. ft. addition on a non-contributing residential structure. (David Rasch).**

4. **Case #H-13-023. 739 Acequia Madre. Downtown & Eastside Historic District. Michael Bodelson, agent for Georgia Mayol, owner, proposes to construct a 1,061 sq. ft. addition on a contributing residential structure, a 1,082 sq. ft. guest House to 12'6" where the maximum allowable height is 15'2", and a 5' high yardwall with gates. (David Rasch).**

5. Case #H-13-025. 1312 Lejano Lane. Downtown & Eastside Historic District. Tierra Concepts, Inc., agent for Steven Perley, owner, proposes to remodel a non-contributing residence by changing doors and windows and extending a portal. (John Murphey).

6. Case#H-13-019. 925 Old Santa Fe Trail. Historic Review Historic District. John T. Midyette, agent for Charley Brewer, owner, proposes to remodel an existing structure and build an approximately 5,724 sq. ft., 22.5' addition, where the maximum allowable height is 13'8",and to erect a 6' high masonry wall and 6' high fence at this non-statused residence. A height exception is requested (Section 14-5.2(D)(9)) as well as an exception to construct a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey)

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.

Persons with disabilities in need of accommodation 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. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 3-21-13 TIME 8:55 am
SERVED BY Camille Vigil
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 9, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 9, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: March 26, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-002	318 Delgado Street	Case #H-13-041B	157 Duran Street
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H. ACTION ITEMS

1. **Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to install roof top mechanical equipment on a contributing commercial structure and to construct screens to a maximum height of 15' where the maximum allowable height is 16'7". (David Rasch).**

2. **Case #H-13-012 . 60 E. San Francisco/113 E. Water Streets. Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corp., owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey).**

3. **Case #H-13-009. 1020 Canyon Road. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owners, proposes to construct four residential structures at 1,962 sq. ft., 2,008 sq. ft., 2,060 sq. ft. and 2,069 sq. ft. not to exceed the maximum height os 14'2", 14'3", 13'11" and 14'2", and additional site modifications including yardwalls. An exception is requested to construct a pitched roof where a pitch is not allowed (Section 14-5.1(D)(9)(d)). (David Rasch).**

4. Case #H-13-018. 774 Acequia Madre. Downtown & Eastside Historic District. Joseph Martinez, agent for Elizabeth Travis, owner, proposes to build an approximately 132 sq. ft. addition to this contributing residence. (John Murphey).

5. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent/owner proposes an historic status review of a non-statused shed. (David Rasch).

6. Case #H-13-022. 641 Camino del Monte Sol. Downtown & Eastside Historic District. Robert Farrell, agent for Ruth and David Arthur, owner, proposes to construct a 231 sq. ft. addition on a non-contributing residential structure. (David Rasch).

7. Case #H-13-023. 739 Acequia Madre. Downtown & Eastside Historic District. Michael Bodelson, agent for Georgia Mayol, owner, proposes to construct a 1,061 sq. ft. addition on a contributing residential structure, a 1,082 sq. ft. guest house, and a 5' high yardwall with gates. (David Rasch).

8. Case #H-13-025. 1312 Lejano Lane. Downtown & Eastside Historic District. Tierra Concepts, Inc., agent for Steven Perley, owner, proposes to remodel a non-contributing residence by changing doors and windows and extending a portal. (John Murphey).

9. Case#H-13-019. 925 Old Santa Fe Trail. Historic Review Historic District. John T. Midyette, agent for Charley Brewer, owner, proposes to remodel an existing structure and build an approximately 5,724 sq. ft., 22.5' addition, where the maximum allowable height is 13'8",and to erect a 6' high masonry wall and 6' high fence at this non-statused residence. A height exception is requested (Section 14-5.2(D)(9)) as well as an exception to construct a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey)

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HISTORIC DISTRICTS REVIEW BOARD
April 9, 2013

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J. Adjournment	Adjourned at 6:50 p.m.	11

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

April 9, 2013

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln, 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. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather

MEMBERS ABSENT:
Dr. John Kantner
Ms. Karen Walker

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

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

C. APPROVAL OF AGENDA

Mr. Rasch said there were no March 26 minutes or Findings of Fact.

