



Agenda

DATE 4-17-13 TIME 10:50 pm

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 23, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 23, 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 and April 9, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-002 318 Delgado Street
Case #H-13-031B 544 Canyon Road
Case #H-12-087 1299 Upper Canyon Road
Case #H-13-013 153 Duran Street
Case #H-13-017 1850 Bandelier Court
Case #H-13-023 739 Acequia Madre
Case #H-13-025 1312 Lejano Lane

Case #H-13-014A 153 Duran Street
Case #H-13-041B 157 Duran Street
Case #H-13-016A 461 Acequia Madre
Case #H-13-015 200 Lincoln Avenue
Case #H-13-020 523 Canyon Road
Case #H-13-022 641 Camino del Monte Sol

- 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 to construct a 4,100 sq. ft. residence to a height of approximately 14'6" where the maximum allowable height is 15'1", construct yardwalls to a height of 5'6" with other site improvements, and to remodel a non-contributing casita. (David Rasch).

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 of 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-13-019. 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-stated 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).
5. Case #H-13-026. 222 Gonzales Road/135 Lorenzo Road. Downtown & Eastside Historic District. Jonah Stanford, agent for Christopher L. Graeser, owner, proposes to construct an approximately 240 sq. ft., 10' high, where the maximum allowable height is 15'4', freestanding shed with an overhang at the contributing residence. (John Murphey).
6. Case#H-13-029. 324 Camino Cerrito. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Yiannis & Diane Josephankis, owners, proposes to build an approximately 528 sq. ft., 12'2" high, where the maximum allowable height is 14'2" addition, and replace windows and doors at this contributing residence, and construct an approximately 264 sq. ft. addition on a non-contributing studio, and build an approximately 219 sq. ft. addition and raised the parapet of a non-contributing garage. (John Murphey).
7. Case#H-13-030. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, request an historic status review with designation of primary elevations on this contributing structure. (David Rasch).
8. Case #H-13-028. 855 E. Palace Avenue. Downtown & Eastside Historic District. Christopher Purvis, agent for William Schein, owner, proposes to remodel a noncontributing house by constructing a 400 sq. ft. addition, replacing windows, relocating a portal, erecting 6' coyote fences, relocating a stone wall, and making other changes, as well as replacing windows and installation of new doors at a separate contributing casita. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
9. Case #H-13-031. 940A E. Palace Avenue. Downtown & Eastside Historic District. Jenkins Gavin, agent for Casa Verde LLC, owners, proposes to construct a 3,040 sq. ft. residence to a height of approximately 20'6" where the maximum allowable height is 16' and to construct walls, and fences up to the maximum allowable height of 6'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).

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.



DATE 4-4-13 TIME 9:23 am

SERVED BY Canille Vesp

RECEIVED BY P. O. J.

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 23, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 23, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 9, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-117 621 Old Santa Fe Trail
Case #H-13-020 523 Canyon Road
Case #H-13-023 641 Camino del Monte sol

Case #H-13-023 739 Acequia Madre
Case #H-13-025 1312 Lejano Lane
Case #H-13-019 925 Old Santa Fe Trail

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

1. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent/owner proposes to construct a 4,100 sq. ft. residence to a height of approximately 14'6" where the maximum allowable height is 16', construct yardwalls to a height of 5'6" with other site improvements, and to remodel a non-contributing casita. (David Rasch).
2. 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 of 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).
3. Case #H-13-026. 222 Gonzales Road/135 Lorenzo Road. Downtown & Eastside Historic District. Jonah Stanford, agent for Christopher L. Graeser, owner, proposes to construct an approximately 240 sq. ft., 10' high, where the maximum allowable height is 15'.4', freestanding shed with an overhang at the contributing residence. (John Murphy).

4. Case#H-13-029. 324 Camino Cerrito. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Yiannis & Diane Josephankis, owners, proposes to build an approximately 528 sq. ft., 12'.2" high, where the maximum allowable height is 14'.2" addition, and replace windows and doors at this contributing residence, and construct an approximately 264 sq. ft. addition on a non-contributing studio, and build an approximately 219 sq. ft. addition and raised the parapet of a non-contributing garage. (John Murphey).
5. Case#H-13-030. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theordora Portago, owner, request an historic status review with designation of primary elevations. (David Rasch).
6. Case #H-13-027. 420 Catron Street. Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct an approximately 38 sq. ft. vinyl and canvas breezeway at this non-contributing commercial building. An exception is requested to use non-Recent Santa Fe Style material on a publicly visible façade(Section 14-5.2 (E)(2)(d)). (John Murphey).
7. Case #H-13-028. 855 E. Palace Avenue. Downtown & Eastside Historic District. Christopher Purvis, agent for William Schein, owner, proposes to remodel a noncontributing house by constructing a 400 sq. ft. addition, replacing windows, relocating a portal, erecting 6' coyote fences, relocating a stone wall, and making other changes, as well as replacing windows and installation of new doors at a separate contributing casita An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
8. Case #H-13-031. 940A E. Palace Avenue. Downtown & Eastside Historic District. Jenkins Gavin, agent for Casa Verde LLC, owners, proposes to construct a 3,040 sq. t. residence to a height of approximately 20'6" where the maximum allowable height is 16' and to construct walls, and fences up to the maximum allowable height of 6'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
April 23, 2013

ITEM		
Approval of Agenda	Approved as amended	1-2
Approval of Minutes		
March 26, 2013		
April 09, 2013		2
Communications		
Findings of Fact & Conclusions of Law		2
Business from the Floor		3
Action Items		
1. <u>Case#H-11-117</u>	Approved as recommended	3-5
621 Old Santa Fé Trail		
2. <u>Case #H-13-020</u>	Approved with staff follow up	5-7
523 Canyon Road		
3. <u>Case #H-13-009</u>	Approved as recommended	7-11
1020 Canyon Road		
4. <u>Case #H-13-019</u>	Approved with conditions	11-18
925 Old Santa Fé Trail		
5. <u>Case #H-13-026</u>	Approved as recommended	18-20
222/Gonzales Road/135 Lorenzo Road		
6. <u>Case #H-13-029</u>	Approved as recommended	20-23
324 Camino Cerrito		
7. <u>Case #H-13-030</u>	Postponed	23
460 Camino de las Animas		
8. <u>Case #H-13-028</u>	Approved as recommended	24-31
855 East Palace Avenue		
9. <u>Case #H-13-031</u>	Approved with conditions	31-37
940A East Palace Avenue		
I. Matters from the Board	None	37-38
J. Adjournment	Adjourned at 7:55 p.m.	38

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

April 23, 2013

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 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. Cecilia Rios, Vice Chair
Mr. Edmund Boniface
Dr. John Kantner
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair, Excused

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Frances Lucero, 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

Item No. 7 applicant has submitted request for postponement.

Ms. Walker moved to approve the agenda as amended, second by Mr. Boniface, motion carried by unanimous voice vote.

D. APPROVAL OF MINUTES:

No changes from staff or the Board.

March 26, 2013

Mr. Boniface moved to approve the minutes of March 26, 2013 as presented, second by Ms. Walker, motion carried by unanimous voice vote.

April 9, 2013

Ms. Mather moved to approve the minutes of April 9, 2013 as presented, second by Ms. Walker, motion carried by unanimous voice vote.

E. COMMUNICATIONS

No Communications.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Vice-Chair, for the record, identified each findings of fact with the understanding and stated that one motion would be documented for the findings of fact. There was no objection.

Case #H-13-002	318 Delgado Street
Case #H-13-014A	153 Duran Street
Case #H-13-031B	544 Canyon Road
Case #H-13-041B	157 Duran Street
Case #H-12-087	1299 Upper Canyon Road
Case #H-13-016A	461 Acequia Madre
Case #H-13-013	153 Duran Street
Case #H-13-015	200 Lincoln Avenue
Case #H-13-017	1850 Bandelier Court
Case #H-13-020	523 Canyon Road
Case #H-13-022	641 Camino del Monte Sol
Case #H-13-023	739 Acequia Madre
Case #H-13-025	1312 Lejano Lane

Mr. Katz moved to approve and adopt Findings of Fact as presented and documented above, second by Mr. Boniface, motion carried by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

Stephanie Beninato, Santa Fe, New Mexico (Was not sworn in)

Addressed the HDRB to advise them that Restaurant Martin has again put up the tent.

You denied this request when it came before you and they did not appeal. They had a special event; it would have been best if they held it at the Convention Center. Is the Board going to make sure that the tent gets taken down? You specifically denied it, I would like for you to hopefully direct that they take it off. Thank you.

Vice-Chair Rios 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 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)

BACKGROUND & SUMMARY:

621 Old Santa Fe Trail is a commercial building that has been altered over time. It was originally constructed in a vernacular manner before 1928 in the Downtown & Eastside Historic District. Alterations include architectural character revision in the Spanish-Pueblo Revival style. On October 25, 2011, the HDRB confirmed the contributing historic status for building 1 with the west and south elevations designated as primary without the non-historic portal on the south elevation. On May 22, 2012, the HDRB approved a request to remodel building 1 including the replacement of roof-mounted mechanical units that shall not be publicly-visible.

Now, the applicant proposes to amend the previous approval by installing roof-top equipment and constructing stuccoed screening to block public visibility on building 1. The screen walls will be constructed at both the south and north sides of the roof and they will be approximately 15' high where the maximum allowable height is 16' 7".

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 (E) Downtown & Eastside Historic District.

Mr. Katz: Why are you recommending approval when the approval that the Board gave was that the rooftop equipment not be visible and they did it anyway?

Mr. Rasch: The rooftop equipment is visible but it does meet code.

Mr. Katz: Roof top equipment has been installed, screening has not been installed.

Mr. Wayne Lloyd, 100 Guadalupe Street, Suite 201, SFNM – Sworn In

Mechanical equipment has always been there and we did not expect for it to be seen. It is taller than what was expected for it to be. Clarification: The contractor made changes and there are differences; it pushed some of the equipment further to the front. I expected with the sidelines for the equipment to not be seen. In the fall they cannot be seen (referenced page 19-20 of report), as the trees are very full. They don't comply, we talked to David and he explained the options, which is screening, and this is what we have submitted for approval.

Mr. Katz: There are two more units, if they get renovated will they go on the ground. Did you consider putting these units on the ground?

Mr. Lloyd: We didn't expect them to be seen and we did not want any tampering. If the other two units get renovated, we would consider putting them on the ground.

Mr. Katz: What will the screening look like?

Mr. Lloyd: It will resemble what is there, it is stucco.

PUBLIC COMMENT

Stephanie Beninato

It surprises me that people change things when the Board has rendered an approval. It sets a bad precedence. You remember Burro Alley, the gates are still there, they were approved after the fact. People think they can get away with it.

Public comment closed.

Ms. Mather moved for approval of Case #H-11-117. 621 Old Santa Fe Trail.

Downtown & Eastside Historic District, proposal 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", with staff recommendations, second by Mr. Boniface. Motion passed with a vote of 3 in favor -2 against.

- 2. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District.**
Doug McDowell, agent/owner proposes to construct a 4,100 sq. ft. residence to a height of approximately 14'6" where the maximum allowable height is 15'1", construct yard walls to a height of 5'6" with other site improvements, and to remodel a non-contributing casita. (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, presently used as a lawnmower port, is also listed as non-contributing to the District.

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

1. The non-contributing shed will be demolished. The west and north lot line stone walls will be retained. To meet zoning standards, an area of the west lot line wall will be raised to 6' high with a concrete cap.

2. A 4,100 square foot single-family residence will be constructed in a blended Spanish-Pueblo Revival and Territorial Revival style to a height of approximately 14' 6" where the maximum allowable height is 15' 1". The building will feature room-block massing, wall-dominated facades, rounded edges, portals with square wooden posts, carved wooden corbels, and exposed wooden headers, projecting viga tails, and windows and doors with divided-lites along with wooden surrounds at several locations. Several eyebrows will have viga supports. The cementitious stucco will be "Buckskin" in color, clad windows will be white, and trim and wooden elements will be stained an unspecified color.

3. Alterations are proposed for the existing residential structure including the replacement of an arbor at the southwest corner with a wooden portal with a stuccoed parapet that will match the adjacent parapet height, two windows will be replaced with 6-over-6 divided-lite windows on the west and north elevations, and three additional windows will be installed to match the others on the west and south elevations.

4. Additional site work includes yard walls at a maximum height of 5' 6" will have stone bases surmounted with stucco finished structure. The main pedestrian entry will have a stucco-finished surround with a bileaf wooden gate and a secondary pedestrian entry near the two-car garage will have a wooden gate. The parking court will have recycled pavers and the walkways will be paved with flagstone.

STAFF RECOMMENDATION:

Staff recommends that the Board approve this application as complying with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Doug McDowell, 1317P Cerro Gordo, Santa Fe, New Mexico (Sworn In)

I am open for questions. I stand corrected; I did apply for a 2-car garage. I would like to add shutters to the south elevation and delete one window on the south elevation.

Ms. Mather: What kind of stone will you use?

Mr. Mc. Dowell: Stone river rock.

Dr. Kantner: Are you proposing anything on the rooftop.

Mr. Mc. Dowell: No.

Mr. Boniface: Will the wall be above 6' or is there a cap?

Mr. Mc Dowell: We will create and restore the wall; a lot of it is broken and cracked. We will take off parts that are cracked, we are doing it as restoration and where we have to repair it will look like the existing.

Question on the Pavers.

Answer: Pavers look like a fired adobe brick, half size, reclaimed.

Public Comment:

Jack - 1012 Anasazi, Santa Fe, New Mexico (Sworn in)
Clarification that the wall is the west wall and it is about 5'6".

Stephanie Beninato

The Casita is 700 sq. ft., lot is 1300 sq. ft., it won't overwhelm the lot. I thought you had to keep it smaller? Exception, I think he is high quality, I do support the project.

Ms. Mather moved for approval of Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. proposal to construct a 4,100 sq. ft. residence to a height of approximately 14'6" where the maximum allowable height is 15'1", construct yard walls to a height of 5'6" with other site improvements, and to remodel a non-contributing casita, second by Ms. Walker, motion carried by unanimous voice vote.

- 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 of 14'2", 14'3", 13'11" and 14'2", and additional site modifications including yard walls. An exception is requested to construct a pitched roof where a pitch is not allowed (Section 14-5.1(D)(9)(d)). (David Rasch).

Vice-Chair Rios stated that the case would be heard in total and one motion would be voiced after the presentation on Unit D to include the 4 Units.

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1020 Canyon Road is a compound of five structures (1020, 1020A, 1020B, 1020C, and 1020D) that were constructed between 1947 and 1959 in the Spanish-Pueblo Revival style in the Downtown & Eastside Historic District. The following are the designations of historic status and primary elevations, if applicable, for these structures as established in 2010:

1020	contributing with the north and east elevations as primary;
1020A	contributing with the east and south elevations as primary;
1020B	contributing with the east elevation, excluding the south addition, as primary;
1020C	non-contributing;
1020D	non-contributing.

On February 12, 2013, the HDRB conditionally approved remodeling of five existing structures and some additional site work. 1020 and 1020A are now known as Unit A, 1020B is now known as Unit B, and 1020C and 1020D are now known as Unit C.

The applicant proposes to construct four additional single-family residences and other site work as follows.

1. Unit D is designed in a Northern New Mexico vernacular manner with 1,962 square feet at the maximum allowable height of 14' 2". The building features a pitched roof finished with a metal standing-seam over most of the structure and a flat-roofed portion at the northeast corner, simplified portals and an attached carport, and reveals

around the divided-lite windows and doors. Site work includes a walled entry courtyard on the north side with a stuccoed wall with coyote latilla insert panels, and stuccoed pilasters capped with flagstone flanking a wooden pedestrian gate, a similar wall and fence along the west and south sides, and a bileaf coyote gate at the northeast corner. A pitched roof exception is requested (Section 14-5.2(D)(9)(d)) and the required criteria responses are at the end of this report.

2. Unit E is designed in a simplified Spanish-Pueblo Revival style with 2,008 square feet at the maximum allowable height of 14' 3". The building features stepped massing with rounded edges, standing-seam metal shed roofs on portals, reveals around the divided-lite windows and doors, and a free-standing carport. Site work includes a walled entry courtyard at the northeast corner with a stuccoed wall with a coyote latilla insert panel on the east, a main entry with a wooden pedestrian gate with a wooden post and lintel surround, and a secondary coyote pedestrian gate at the carport. A stuccoed yard wall separates the residence on the south side from the adjacent lot.

3. Unit F is designed in a simplified Spanish-Pueblo Revival style with 2,060 square feet at the maximum allowable height of 13' 11". The building features stepped massing with rounded edges, a standing-seam metal shed roof on a portal, reveals around the divided-lite windows and doors, beam-supported eyebrows on the south elevation, and a free-standing carport. Site work includes an entry courtyard on the west side with a stuccoed wall and a wooden pedestrian gate and secondary coyote gates at trash enclosures.

4. Unit G is designed in a simplified Territorial Revival style with 2,069 square feet at the maximum allowable height of 14' 2". The building features stepped massing with a single course of flagstone capping the parapets, a stepped chimney, several portals with a standing-seam metal pitched roof or a parapet with coping, and beam-supported eyebrows on the south elevation. Site work includes stuccoed yard walls with flagstone caps and coyote fences and gates.

5. The east and south perimeter walls will be increased in height with coyote latilla fence extensions. The maximum allowable heights for walls and fences within a residential compound is 8'.

EXCEPTION FOR A PITCHED ROOF WHERE IT IS NOT ALLOWED

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

The home will enhance the compound by adding diverse forms and angles which is characteristic of this streetscape along Canyon Road. The use of cementitious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff response: Staff agrees with this statement.

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

The building roof lines are found through-out this neighborhood and this side of town, thus not be a detriment to the public welfare.

Staff response: Staff agrees with this statement.

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

The unique heterogeneous character of the city will be enhanced by providing a variety of building forms and roof profiles in the Historic District and the eastside neighborhood.

Staff response: Staff agrees with this statement.

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

The long narrow lot requires us to add variety to the masses to achieve an authentic feeling compound. Breaking up the forms implies that the compound has naturally developed over time.

Staff response: Staff agrees with this statement.

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

The owner has only been in possession of the property for less than 4 months and has not been a party to early neglect of the property. They desire to make the homes and community more livable and have better upkeep.

Staff response: Staff agrees with this statement.

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

The pitched roof for the residence has little negative impact due to the fact that it

is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitched roof where pitches are not allowed (Section 14-5.2(D)(9)(d)). Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Walker asked staff to confirm the maximum allowable heights within the compound.

Staff Response: For zoning in a compound you can go up to 8' total.

Ms. Walker: First page, where does it indicate the height of the walls?

Staff Response: Walls are about 5 ½ feet.

Dr. Kantner: Details on materials, should we ask that question.

Cody North 107 E. Lupita, SFNM (Sworn in)

Dr. Kantner: What color will you use for the standard seam metal roof?

Response: Silver tan.

Latillas, are they going to be uneven? Yes, for the coyote fence.

Walls: Height? Nothing will be over 6'6" – coyote fence is 6', highest side on walls would be 6'6".

Ms. Mather: I would like to know the details about the stucco color, windows and light fixtures?

Response: Window color is burnt red and stucco is sandalwood. Request to paint the fascia to match the windows.

Unit 1020 - E - 2008 sq. ft, 14' at its highest, free standing carport – staff report. Staff recommends approval which complies with all design standards.

Colors: Page 14 – Unit E. Stucco Sahara, red window color. Same color in Unit D – Chutney. Sahara is a lighter color, preapproved by administration. It is a greener brown, (color chip provided for review).

Walls for the pedestrian are 6' steps up the coyote – steps down about a ft. so we will be at 5' at the entrance.

Ms. Mather: The other wooden elements are they going to be painted? They will be glazed, we will add some distressed color to the gates.

1020-F

Ms. Mather asked the color of the stucco. It is a sandy seam color – Madera, bamboo color, window color is poplar white.

Will the windows have an inset? There will be rounding in the windows as well in the other projects.

1020-G 2069 sq. ft. max height of 14'14"

Several portals, parapet with coping, yard walls, coyote fence and gates
Staff recommends approval.

Colors: Stucco and Sahara, bamboo under the portals and windows are poplar white.

Dr. Kantner: For the standing seam, is it all going to be the same color?

Yes. Staff has seen the color and it is a silver grey. When it ages it will be a softer grey.

Public Comment

Stephanie Beninato:

I would like to ask the Board to ask more questions about the exceptions – I like the roof but why is it necessary on this project. I don't understand why this is necessary. How does the project qualify; it might be good for the record. I don't like the idea that the board allows red trim; this board is more lenient.

Exception board members have read the packet their option to ask the questions on the roof.

Ms. Mather moved to approve Case #H-13-009 1020 Canyon Road. Downtown & Eastside Historic District to includes 4 units, voting on today, move for approval, citing the exception request to build a pitch roof as stated in pages 4 and 5 has been met and that the colors and roofing unit, windows and stucco have been read in to the record and they are approved as stated by the applicant, any

changes to the colors should be addressed to staff, lighting fixtures as part of this application are approved, Ms. Walker second the motion, motion carried by unanimous voice vote.

4. 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-status 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).

Board Member Mather recused herself.

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Situated to the relative north of Amelia White Park, the subject adobe house was constructed in 1974 after a design by architect, John T. Midyette III. The 2,847-square-foot, roughly L-plan adobe house exhibits a modern Spanish-Pueblo Revival style. It is non-statused in the Historic Review District.

Project

The applicant proposes a project to remodel the existing house and create an addition.

Remodel

The remodeling program consists of replacing existing single-pane windows with Pella casement units to match existing openings. Their cladding will be of a dark brown or bronze color.

Additional work includes re-roofing with spray foam insulation and cladding the house with a synthetic Sto Corp. application, in either the company's "Adobe," "Pueblo" or "Pecos" colors.

Addition

Proposed across the house's relative west elevation is a 5,724-square-foot addition. To be composed of adobe and presenting a complex footprint, the addition will take up the function of the older residence, and will include a bedroom wing, living/dining room area, expansive portal and a porte-cochere.

Near its center is proposed a "Torreon" observation deck. The Torreon, at 22'-5" is the tallest point of the addition. Because it's taller than the maximum allowable height (14'-0"), and is proposed with a pitched roof, where there is no precedent for this design, two exceptions are requested (see responses below). The Torreon will be roofed with standing-seam metal material, with a lead-like "Old World" finish.

The addition is designed in the modern Spanish-Pueblo Revival style, with room-block massing, exposed wood beams and lintels and a wraparound portal, covered with the same type of standing-seam roof as the Torreon. Other treatments are more modern and indicative of the architect's style.

Fenestration will consist of mostly tall, rectangular Pella casement windows to match the remodeled house. It will be clad with synthetic "stucco" to match the older dwelling.

Exception Responses

An exception to build higher than the maximum allowable height (Section 14-5.2(D)(9):

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

There is a topographic slope of approximately five feet (5') across the proposed residence. We have stepped the new construction down approximately 2'-6". The majority of the proposed residence is below the existing building parapet height. The maximum height of the Torreon - which is in the center of the addition, is only ±3' above the existing building. There are numerous residences along Old Santa Fe Trail and Garcia Street that exceed our massing and height. To the extent that this proposed addition is visible, it is in harmony and does not harm the streetscape.