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

D. APPROVAL OF MINUTES: March 26, 2013

No minutes were available.

E. COMMUNICATIONS

There were no communications.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

There were no Findings of Fact and Conclusions of Law.

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 could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

H. ACTION ITEMS

1. **Case #H-11-117 621 Old Santa Fé Trail.** Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval by installing roof top mechanical equipment on a contributing commercial structure and constructing screens to a maximum height of 15' where the maximum allowable height is 16' 7". (David Rasch)

No applicant was present.

Ms. Rios moved to table Case #H-11-117 to the end of the agenda. Mr. Katz seconded the motion and it passed by unanimous voice vote.

2. **Case #H-13-020 523 Canyon Road.** Downtown & Eastside Historic District. Doug McDowell, agent/owner proposes an historic status review of a non-statused shed. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

523 Canyon Road is a single family residence that was constructed in the early 1960s in the Territorial Revival style. Several alterations have been performed on the structure and it is listed as non-contributing to the Downtown & Eastside Historic District. At the northwest corner of the property, a small shed that is presently used as a lawnmower port has no designated historic status. As shown in a 1920 photograph, the shed was located within a corral which has been removed at an unknown date.

The applicant requests an historic status review to be informed of the standards that will apply to the structure for a remodel of the property. The following is an itemized description of the shed as it relates to the definition of a contributing structure.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

The shed is located within the Downtown & Eastside Historic District.
The shed is at least fifty years old.
The character of this area of the historic district has changed from rural agriculture to that of art galleries and urban housing.
The shed may be unique.
The shed is associated with the former vernacular character of this area of Santa Fe but the historic district is no longer significant for this reason.
The shed does not appear to have alterations.
The shed has poor integrity.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the accessory structure as non-contributing to the Downtown & Eastside Historic District due to a lack a public visibility, a poor state preservation, and that the structure does not help to maintain the character of the historic district.

Ms. Mather understood from the letter from Mike Purdy that it was structurally unsound. Mr. Rasch agreed.

Ms. Rios asked if the Board was considering the stone wall on the south side and adobe wall on north

side as historic.

Mr. Rasch agreed. He had not recommended the walls as primary but believed they were historic.

Present and sworn was Mr. .Jack Robinson who had a letter from Mr. Doug McDowell to read and asked permission to read it which he did. The letter is attached to these minutes as Exhibit A.

Ms. Rios asked if he agreed with staff's assessment.

Mr. Robinson said yes. The stone wall on the north side will be kept except for the two feet on top and the part up by the shed which was crumbling. They would only remove the top crumbling part. The little one on the south was also crumbling.

Mr. Rasch cautioned the Board not to talk about plans during the status review.

Ms. Rios agreed the building was in poor condition and shouldn't be designated contributing. She didn't know what relevance the wall by itself would have.

Ms. Mather noted that on the west and north walls, the stone portions would be retained in any case.

Mr. Rasch reiterated that they were not talking about the project; just a status review.

Mr. Katz asked who owned those two walls. On the site visit it looked like they were on the other property.

Mr. Robinson believed Mr. McDowell owned both of them.

Mr. Rasch said the walls were definitely on the lot line. He had not recommended the walls to be contributing but they were historic. If they were not on the applicant's property then, the other owner needed to be notified of the status review.

There were no speakers from the public regarding this case.

Ms. Mather moved in Case #H-13-020 to designate the accessory structure shed as non-contributing. Mr. Katz seconded the motion and it passed by unanimous voice vote.

3. **Case #H-13-022 641 Camino del Monte Sol.** Downtown & Eastside Historic District. Robert Farrell, agent for Ruth and David Arthur, owners, proposes to construct a 231 sq. ft. addition on a non-contributing residential structure.

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

641 Camino del Monte Sol is a single-family residence that was constructed at approximately 1990 in a blended Spanish-Pueblo Revival – Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property by infilling the west courtyard with living space. The addition to the west elevation will be approximately 231 square feet and 10' high or 1 foot lower than the adjacent parapet height. There will be two 6-lite windows with pedimented surrounds on the west elevation and one 6-over-6 double hung window with a pedimented surround.

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.

Present and sworn was Ms. Tushita Valdes, 535 Camino Pablo, who had nothing to add to the staff report. She had drawn the plans for the contractor and he was out of town so she stood in for him.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-13-022 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

4. **Case #H-13-023 739 Acequia Madre.** Downtown & Eastside Historic District. Michael Bodelson, agent for Georgia Maryol, owner, proposes to construct a 1,061 sq. ft. addition on a contributing residential structured, a 1,082 sq. ft. guest house to 12' 6" where the maximum allowable height is 15' 2" and a 5' high yardwall with gates. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

739 Acequia Madre is a single-family residence that was constructed in the Spanish-Pueblo Revival style between 1929 and 1935. A free-standing garage is attached to the residence through a portal. The structures are listed as contributing to the Downtown & Eastside Historic District. Character-defining features are found on elevations 1-7, including room-block massing, rounded edges with recessed reveals around openings, stone-masonry pillars and platform floor at the main entry portal, wooden viga posts, exposed wooden headers, projecting viga tails at the main entry portal, projecting sills, and windows in a 3-over-1 lite-pattern. All of the existing square footage is historic.

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

1. A 1,061 square foot addition will be constructed on the east elevation and the east end of the south

elevation of the residence at 6" lower than the adjacent parapet height and a step down the proposed parapet height. Window lite patterns and finishes will match the existing conditions.

2. A 1,082 square foot guest house will be constructed at the street frontage to a height of 12' 6" where the maximum allowable height is 15' 2". The guest house is designed in the Spanish-Pueblo Revival style. Exterior finishes will match the main residence.

3. The chain-link pedestrian gate between the residence and the garage will be removed and replaced with a 4' high arched wooden gate.

4. The coyote fence that encloses the front yard will be removed and replaced with a 5' high stuccoed yardwall and pedestrian gate. The yardwall will step up to the connection with the guesthouse and the 6' 6" high pilasters flanking the wooden pedestrian gate.

STAFF RECOMMENDATION:

Staff recommends that the Board designate primary facades 1-7 on the floor plan of 14 facades and recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Mr. Rasch said it appeared that the portal was restored. He showed the elevations and requested that elevations enumerated as 1-6 to be primary elevations.

He pointed out on the guest house that the south elevation faced Acequia Madre. He missed in his staff review that they were proposing glass block which would be visible and wouldn't meet the code.

Mr. Boniface asked if there was a reason why staff didn't recommend elevation 14 as primary.

Mr. Rasch said that was south elevation. The existing south elevation has nothing more than the two double hung windows so he didn't see anything unique to the structure.

Mr. Katz question elevation #6 because there would be a portal attached to it.

Mr. Rasch agreed that it connects to the back of the portal so it would need an exception or if the Board didn't like six they could move it to the front of the portal.

Mr. Katz asked if they could designate half of the facade.

Mr. Rasch didn't think so. It was the same for the south elevation 14. If it was designated primary it would also need an exception

Present and sworn were Mr. Michael Bodelson, 11 E. Wild Flower Drive and owner Ms. Georgia Maryol.

Mr. Bodelson had nothing to add to the staff report but clarified that the owner wanted their project to

need no exceptions.

Mr. Bodelson agreed that they would not install glass block on the guest house but would put in a window of old Santa Fé design.