Staff Response: The 300' radius "streetscape" for this residence is limited to the existing house, one park pergola structure and a 22'-5" noncontributing and, therefore excluded, house to the north. Staff agrees that the slope of the topography does affect the height of the addition. Staff agrees with response.

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

The applicant wishes to maintain the addition on a single level. The addition of different levels would prove to be a hardship for the applicants as they grow older.

Staff Response: Staff agrees with 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;

The applicants proposed addition maintains and enhances the varied Design Height, Elements and Character in this Historic Review District.

Staff Response: Staff agrees with 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;

The site slopes approximately five feet (5') downward from the existing building. The majority of the residences along Old Santa Fe Trail are on virtually flat sites.

Staff Response: Although staff cannot verify this assertion of the second sentence, staff overall agrees with the statement.

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

The applicant has endeavored to fit the new addition to the existing site conditions and maintain a low profile on the 2.5 acre site.

Staff Response: Within the greater streetscape of Old Santa Fe Trail, there are several large second-story houses, including one just to the southeast but outside the 300' radius. Staff agrees with response.

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

The applicants Addition design and its incorporation of the Existing building utilizing the sloping site an varied facades provides for a Positive visual impact in this Historical District.

Staff Response: Staff agrees with response.

An exception to erect a pitch roof where there is no precedent for the design in the streetscape (Section 14-5.2 (D)(9)(d).

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

The Addition is not directly visible from Old Santa Fe Trail. There are many varied styles and heights of residences along the streetscape. The applicant's use of the sloped portal roof and sloped Torreon roof softens and brings the structure down visually.

Staff Response: The 300' "streetscape" radius includes only three structures, none with a pitch roof. As such, staff believes the design of the Torreon roof is

not in keeping within the limited streetscape. Yet overall staff agrees with statement.

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

The design elements of the sloped roofs does not affect the public welfare.

Staff Response: Staff believes the applicant misunderstood the question.

(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;

The proposed Addition adds to and strengthens the unique range of Design options that already exist in this Historic Review District.

Staff Response: Staff agrees with 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;

The site slopes approximately five feet (5') across the addition. The sloped portal roof on the Northwest allows the addition to visually come down and soften the massing.

Staff Response: Staff agrees with the response, while acknowledging it does not address the design of the Torreon roof.

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

The applicant has endeavored to fit the new Addition to the existing site conditions and maintain a low profile on the 2.5 acre site.

Staff Response: Staff does not believe the response addresses the question.

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

The applicants Addition design and its incorporation of the Existing building utilizing the sloping site and varied facades provides for a Positive visual impact in this Historical District.

Staff Response: Staff does not believe the response addresses the question.

STAFF RECOMMENDATION:

Staff believes the applicant has met the exception to build higher than the maximum allowable height (Section 14-5.2(D)(9)), but defers to the Board as to whether the applicant has met the exception to use a pitched roof (Section 14-5.2 (D)(9)(d)). Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Historic Review District, Section 14-5.2 (F)(2).

John Midyette, 1125 Canyon Rd., Santa Fe, N.M. (Sworn In)

Mr. Midyette told the Board that he had submitted different evaluations. Basically the floor plan has just flipped. Elevations have changed somewhat, they have become simpler, not as many elevations.

Remodel Questions:
No questions.

Addition:
Ms. Walker asked about elevation A-B, is that E, W, N or S?

Mr. Midyette: I did it that way because of the way the house is angled,

Ms. Walker: I would like to see it with the direction.

B-North
C-East
D-SW

Vice-Chair Rios asked about the grade of the topography, what will the impact be on surrounding streets?

Mr. Midyette: If you look at this, that is the existing building there is a 5' drop across the structure. The existing house is 7150 the new addition will drop about 2 ½ feet, we will excavate the grade in the center part to fulfill the courtyard. You have a 5' fall from the existing building to the addition.

There is a house directly to the east that is a 2-story house, across the street, 2-story house, we are no higher than this house; the Torreon is 3' higher from the existing parapet in the building. We have a 7'6" with the pitch. It was noted that the Torreon is more of an observation.

Vice-Chair Rios: Commented that sometimes they are rounded.

Ms. Walker asked that colors be stated for the record.

There is a standing seam, matte finish, grey pewter, not dark.

Mr. Katz: Are you proposing anything in the roof itself that will be visible,

No. It is non-reflective.

Mr. Katz: I do appreciate your putting up the story poles, I am concerned about the height, otherwise the house looks fine.

Mr. Midyette: You will not see it as much as you see it in the elevation.

Mr. Katz: You see it quite clearly, the building sets higher.

Vice-Chair Rios: Describe the Torreon

John Midyette: The Torreon is outside 14' square, the top of the pitch point is only 3' higher than the existing building that you see there. The ground is sloping down and the story pole is not in context. The pole is only 3 foot higher than the existing building. From the elevations you are not going to see that standing up. We have kept the inside very low.

Vice-Chair Rios: How far is the addition from SF Trail?

Mr. Midyette: I am 50' back and it is at least 150' from Santa Fe Trail.

Vice-Chair Rios: Where is the Torreon part?

Mr. Midyette: The Torreon part is in the center of the house.

Dr. Kantner: If there is anything you are going to see from the street, is it the pitch roof?

Mr. Midyette: If it is flat it is going to look worse. If you look at the bias, question on topography, this is the finished floor, there is a 5' drop and I am going down 30" not quite 2'.

Vice-Chair Rios: How would it affect the Torreon with John's suggestion if you do it flat?

Mr. Midyette: The owner did consider it, but the look was sawed off. If you do that the parapet height will be half the distance of the pitch. 2 ½ 12 pitch to the roof.

No Public Comments

Motion: Mr. Katz finding that exceptions have not been met, neither for the height or for the pitched roof for the Torreón, I move to approve Case#H-13-019 - 925 Old Santa Fe Trail, without the Torreón, second by Ms. Mather, motion carried by unanimous voice vote.

Mr. Midyette: This is a major design for the owner.

Vice-Chair Rios: I ask you to think over the motion as stated.

Mr. Midyette: If we agreed to go flat would you approve?

Vice-Chair Rios: You have the option to resubmit without the Torreón.

Mr. Murphey: This is in the historic review district; if you submit something that doesn't require a height exception it can be reviewed. If the applicant decides to come in with a flat exception it will come back to the HDRB.

Mr. Midyette: Question on height, if we take a straight line, there would still be a height exception even without the Torreón.

Mr. Katz: I don't have a problem with the height of the building without the Torreón, it is the Torreón which pushes it over the limit and it is quite visible along Santa Fe Trail. That is what you notice.

Mr. Midyette: If we flatten the roof on the Torreón, are you in objection to the height?

Vice-Chair Rios: We would need to see it.

Postpone to May 14th.

- 5. Case #H-13-026. 222 Gonzales Road/135 Lorenzo Road. Downtown & Eastside Historic District.** Jonah Stanford, agent for Christopher L. Graeser, owner, proposes to construct an approximately 240 sq. ft., 10' high, where the maximum allowable height is 15'4', freestanding shed with an overhang at the contributing residence. (John Murphey).

Record reflects that Mr. Katz did recues himself from this case.

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

The subject house - a two-story, modern Spanish-Pueblo Revival style residence - is located at the northwest corner of an unnamed dirt lane intersecting Lorenzo Road. It is set at the back of its deep, wooded lot and is encircled by a tall coyote fence. While there is no survey indicating its construction history, it is contributing to the Downtown and Eastside Historic District.

Project

The applicant proposes to construct an approximately 240-square-foot, 10'-0"-high (where the maximum allowable height is 15'-4") freestanding wood shed at the southwest corner of the property.

The shed will be of rough-sawn board-and-batten construction with a prominent overhang extending from its north facade. It will be accessed through a pair of wood doors located on the west elevation.

Board-and-batten, a traditional material used for rural outbuildings, is found on the property and other properties in the neighborhood and throughout the Downtown and Eastside Historic District.

The outbuilding will be sheltered by a shed roof. This design is permissible, as more than 50% of the buildings in the "streetscape" radius survey were found to have a pitched design.

The roof will be covered with a Mueller AP metal panel, in the company's "Burnished Metal" color.

Overall, the design presents a clean, modern interpretation of a traditional outbuilding.

STAFF RECOMMENDATION:

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

Jona Stanford, 928 Shoefly, Santa Fe, NM (sworn in)

The color is a manufactured color, similar to what John was proposing a factory painted, matte seamed roof, it is not silver tan.

No public comments

Mr. Boniface moved to approve case #H-13-026 at 222 Gonzales Rd. as per staff recommendations, second by Ms. Walker, motion carried by unanimous voice vote.

- 6. Case#H-13-029. 324 Camino Cerrito. Downtown & Eastside Historic District.** Architectural Alliance, Inc., agent for Yiannis & Diane Josephankis, owners, proposes to build an approximately 528 sq. ft., 12'2" high, where the maximum allowable height is 14'2" addition, and replace windows and doors at this contributing residence, and construct an approximately 264 sq. ft. addition on a non-contributing studio, and build an approximately 219 sq. ft. addition and raised the parapet of a non-contributing garage. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located three homes south of Canyon Road, 324 Camino Cerrito is a one-story, stucco-clad house constructed, according to an inventory card, in the 1910s. The mixed Spanish-Pueblo/Territorial Revival-style house took on its current footprint by 1966. At some point afterwards, the majority of its windows were replaced with non-conforming metal units. The house is contributing to the Downtown and Eastside Historic District.

Primary Façade Recommendation

Its east elevation, with its recessed portal, is the most character-defining elevation of the house, and recommended as the primary façades (2&4) for the dwelling.

Garage: At the southeast corner of the property, is a simple, stucco-clad, one-bay garage with a replacement door. It is noncontributing to the district.

Studio: Taking up the southwest corner of the property, is a rectangular, block-and-frame building. Constructed after 1966, it is noncontributing to the district.

Project

The applicant proposes a project to remodel the existing house by creating an addition, remodel the studio into a guesthouse and add another bay to the garage.

Addition/Remodel

To the west side of the house is proposed an approximately 528-square-foot, 12'-2"-

high addition (the maximum allowable height is 14'-2"). The addition will be designed in the same mixed Spanish-Pueblo/Territorial Revival manner as the house, and will feature a brick corbelled portal across its north elevation.

All non-conforming windows will be removed and replaced with Sierra Pacific aluminum clad/wood interior multiple light units with the "Tan 043" cladding color.

The non-historic and non-conforming windows along the recommended primary facades will be replaced as part of the remodel. In addition, the non-historic front entry door will be replaced with a wood-and-glass unit, and an adjacent, non-functioning, non-historic door opening will be infilled and replaced with a "dummy" door to match the new front entry. As all the fenestration dates to after c.1966, an exception is not required to remove historic material.

In addition, a metal cap will be installed on top of the brick parapet coping.

Studio

To this non-historic space is proposed a 264-square-foot addition. The building and its addition will take on a modern Spanish-Pueblo Revival appearance and will include new windows (see above) and doors that harmonize with the style.

Garage

The garage will receive an additional 219-square-foot bay to the north, arranged at a slight offset on its east elevation. The project will involve raising the parapet of the existing garage by 12", making the total height of both structures 10'-0". The revised garage and its addition will receive a Spanish-Pueblo Revival treatment with style-compliant windows and doors. Both will be entered through metal paneled roll-up doors painted to match the stucco of the remodeled house.