Chair Woods referred to the gate near the guest house as shown on page 16. She didn't understand what they were doing there and asked if it was an adobe wall with the gate set in.

Mr. Bodelson explained that there was a beam set in above the header.

Chair Woods asked if he could clean that up because there was nothing like that in the district.

Mr. Bodelson said they could do a more traditional step instead of the slope.

Chair Woods noted on the south elevation there were beautiful windows and asked if he would consider divided lights on the French door instead of looking contemporary. Mr. Bodelson agreed.

Ms. Rios asked if he was proposing any rooftop appurtenances.

Mr. Bodelson said he was not.

Ms. Rios asked if he would have the same style of corners as existing.

Mr. Bodelson agreed. The window details would be slightly different to differentiate them from the original. The reveals around the header would be less rounded.

There were no speakers from the public regarding this case.

Ms. Mather suggested regarding the glass block window to use frosted glass and awning window that would give lots of privacy. She said she lived at 740 Acequia Madre.

Ms. Maryol said down Acequia Madre there were only about two open fields but she would leave it all open the way it used to look. She had discussed it a lot and didn't want to put a wall up there.

Mr. Boniface asked what kind of window he would replace that glass block with.

Mr. Bodelson said on the plan the opening was 20 x 36 and they would approximate that size.

Mr. Boniface felt smaller, shorter windows were better for privacy but didn't see any smaller windows there.

Mr. Bodelson said there was one tiny one but vertical in orientation.

Chair Woods asked if he would repeat the same pattern with the new window.

Mr. Bodelson agreed. It would have the same proportions.

Public Comment

Present and sworn was Ms. Linda Donnels, 751 Acequia Madre, who said her property had a condominium that abuts this property and she couldn't tell how far to her property line the construction would come - the distance between the adobe wall and new construction.

Mr. Bodelson said there was a five-foot set back and to the north a little bit more and at guest house it was about 12 feet.

Ms. Donnels asked about the height of the windows and looking into her property for privacy issues.

Chair Woods explained that if this project was built according to code the Board couldn't deal with privacy issues.

Ms. Donnels asked how high the addition would be.

Mr. Bodelson said it would be six inches lower than the existing house.

They agreed to talk about it later.

Mr. Rasch said the portal in front of the garage was not historic material and was attached to elevations 6 and 7. Logically, they could have another non-historic portal since it had one now.

Mr. Katz asked what elevations 4 and 5 had that six did not.

Mr. Rasch agreed it was not unique but shown other places.

Chair Woods asked for motion.

Mr. Boniface moved to approve Case #H-13-023 with conditions,

1. **Designating elevations 1-5 as primary;**
2. **Changing the glass block on the guest house south elevation to a window of 3 over one;**
3. **Modifying the yard wall on the west elevation attached to the guest house portal to a stepped wall to be approved by staff.**

Ms. Rios seconded the motion and added

4. **On the south elevation that the windows without divides in the French doors be divided and,**
5. **That there would be no visible rooftop appurtenances. Mr. Boniface accepted those conditions as friendly and the motion passed by unanimous voice vote.**

5. **Case #H-13-025 1312 Lejano Lane.** Downtown & Eastside Historic District. Tierra Concepts, Inc., agent for Steven Perley, owner, proposes to remodel a non-contributing residence by changing doors and windows and extending a portal. (John Murphey)

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located at the northern extreme of the Downtown and Eastside Historic District, 1312 Lejano Lane was constructed in c.1990 as a two-story, 5,045 square foot residence in the modern Spanish-Pueblo Revival style. The house is noncontributing to the Downtown and Eastside Historic District.

Project

As a remodeling project, the applicant proposes the following items:

Windows/Doors

The majority of windows will be replaced. In some instances—mostly notably across the west "torreon" façade—the rough openings will increase in width. In some instances, window openings will change to doors. The proposed windows are Pella Architect Series units, with a "Portobello" cladding color to match existing windows. A similar treatment is proposed for the doors.