Miscellaneous

Between the garage and the studio, and the studio and the addition, are proposed low, 4'-0"-high stucco-clad connecting yard walls, punctuated with wooden gates.

A narrow flagstone path is proposed along the south side of the house and its addition.

Stucco for all structures will be an El Rey cementitious application in the HDRB-approved "Sandalwood" color; wood trim will be a "light chocolate" or similar tone.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff additionally recommends the east elevation (2&4) as the primary facades for the residence.

Elevation façade 2 and 4 – we left out façade 3; would that be something that the applicant could decide not to fill in with a dummy door?

Mr. Murphey: Yes he could.

Ms. Mather: When you talk about the new windows on the studio, did you mean that they are matching the new ones.

Yes they are the sierra color.

Dr. Kantner: The door is non-historic?

Eric Enfield, 612 Old Santa Fe Trail, Santa Fe, NM (sworn in)

The Chair asked if Mr. Enfield agreed to East Façade 2 & 4 – as the primary façade.

Mr. Enfield said yes.

Clarifications:

Yard gates will be wood and stained to match the other existing wood.

Metal garage doors will be painted to match the stucco cover.

Mr. Enfield stated that he has enjoyed working with John Murphey and wanted the Board to know of his professional demeanor.

Mr. Enfield stated that the new master suite and portal are in the back, he has off set the master bedroom #2 of about 12". If people approach they will see that this is the remodeling. They are enlarging the window in the back to allow one entrance in to the master suite and one into the portal. Block studio was built in 1998 and it was completely remodeled; they are now creating a bedroom bathroom and kitchen, private courtyard. They would like the guest house have its own private feel. Garage door will be reused to the south of the guest house, most of the walls being 4' to 5' high. Mr. Enfield stated that they did not draw the elevation of the wall to the north of them which is a rock wall, light coyote fence on top of it. They have discussed it with the adjacent owner and met with all of the adjacent owners, except for the one to the south and they support their proposal.

Does your recommendation reflect the east as the primary façade?

Mr. Enfield: Yes. My initial preference was to close the door, I know it is a historical opening, I prefer to do a niche, condition of approval to include stucco offset from the wall and the beam, it would form a niche:

Ms. Walker: How deep would it be?

Mr. Enfield: I think there is 3" from the header so we would have a total offset of 4". We talked about it going to the floor.

Mr. Enfield: A metal cap will be installed on the brick coping.

We will use galvanized metal and I will come down about an inch or so. I won't bring it over the whole brick. The brick has also been replaced. I could not find that permit. No rooftop opurences.

No public comments.

Motion: Dr. Kantner moved to approve Case #H-13-029. 324 Camino Cerrito. Downtown & Eastside Historic District and concurred with staff recommendations for façade 2 & 4 to be the primary with the acknowledgement that the dummy door can be replaced with the niche and the design be brought to staff for approval, and that the lighting be brought to staff, no toppings and yard stain to be approved by staff, second by Mr. Boniface, motion carried by unanimous voice vote.

- 7. Case#H-13-030. 460 Camino de las Animas. Downtown & Eastside Historic District.** Spears Architects, agent for Theodora Portago, owner, request an historic status review with designation of primary elevations on this contributing structure. (David Rasch).

Postponed per applicant's request.

BACKGROUND & SUMMARY:

460 Camino de las Animas is a single-family residential structure that was constructed in the Spanish-Pueblo Revival style in 1921. Additions to the south end of the building were constructed before 1958 and are sensitive in design. There is also a non-historic addition on the west elevation. Character-defining features are found on elevations 1, 2, 3, 4 and 14 as shown on the attached floor plan and they include undulating parapets, a recessed portal with wooden viga posts, carved corbels, and

headers, room-block massing at the additions, and historic wooden casement and double-hung windows. The building is listed as contributing to the Downtown & Eastside Historic District, but primary elevation(s) has/have not been designated.

The applicant requests designation of primary elevation(s) in order to plan for future remodeling.

STAFF RECOMMENDATION:

Staff recommends that the Board designate elevations 1-4 and 14 as primary on this contributing residential structure to capture all character-defining elements including the monolithic massing at the original northeast corner of the residence and the historic, but not original, room-block massing at the southeast corner of the residence.

- 8. Case #H-13-028. 855 E. Palace Avenue. Downtown & Eastside Historic District.** Christopher Purvis, agent for William Schein, owner, proposes to remodel a noncontributing house by constructing a 400 sq. ft. addition, replacing windows, relocating a portal, erecting 6' coyote fences, relocating a stone wall, and making other changes, as well as replacing windows and installation of new doors at a separate contributing casita. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Sitting on a rise above the street behind a cobblestone wall, 855 East Palace Avenue is an approximately 1,400-square-foot, single-story, flat-roof residence designed in the Spanish-Pueblo Revival style. Constructed of adobe, the house predates 1928 and is noncontributing to the Downtown and Eastside Historic District.

“Casita”: To the rear of the house, and running across the east property line, is a single-story, adobe-constructed rectangular plan structure that includes a garage bay at its south end. The Spanish-Pueblo Revival-style building was constructed prior to 1928 and is contributing to the district.

Primary Façade Recommendation-Casita

With only three exposed elevations, the presumed primary façade for the casita is the broad, west elevation (3), which includes the most-defining architectural features of the structure.

Reevaluation of Status-Main House

During the initial 1985 survey, the main house was determined noncontributing due to alterations—"new" steel casement windows—across its relative west, front-facing façade.

Subsequent research has determined that the new windows were most likely part of a c.1963 remodeling project, which removed an approximately 20-year-old front addition which served as the Palace Grocery between 1942 and 1963.

Historical Background

The original building dates to the 1920s, and served as a dwelling. According to 1930 census data, the house was owned by Oliver J. Holmes, a Santa Fe Police officer. Born in 1896, to Juan Holmes and Apolonia Lobato, Holmes was a Santa Fe native, growing up in the Hillside Avenue neighborhood.

He lived in the Palace Avenue house with his wife, Andre, age 29; daughters, Delia, age 11, Clarabel, age 4 and Mary, age 1; and sons, Ernest, age 8; Oliver Jr., age 7, and Thomas, age 2. In 1930, Holmes' house was valued at \$1,500, \$300 lower than average valuation of proximate houses on Palace Avenue.

The men of the neighborhood, then called Avenida del Palacio, held middle class jobs—mechanics, carpenters, electricians, and another police officer next door to the Holmes. The vast majority were New Mexico natives with Hispanic surnames.

While not indicated in the census, city directories identify multiple occupants in separate units (1 through 4) located in "back" of the main house—presumably today's casita. This included one unit occupied by Holmes' mother; another occupied by William Rivera, no occupation identified, and his wife Maggie; another occupied by William Rivera, a gardener, and his wife, Matilda; and the last occupied by William Sandoval, a barber at La Foma Barber Shop, and his wife Maggie.

Palace Grocery

Originally located at 114 East Palace Avenue, and under the ownership/ management of L. Hymen and W. Rounseville, the Palace Grocery moved to the location of the subject property in c.1941, under the new ownership of Ricardo Saiz.

A 1941 permit building for the address, likely indicates the construction of the volume across the west elevation which would become the store. During its use at this location, the Palace Grocery was owned and operated by the Saiz (sometimes Sais) family, who also lived on the property.

The small business was one of approximately 50 neighborhood groceries, many run by a family—Romero, Ortiz, Baca, Montoya—with stores at multiple locations. As a neighborhood market, the Palace Grocery carried the essentials—coffee, sugar, milk, eggs, meat—as well as being a distributor for such national products as Libby's, Trappey and Rinso. For a time it was one of three drop-off stations in Santa Fe for White Swan Laundry's dry-cleaning service.

Perhaps due to the need to expand, the store at 855 was closed in c.1963 and a new store was erected on an empty lot just to the north, the current and closed Palace Grocery. Based on aerial imagery, the original store was torn down by 1966.

It was most likely around this time that the two steel units—a multi-light casement at the bedroom and a picture with flanking sash and transom at the living room—were installed.

Other changes occurred to the house over the years, including installation of horizontal aluminum sliding units across the north elevation and additions to the rear.

However, given the overall history, design and integrity of two of the three publicly visible elevations, the house could be reconsidered for contributing status.

A structure, located in an Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)

Primary Façade Recommendation

If the Board designates the house contributing, staff recommends elevations 3 and 4 as the primary facades. Elevation 3 presents an irregular pattern of three six-over-six, double-hung wood windows, representing most likely the original fenestration of the older house. Elevation 4 presents the most architectural quality, with the projecting portal with its “bullet”-incised wood beams and custom strip-plank wood door.

Project

The applicant proposes a project to remodel the existing house by creating an addition and making other improvements and rehabilitating and replacing windows of the casita.

Addition/Windows

To the altered east side of the house is proposed an approximately 400-square-foot addition. This will include relocating the non-historic portal and changing window and doors openings.

The non-original horizontal aluminum sliding windows across the north elevation will be replaced with double-hung wood windows. The openings will be modified to accompany the new units. Across the south elevation, the applicant proposes to remove the original wood windows and replace with similar six-over-six, double-hung wood units. At the west elevation is proposed the replacement of the steel units with multi-light wood windows.

Because the last two items involve replacement of original windows across proposed primary elevations, the applicant has requested an exception to remove historic material (Section 14-5.2 (D)(1)(a)). (See answers below).

Casita

Proposed work for the casita involves infilling a casement window on the east elevation; replacing non-functioning four-over-one, double-hung wood windows on the north elevation with similar units; and rehabilitating the wood windows across the recommended primary façade.

The non-historic garage at south end of the casita is proposed to be replaced with a triple set of wood doors. (Given information found in the city directory research, this space may have once been used a living quarters).

Walls/Fences

- Stucco a low rock wall outlining the driveway and south property line.
- Relocate a stone wall at the northwest corner to the property. Wall will be reconstructed to match existing section.
- Erect at front of the house, 20' back from the street, a 6'-0"-high coyote fence. Following HDRB policy, the fence will have irregular-height tops, with its assembly components facing inward.
- Infill current opening in rock wall between main house and casita, and construct a 6'-high coyote fence along the north property line.

Exceptions

Exception to remove historic material (Section 14-5.2 (D)(1)(a)), as applied to the windows along the recommended primary elevations.

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

This proposed Window change does not damage the streetscape because the new windows will fit into the existing openings in a manner such that the rhythm of the buildings are maintained.

Staff Response: Staff agrees with response, though believes the south elevation double-hung wood windows are character defining and could be rehabilitated.

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

The Window change allows the owner to install insulated glass windows on the street facing facade which will allow the building to be less energy wasteful avoiding the hardship of a wasteful home and allowing the house to have a lower carbon footprint thus avoiding the injury to the public welfare caused by climate change.

Staff Response: Staff does not believe the response addresses “hardship.”

- (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;*

The proposed Window change is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to coexist with the elements.

Staff Response: Staff agrees with response, but again finds the south elevation wood windows character defining and suitable for rehabilitation.

- (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;*

This Window change is proposed in order to make these windows compatible with the windows that are on the south side of this building. Having windows that are consistent for each structure is a goal that can only be achieved by this change. Other buildings in the streetscape do not have this issue.

Staff Response: There is no definitive date for the steel windows on the west elevation, though it deductively assumed they were installed c.1963. The replacement of wood windows with steel units was a typical treatment of the period; if 50 years old, they represent historic design and material. Given the ambiguity of their age, and the Board's preference to replace steel windows, staff agrees with applicant's response.

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

This Window change is proposed to solve a problem created by a previous conversion of the front and the addition of non conforming non insulating steel windows and is not a result of actions of the applicant.

Staff Response: Staff does not believe this response addresses "special circumstances."

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

This proposed Window change is maintaining the pattern of the divisions in the glass and the same recess to the finished window from the face of the wall and so is providing the least negative impact .

Staff Response: Staff does not believe this response can be applied to replacing the original windows on the south elevation, a recommend primary façade.

In sum, staff believes the applicant has met the exception to replace the west elevation steel casement windows, but not the historic wood windows on the south elevation.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff recommends 2 and 3 as the primary facades for the residence. Staff additionally believes the applicant has met the criteria under Section 14-5.2 (D)(1)(a)) to replace the west elevation steel windows but not the original south elevation windows.

Main house is contributing.

On Page 5, is that historical?

It is not protected unless it is designated and contributable.

Mr. Murphey stated a correction – 3 and 4 of the residence is the recommendation. Casita is to the west.

Christopher Purvis, 200 West Marcy, SFNM (sworn in)

I almost agree. There are two clarifications, double hung windows on the main residence, replacing with windows that look like they are double hung so they will match the windows

Differ slightly on #3, on the south side contributing. The windows there are in sorry shape and I would like to replace them with wood windows, I have met the exception criteria.

John Murphey: Windows are replaceable. Applicant did not demonstrate 30%.

Mr. Purvis: They are not more than 30% rotted, there is too much damage – need to take them off and remodel. We are talking about 2 windows, thermal panes is the proposed replacement.

David Rasch: They are not in-kind.

Mr. Purvis: If you do require it, I could find them so they are TDL like an attached pane that goes inside of the window that is what I would do to make sure it is in-kind.

Ms. Mather: If we did not designate #3 as a primary – can the applicant put in the windows true divided light.

John Murphey: They could put them in like units.

Vice-Chair Rios: Define the façade.

Mr. Purvis: It is a rough façade, the windows are deteriorated; the windows if they could be renovated are the true historic of the house.

Mr. Katz: If we were to make façade 3 as primary can we make an exception today?

Mr. Murphey: Mr. Purvis did apply; you would disagree with staff recommendation.

Mr. Purvis: There is a slight change of staff recommendation. It is built of another material and the wall thickness is different. The wall modification has been modified.

Mr. Murphey: I would agree with that statement but I would say the footprint has been there for over 50 years.

Ms. Mather: Do you regard the casita façade west facing to be the most original part of this property?

Mr. Purvis: The west elevation has seen some changes, there are not enough diagnostics to see the change. I believe the windows have been reversed.

Christopher: double hung traditionally is built with a sloping hill –

No Public Comment:

Casita is contributing as primary

House needs to have a designation and primary facade

Indicate whether the exception has been met to remove historical material

Motion: Mr. Katz I would move first to designate the front building as contributing and designate the south and west façade 3 and 4 as primary and the casita west facing as primary, to approve the application and would find that the exception criteria for the moving of the historical material for the 3 windows has been met and can be replaced with in-kind wood windows and true light, second by Board Ms. Mather, motion carried by unanimous voice vote.

9. **Case #H-13-031. 940A E. Palace Avenue. Downtown & Eastside Historic District.** Jenkins Gavin, agent for Casa Verde LLC, owners, proposes to construct a 3,040 sq. ft. residence to a height of approximately 20'6" where the maximum allowable height is 16' and to construct walls, and fences up to the maximum allowable height of 6'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

940A East Palace Avenue is a vacant lot behind 940 which is listed as a contributing resource to the Downtown & Eastside Historic District. The applicant proposes to construct a 3,040 square foot residence to a height of 20' 6" where the maximum allowable height is 16' and a height exception is requested.

The structure is designed in the Territorial Revival style and features stepped massing, metal capped parapets, square-post portals, and a beam-supported eyebrow on the north elevation. Non-divided-lite windows meet the 30" rule.

Yard walls and fences are proposed at the maximum allowable height of 6'. Walls include stucco or stone as a finish. A bileaf wrought iron pedestrian gate will be installed at the main entry near the two car garage.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT

Per the attached maximum height calculation, the maximum allowable height for the proposed non-street fronting building is 16'-0". We are requesting an exception to allow a maximum height of 20'-6". A 703 square foot master suite is proposed at this height, which is only 21% of the total floor area. Below are our responses to the approval criteria from SFCC §14-5.2(C)(5)(c).

- *Does not damage the character of the district;*

The requested height exception will be consistent with the character of the district. The surrounding neighborhood contains several structures that exceed the height of the proposed project. Furthermore, the site elevation of the buildings to the east and south of the project is 7,092', which is 4' higher than the project's elevation of 7,088', making all three neighboring structures taller than the proposed project. The relevant building heights, as provided by the Historic Preservation Division, are as follows:

- 940 East Palace: Building height 17.3"; site elevation +4'.
 - o Total height: 21.3"
- 944 East Palace (West): Building height 19'; site elevation +4'.
 - o Total height: 23'
- 944 East Palace (East): Building height 16.8'; site elevation +4'.
 - o Total height: 20.8'

Per the above comparisons, the proposed building height will not damage the character of the district. The building will be minimally visible from the street and will therefore have a negligible impact on the experience of the streetscape. Moreover, the highest portion of the house is on the southwest portion of the subject lot, which is furthest from the street. Please refer to attached photographs.

Staff response: Staff agrees with this statement. However, the heights cited are not verified and the total heights cited are what are perceived from this lower site.

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

Since the applicant owns both 940 and 940A East Palace Avenue, a lot line adjustment was performed to reduce the size of the 940 East Palace lot as far as was permissible by City Code, thereby increasing the size of the subject lot. However, due to the spatial restrictions of the building site, the proposed structure still has a limited amount of square footage unless a second story is added. Therefore, the height exception is necessary to prevent hardship to the applicant by greatly restricting the size and value of the project.

Staff response: Staff does not agree with this statement. The scale of the proposed residential structure is rather large and not in harmony with other smaller residences in this streetscape.

- (iii) *Strengthens 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 ability to construct new dwellings in the historic district with varied massing and parapet heights provides for a more heterogeneous fabric in the neighborhood. The height exception will allow the new residence to utilize step back massing to break up the structure's form and relate positively to the surrounding buildings, which is critical to preserving the residential character and vitality of the Historic Districts.

Staff response: Staff agrees with this statement.

- (iv) *Is 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 subject property sits 3 to 5 feet lower than the adjacent properties to the east and to the south. The higher grade of the southern property in particular and the 19' height of the existing structure create a unique special relationship between the two properties. This exception would allow the proposed residence to relate more appropriately vertically to the surround buildings, while also maintaining the required lot coverage.

Staff response: Staff agrees with this statement.

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

The grade change between the surrounding properties and the subject property are existing conditions and were not created by the Applicant.

Staff response: Staff does not agree with this statement. The lot line adjustment is a result of the actions of the applicant and the known one-story height calculation does not support the request for excessive square footage.

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

The proposed building will display a historic vernacular in style, form, color, height, proportion, texture, and material, thereby maintaining a general harmony with other buildings in the Downtown and Eastside Historic District. More importantly, however, the granting of this exception allows the building to harmonize with the height and massing of the adjacent structures. Furthermore, this exception request is in keeping with the purpose to "*preserve property values*" by permitting the subject parcel to be improved in an appropriate manner that is consistent with the neighborhood pattern, which includes both two-story houses and larger homes placed on small lots. Please see attached photographs showing examples in the immediate neighborhood.

Staff response: Staff does not agree with this statement. The immediate neighborhood has residential structures that appear to be mostly smaller than this proposed request.

STAFF RECOMMENDATION:

Staff recommends denial of the height exception request because the applicant did not meet the criteria that specifically addresses streetscape harmony. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Jennifer Jenkins, Colleen Gavin, Sworn In

Ms. Mather stated that to the south of this proposal there is a 2-story building, what is the height?

Mr. Rasch: Referred to Page 9 – building is non historic over 16' – building is 19' high. The proposed building is starting at a lower grade and it is asking for 4' 6" over the allowable height. Topographic survey, foot print of the building has 2' – Board could allow them the 4' it would only disallow the 6".

Ms. Mather: Page 17 & page 18 – no dimensions on any of the parts of this building, is this acceptable as a submittal.

David Rasch: We typically do not require dimensions on the plan, you can request dimensions.

Ms. Katz: Do you have any sense of the compared heights from Alameda to the proposed building to the building on back of Canyon Road?

David Rasch: I don't know how it would look from Alameda, I would assume that it would look similar to the two buildings.

Ms. Katz: Did you request a story pole?

David Rasch: I did not.

Ms. Mather: In the application, the applicant did include the colors of the windows and the stucco, I am concerned as it should be read in to the record.

Colors: Cemetious Sahara – stucco and ICC brown for the windows.

Jennifer Jenkins – Colleen Gavin (Sworn In)

Stated that With respect to the historical vernacular – height exception request; we did send additional information. We do have a sloping site, 2 ½ feet.

Exhibit B – 90 – North side of the garage at is at 87.3. The board has the authority to grant the 4' in height and we are requesting 4'6". Relevant to address the criteria,

Ms. Mather: Can you reduce the roof by 6" so you won't need an exception?

Ms. Jenkins: 6" makes a huge difference on this project.

Exhibit C – It was our intent to make the second story element – vertical massing change, with interior ceiling height, 7'6" bottom floor, 8'4" top floor. If this house is constructed we will be 2 ½ feet lower than the building shown. We want to build a house that doesn't look like it is being built in a hole. How do we harmonize with the surroundings? This is the existing casita to the east, if we build at the proposed height we will be lower than this building, we will be the shortest building in the vicinity.

Ms. Kantner: View looking to the north, visitation to the Santa Fe River, what would we see from Alameda?

Ms. Jenkins: It would be hard to see. In the summer month it will be lush. We will be tucked in the back area.

Ms. Jenkins: Height exceptions #1 – staff states that the adjacent buildings are how the heights are perceived from our site, it is how the site is perceived, we concur with that statement; we want to relate to what makes sense for this property.

This is not an enormous building it is 2600 sq. ft., scale size, massing height, nothing that we are proposing is out of height in that area – it is all meshed in together. We have an 8400 sq. ft. lot; our client maximized the lot size, 2-story buildings.

Note: Those are not in the visible streetscape.

David Rasch: What is the percentage from top to second floor?
20%

Ms. Jenkins: Neighbor could not be here: Notified letter.
Exhibit D: (Enter letter in to the record).

Ms. Mather: How close is your proposal to the existing house.

Ms. Jenkins: 5' or 6' to the back of the house.

Ms. Mather: Can you describe the open space?

Ms. Jenkins: There is an entry from Palace to the front court yard. The back yard is the living space; this is the south end of the lot. Front courtyard wraps around the house. Lot to the west is vacant.

Ms. Katz: Garage doors are ugly, can you do a coyote fence along the river?

Ms. Jenkins: We could, the vegetation is there. The only thing we need to be conscious of is the access easement. I would offer if there is adequate space where we don't encroach into the access space, we are happy to do that.

Ms. Katz: Is the stone wall on the property?

Ms. Jenkins: No not in that section. If we could make this work we would be happy to do that.

David Rasch: It would be a 6' maximum.

Board Member Boniface: Reflecting on the Plan, would you consider doing 2 single doors and maybe some wood platting.

Ms. Jenkins: Our preference would be to keep it in wood but keep it as one door. If it is a reasonable compromise we would do wood and keep it as one and potentially build a fence.

Ms. Mather: Explain the discrepancy, 10,040 sq. ft. 2,600 heated square feet, garage and portals are they included?

Ms. Mather: The existing casita we have already had before, that faces Palace. Will your new wall I attach in to that building or not?

David Rasch: Yes, there were some walls and this is being put up in place of it and it will maintain the same height.

Ms. Jenkins: There is an area that has been demolished.