None of the proposed work is visible from a public way and, therefore, is exempted from having windows and doors conforming to one of the "old Santa Fe styles" under Section 14-5.2 (E)(2)(e), Recent Santa Fe Style.

East Portal

The project will include reconstructing an existing portal, increasing it by approximately 119 square feet. The portal will present a minimal style with its simple stained wood fascia.

Miscellaneous

The house will be clad with a synthetic Sto Corp. application to match its current roughly "Suede" color.

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 Section 14-5.2 (E)(2)(e), Recent Santa Fe Style.

Ms. Rios asked, when an area is added to a historic district, who could do that.

Mr. Rasch said the Governing Body had to approve a new map.

Mr. Murphey said the district addition happened in the late 1980's or early 1990s.

Ms. Mather said this house was not even built at that time.

Present and sworn was Mr. William Smith, 2300 W Alameda Unit 84, who had a question. Because the GIS boundary passed through the structure with about half of it in the district, he asked if the Board had the capacity to declare it not subject to review.

Ms. Brennan said they would need more information. Some rules of construction did allow administrative review and rezoning would be required.

Mr. Katz assumed it was not publicly visible so the Board could not require these windows to be changed.

Mr. Rasch agreed the code didn't require it but it was in the Board's purview.

Ms. Mather thought the applicant seemed to be in a no-man's land. So she asked if it would be best to approve it. Mr. Rasch agreed.

There were no speakers from the public regarding this case.

Mr. Boniface moved to approve Case #H-13-025 per staff's recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Chair Woods suggested that the applicant pursue the matter of rezoning with the city.

6. **Case #H-13-019 925 Old Santa Fé Trail.** Downtown & Eastside Historic District. John T. Midyette, agent for Charley Brewer, owner, proposes to remodel an existing structure and build an approximately 5,724 sq. ft. 22.5' addition where the maximum allowable height is 13' 8" and to erect a 6' high masonry wall and 6' high fence at this non-statused residence. A height exception is requested (Section 14-5.2(D)(9)) as well as an exception to construct a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey)

The applicant was not present.

Ms. Rios moved to postpone Case #H-11-117 and Case #H-13-019 6 to the next agenda. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

H. MATTERS FROM THE BOARD

There were no matters from the Board.

I. ADJOURNMENT

The meeting was adjourned at 6:10 pm.

Approved by:

Sharon Woods, Chair

Submitted by:

Carl Boaz, Stenographer

Ex A

MCDOWELL ASSOCIATES

FINE HOMES SINCE 1976

Madam Chair and Committee Members,

I am sorry I could not be here tonight and thank you for taking the time to consider this status review. I am out of town on business and was unable to attend this meeting. Thank you for allowing Jack Robinson to read this letter in to the minutes.

I wanted to mention to those Members who may not know that designs for three condominium units were approved for this property previously by the HDRB. I do not know if any of you were members at the time and so I bring it up for your referral. At that time the structure in question was missed.

I have purchased the property with my wife, Peggy, and we are proposing to build one single-family residence that will accompany the existing casita. We intend to deed restrict the property so as not to allow condominiums and we will keep the property use as single family residential and arts and crafts as provided for in the RAC8 overlay that currently exists.

It is clear that the structure existed in 1921 as seen in the photo from The Old Santa Fe Association. It served as a shelter for the horses that were housed in the barn that was located to the west. There was also an alfalfa field to the east that is mentioned in the old plat.

Though historic solely due to its age, the structure is in poor shape, the posts are rotted below grade and the stones that were laid with earth mortar are crumbling. It cannot be seen from any public right of way and if moved it would not retain any historical significance.

I, as many in our city, am very sensitive to preservation and thank you for your work in this effort. I respectfully request that you designate the shade structure, shed or chicken coop, as it has been in its many lifetimes, as "non-contributing".

Thank you,

Doug McDowell

Exhibit "A"