Public Comment:

Signe Lindell 147 Gonzales, neighbor to this property. (Sworn In)

I have watched this property for a while. I wanted to speak in favor of this project. I have seen how the casita has been worked on by this owner and it made me very happy to see that this owner wants to put her own residence on this adjacent property. I would hope that you would allow the additional 6" – in the spirit of how the property sits that the Board would see fit to grant that variance. The care that was done in doing the casita; it really pleases me to see this done in the neighborhood. Thank you for your service, it has made a difference.

Ron Layden, 1405 Santa Cruz Drive, Santa Fe, NM (Sworn In)

I own the property across from the Tea House on Canyon Rd. The owners that restored that building really did a fine job. It is a beautiful attribute to the neighborhood, it is not congruent with the neighborhood, everything else is stucco. It will be nice addition to the neighborhood and elevation is going to be lower to the other buildings. No additional comments, thank you.

Motion: Mr. Katz moved to approve Case #H-13-031- 940A E. Palace Avenue; in respect to the change in elevation we should grant the 4' additional height and that the exception criteria allow the extra 6" and that it is important that it is 2' lower to the east, and I would move to approve with the condition that the garage door be made out of wood and not metal, second by Ms. Mather, motion carried by unanimous voice vote.

Ms. Mather offered a Friendly amendment that there be two garage doors instead of one and no roof top appurtenance, Mr. Katz accepted the friendly amendment, motion carried by unanimous voice vote.

I. MATTERS FROM THE BOARD

The Board said that they would like the applicant to know the definition of appurtenances also to know if it will include a screening. Tell applicants about rooftop appurtenances.

David Rasch: When we get in to the rewrite, we currently list historical buildings cannot have visible appurtenances, silent, when it becomes contributing, then you need an acceptance. Any rooftop cannot be visible.

Rooftop mechanical on the ground.

An additional request from the board is to have the color board. Can we get people to bring in samples? Mr. Rasch responded that the Board can always ask to see the original color. It was suggested that staff ask for two samples so the board can look at it and keep on one file.

David Rasch: Requested that the Board set time aside to talk about the 2013 Heritage Preservation Awards. (Forms - Exhibits) Mr. Rasch will need nominations back no later than May 9th, we will vote on May 14th.

Communications: The Board suggested that staff provide what they referenced as educational tidbits. Many time the Board members are asked questions such as, what are the boundaries in each historic district. It would be good to have some of this information readily available.

The Board members will send David or John ideas and questions that could be elaborated on at future meetings. Historic district boundaries maybe one boundary at a time.

J. ADJOURNMENT

There being no further business to come before the Historic District Review Board, the meeting was adjourned at 7:55 pm.

Signature Page:



Cecilia Rios, Vice-Chair
Fran Lucero, Stenographer

Exhibit A - 523 Canyon Rd.

McDOWELL ASSOCIATES

FINE HOMES SINCE 1976

April 23, 2013

The Historical Design Review Board
The City of Santa Fe Historic Review Division
Re: 523 Canyon Road Amendments to Submitted Plans

Dear Board members,


Please accept this drawing as my request for a few amendments to the plans I submitted for review with staff.

The changes are:

1. Make the one car garage a two car garage.
2. Add shutters to the south elevation.
3. Delete one window on the south elevation.

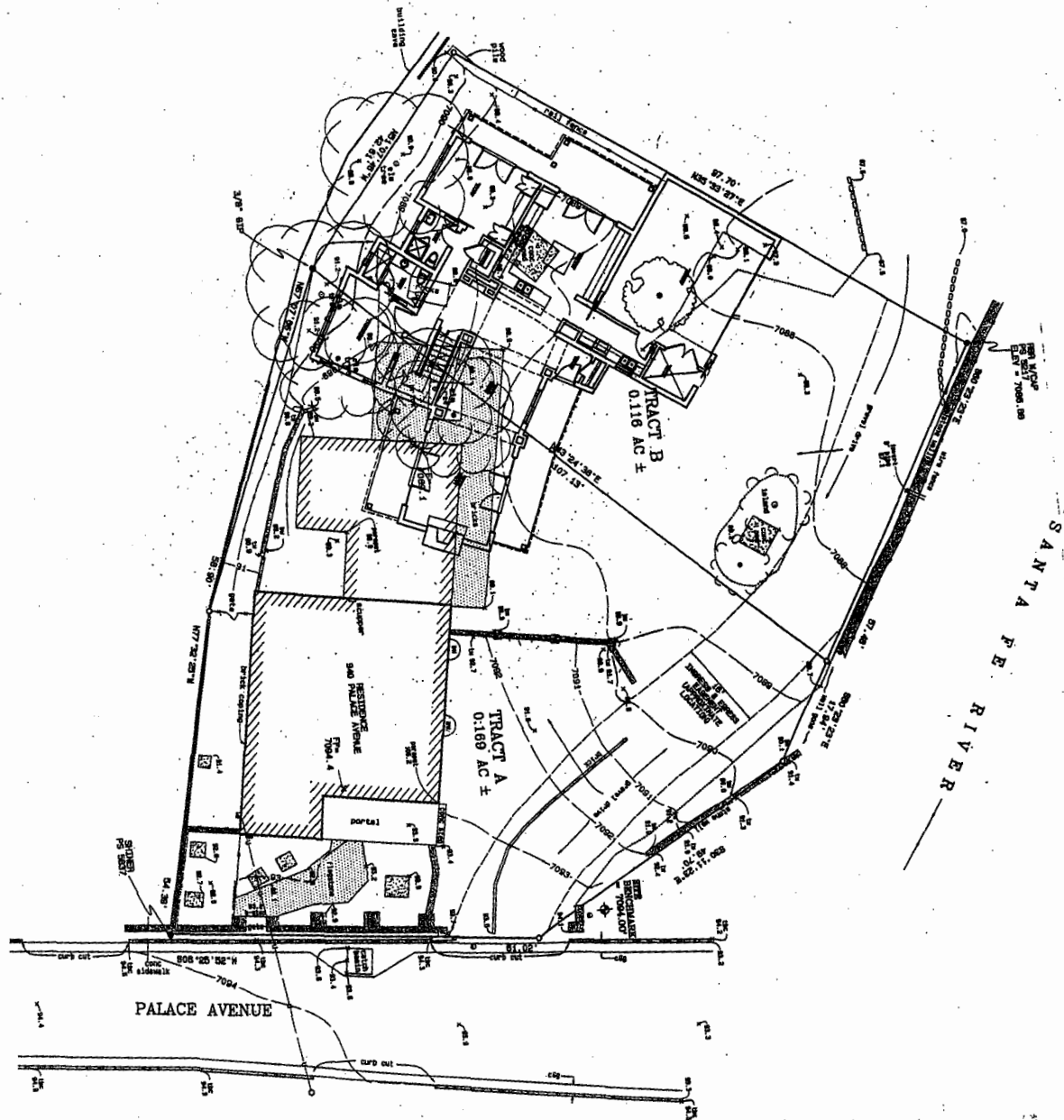
Thank you for your consideration

Best Regards,



Doug McDowell
Owner/Applicant

Exhibit B



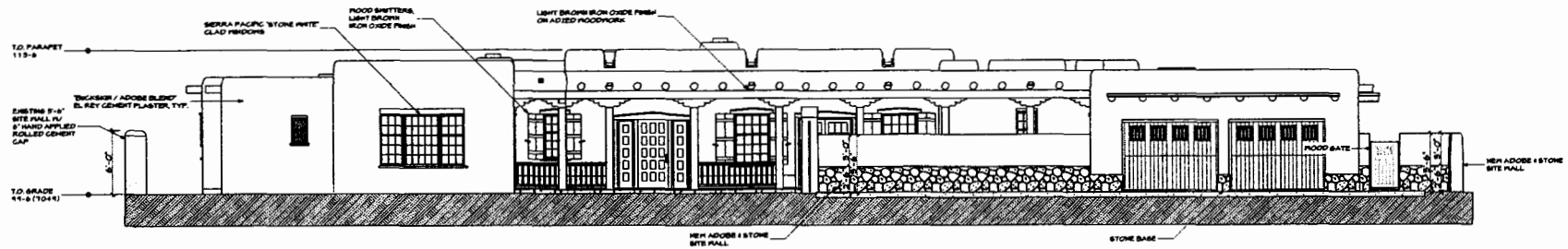


523 Canyon Road Site Plan
 Scale: 1" = 30'
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 Graphic Scale

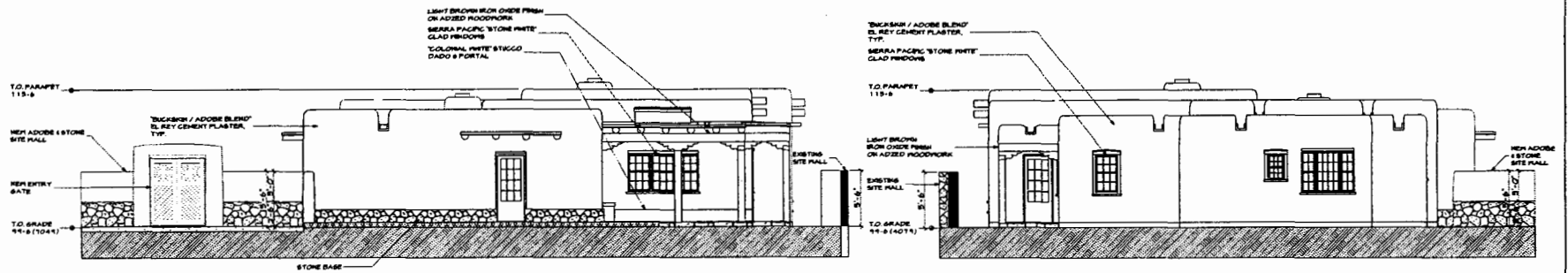


523 Canyon Road



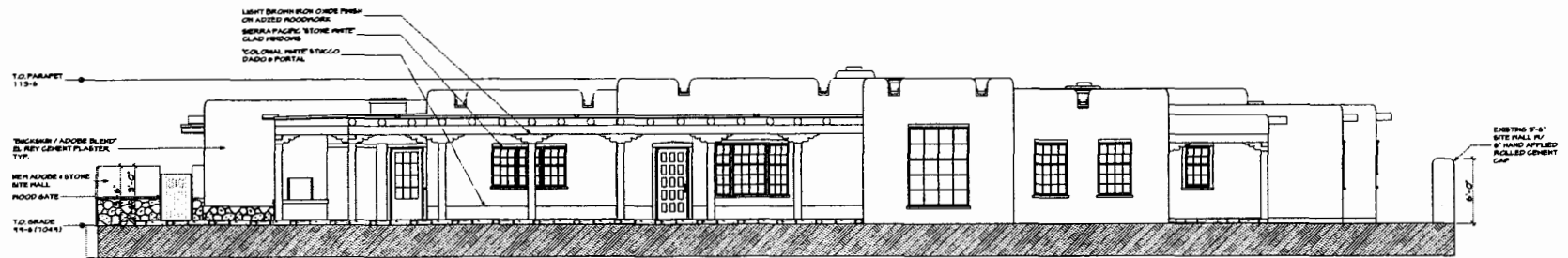


① South Elevation
Scale: 1/4" = 1'-0"



② East Elevation
Scale: 1/4" = 1'-0"

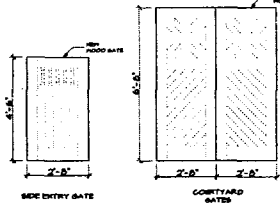
③ West Elevation
Scale: 1/4" = 1'-0"



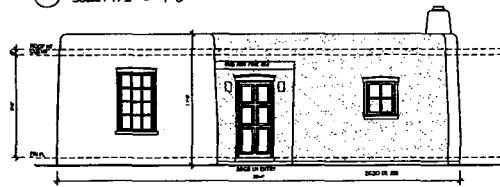
④ North Elevation
Scale: 1/4" = 1'-0"

0 12 4 8 16
Graphic Scale

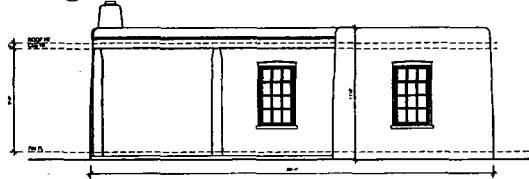
523 Canyon Road



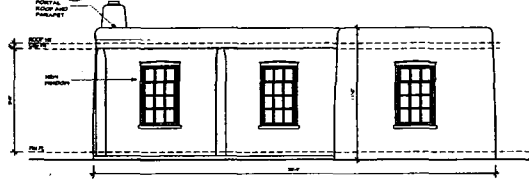
① Gate Elevations
Scale: 1/2" = 1'-0"



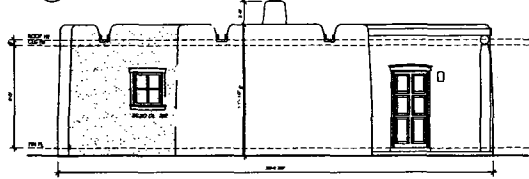
⑫ Existing Casita North Elevation
Scale: 1/4" = 1'-0"



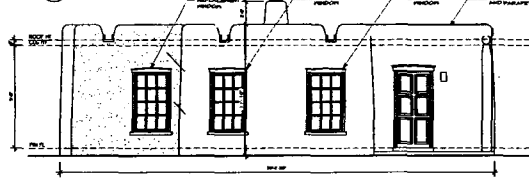
⑥ Proposed Casita North Elevation
Scale: 1/4" = 1'-0"



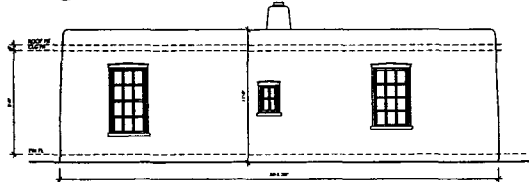
⑨ Existing Casita South Elevation
Scale: 1/4" = 1'-0"



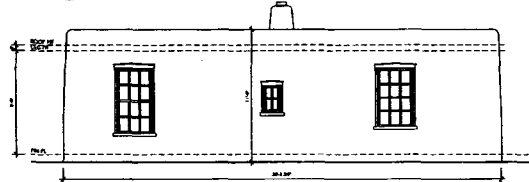
⑥ Proposed Casita South Elevation
Scale: 1/4" = 1'-0"



⑧ Existing Casita West Elevation
Scale: 1/4" = 1'-0"



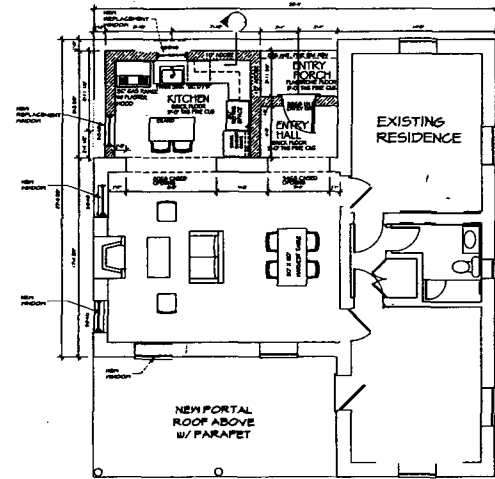
④ Proposed Casita West Elevation
Scale: 1/4" = 1'-0"



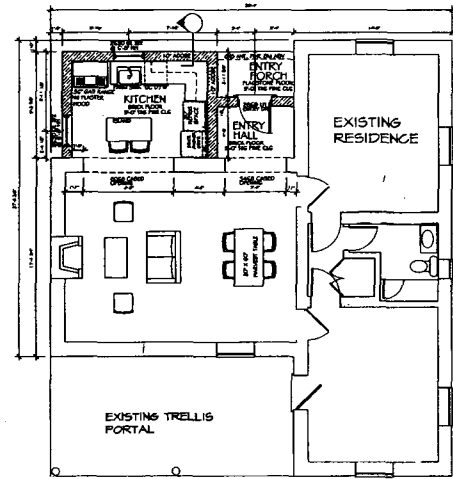
⑦ Existing Casita East Elevation
Scale: 1/4" = 1'-0"



③ Proposed Casita East Elevation (No Change)
Scale: 1/4" = 1'-0"



② Proposed Casita Floor Plan
Scale: 1/4" = 1'-0"



① Existing Casita Floor Plan
Scale: 1/4" = 1'-0"

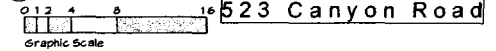




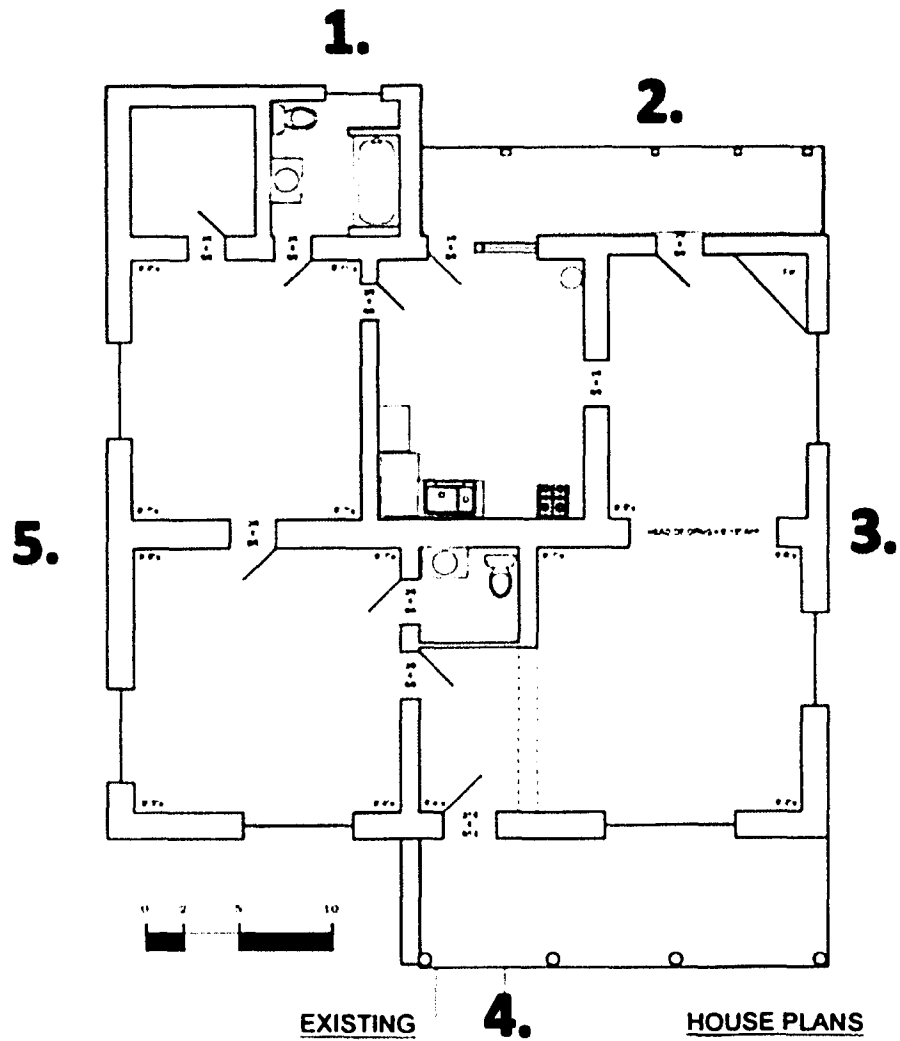
Exhibit C

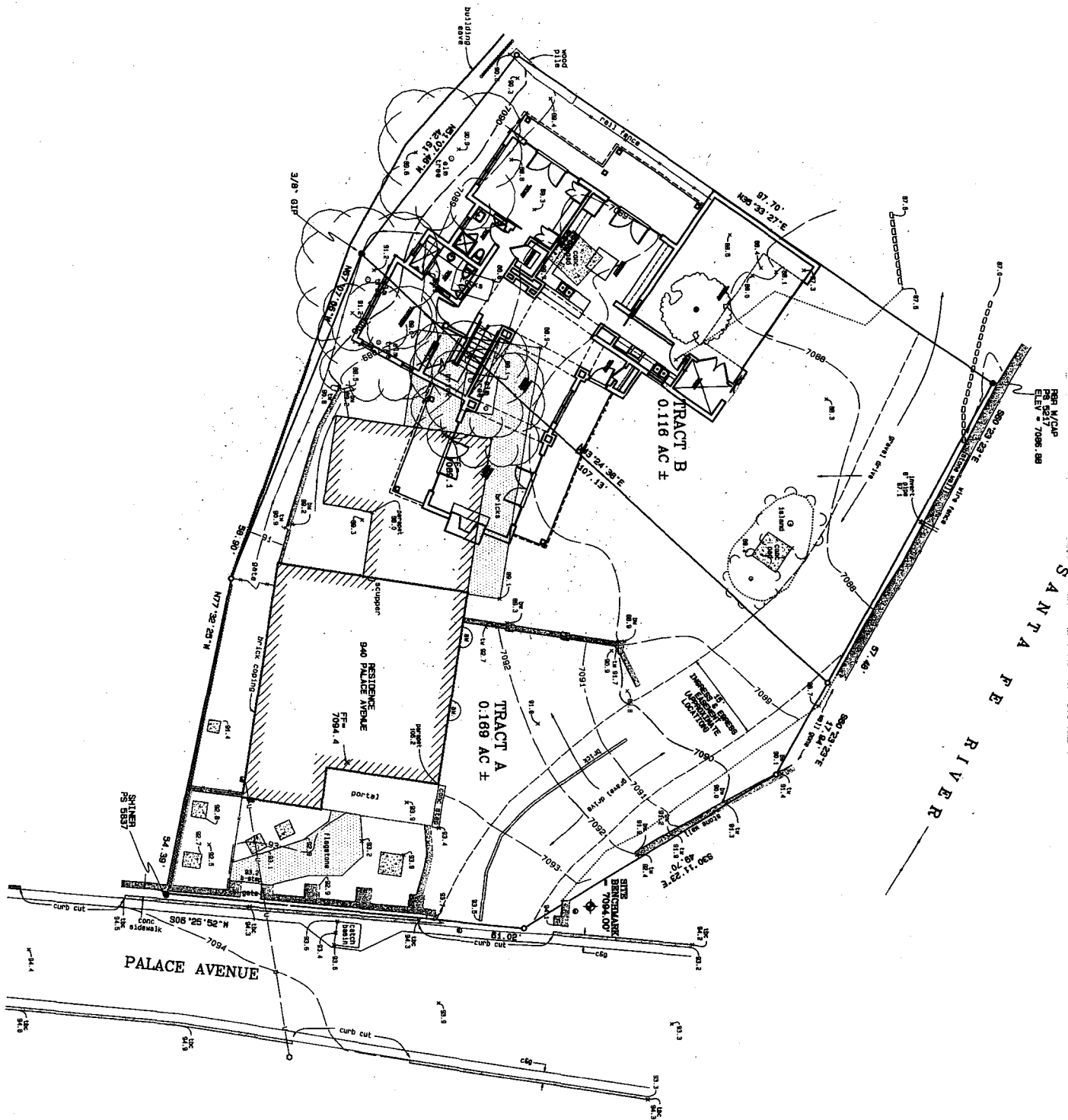


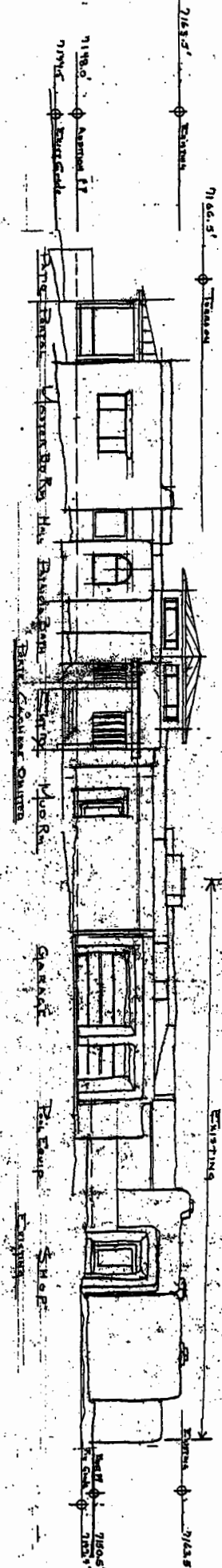


855 East Palace Avenue
Primary Façade Evaluation

Main House







ELEVATION A

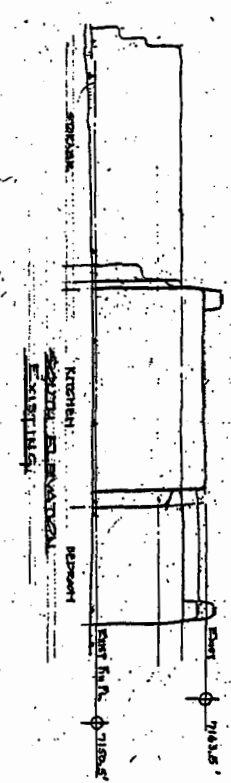
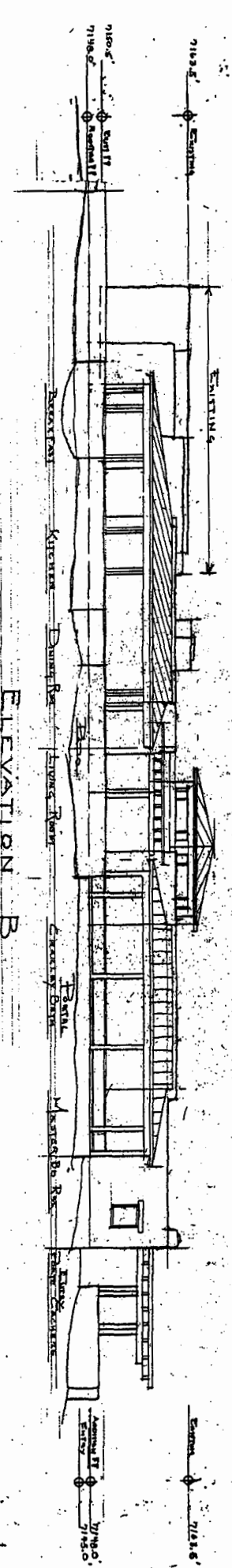
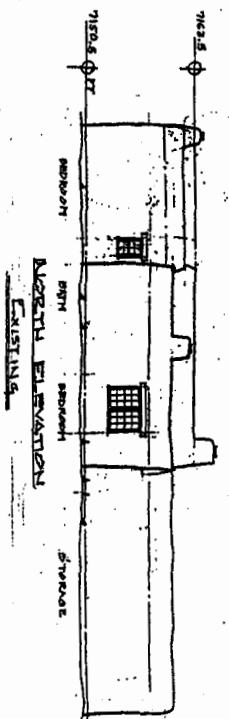


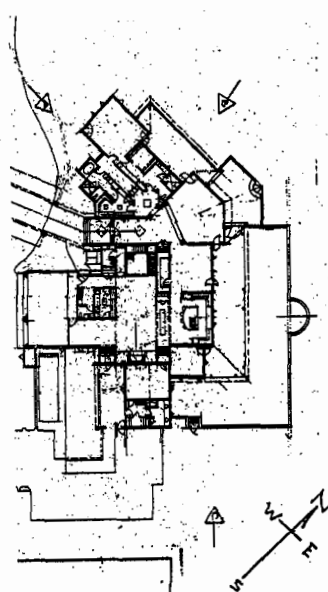
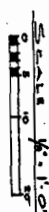
EXHIBIT B



ELEVATION

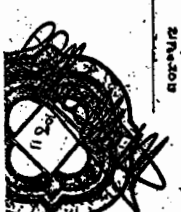


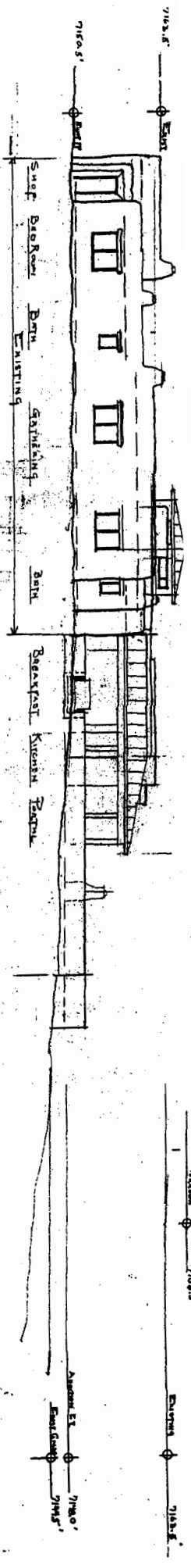
ALBERT ELEVATION



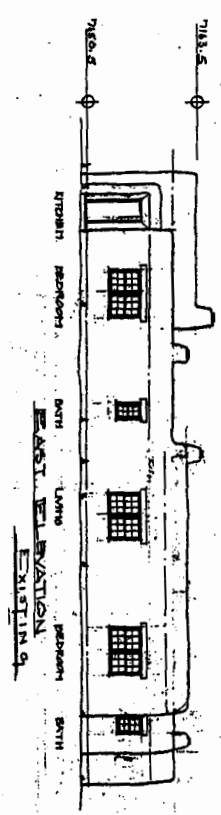
Remodel and Addition
for
Charley & Patricia Brewer
825 Old Santa Fe Trail
Santa Fe, New Mexico

Revised 6 April 2000
54 June 2000

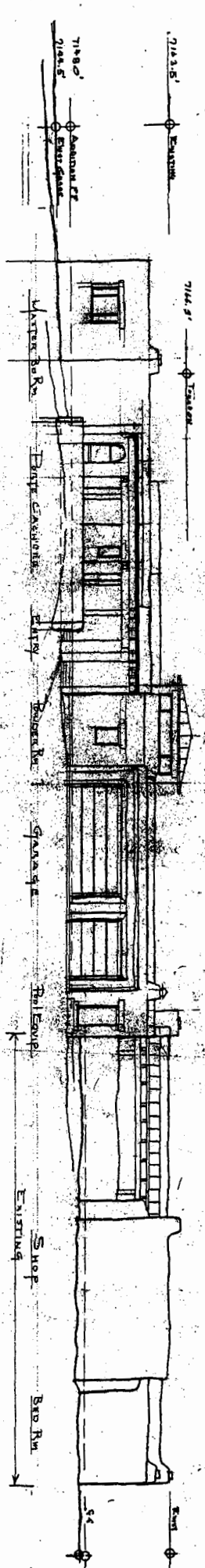




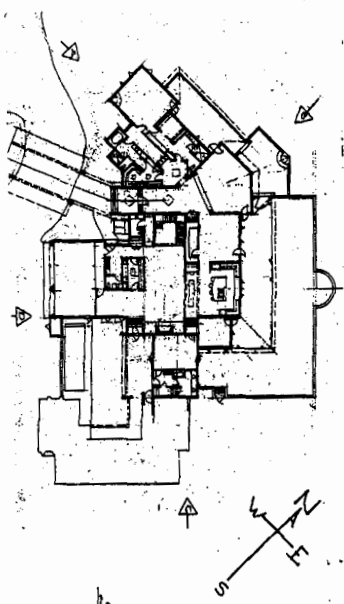
ELEVATION C



ELEVATION D



ELEVATION E



SCALE 1/8" = 1'-0"

Remodel and Addition
for
Charley & Patricia Brewer
825 Old Santa Fe Trail

TO THE HDIRBOARD MEMBERS

I AM NANCY MAMMELS NEIGHBOR
TO THE WEST OF HER PROPERTY
AT 940 EAST PALACE AVENUE,
AND I WHOLEHEARTEDLY SUPPORT
YOUR GRANTING OF HER REQUEST
FOR BUILDING VARIANCES. IT SEEMS
REASONABLE GIVEN THE SITE AND
THE NEIGHBORING BUILDINGS THAT
YOU ALLOW THESE VARIANCES.

THANK YOU
DAVID PARSONS
APRIL 23, 2013

This instrument was acknowledged before me on April 23, 2013
by David Parsons.


Notary Public

State of New Mexico)
County of Santa Fe) SS

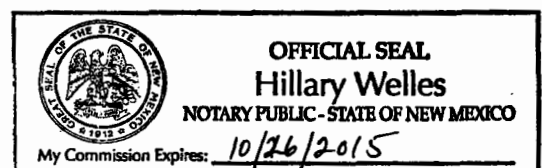


Exhibit D.

City of Santa Fe

2013 Heritage Preservation Award Nomination Form

Name of Nominee: _____

Address: _____

Name of Project (if applicable): _____

1. Please choose an award category (one category only)

- ☐ Historic Preservation Project
- ☐ Compatible New Construction
- ☐ Archaeology
- ☐ Cultural Preservation
- ☐ Sara Melton Award
- ☐ Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's History

2. Briefly explain why a Heritage Preservation Award is deserved.

3. Please include photographs, drawings, or additional text to further support the nomination.

4. Has nominee received a City of Santa Fe or Santa Fe Heritage Preservation Award in the past?

Yes___ No___

If so, when and for what? _____

Nominated by: _____

Address: _____ Phone: _____

Email: _____

Return completed nomination to David Rasch, City of Santa Fe, Historic Preservation Division,
P.O. Box 909, Santa Fe, NM 87504, or darasch@santafenm.gov
by 5 pm, April 19, 2013

2013 Heritage Preservation Awards

You are invited to nominate recipients for the City of Santa Fe's annual Heritage Preservation Awards and to attend the Awards Ceremony.

The awards will be presented by the Mayor, the Historic Districts Review Board, and the Archaeological Review Committee, to coincide with National Preservation Month.

This year's ceremony will take place on Thursday, **May 30, 2013**, starting at 6:00 pm, at the Old Santa Fe Trail Building.

The award categories are:

Historic Preservation Award: Outstanding examples of restoration or rehabilitation of a designated historic property completed within the last two years.

Sara Melton Award: Sensitive maintenance and rehabilitation of an historic structure.

Compatible New Construction Award: Outstanding examples of new construction that harmonizes with historic structures in the Historic Districts completed within the last two years.

Archaeology Award: Outstanding examples of archaeological preservation or significant contributions to Santa Fe's body of archaeological knowledge.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's History: This award is intended to recognize a project, group, or individual that has made an exceptional contribution to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Award winners will be notified two weeks in advance of the Awards Ceremony.

If you have questions or need more information, call the Historic Preservation Division, at 955-6605 or e-mail David Rasch, at darasch@santafenm.gov.