



# Agenda

CITY CLERK'S OFFICE

DATE 8-7-13 TIME 10:35 am

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 13, 2013 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 13, 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: July 23, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-012 526 Galisteo Street  
Case #H-11-117 621 Old Santa Fe Trail  
Case #H-13-037 555 Camino del Monte Sol  
Case #H-13-060A 1219 Cerro Gordo Road  
Case #H-13-060B 1219 Cerro Gordo Road  
Case #H-13-062A 203 E. Santa Fe Avenue

Case #H-13-062B 203 E. Santa Fe Avenue  
Case #H-13-063 1224 ½ Cerro Gordo Road  
Case #H-13-061 316 E. Buena Vista  
Case #H-13-065 616 East Alameda 3A  
Case #H-13-066 537 Hillside Avenue  
Case #H-13-067 872 Don Cubero Avenue

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

1. Case #H-11-047. 100 Block of Camino del Campo. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, owners, proposes to amend a previous Board approval by changing two 5-plexes to a 6-plex and a 4-plex. (David Rasch).
2. Case #H-13-004. 918 E. Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Eastside Partners LLC, owners, requests an amendment to a previous Board approval to remove exposed wood lintels from the existing structure as well as the approved addition. (John Murphey).
3. Case #H-13-068. 435 Arroyo Tenorio. Downtown & Eastside Historic District. Felicitas Funke-Riehle, agent for Nicholas J. Ritter, owner, proposes to remodel a non-historic property including the construction of a 265 sq. ft. addition, 355 sq. ft. carport, and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates. (David Rasch).
4. Case #H-13-069. 322A Camino Cerrito. Downtown & Eastside Historic District. Andrew Lyons, agent for Dr. Moon Wai IP, owner, proposes to remodel a non-contributing residential structure including the removal and replacement of portals, staircases, roof decks, and windows. (David Rasch).

5. Case #H-13-070A. 1562 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Carol Moldaw and Arthur Sze, owners, request an historic status review of a non-contributing residential structure and a significant garage. (David Rasch).
6. Case #H-13-070B. 1562 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Carol Moldaw and Arthur Sze, owners, proposes to remodel a residential structure with 808 sq. ft. of additions. An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).
7. Case #H-13-071. 211 E. Berger Street, Unit C. Don Gaspar Area Historic District. Greg Allegretti, agent for Dragon, LLC, owner, proposes to remodel a contributing residential structure with a 214 sq. ft. addition, replacement of non-historic windows, removing a door awning, and restuccoing. (David Rasch).
8. Case #H-13-072. 123 E. Buena Vista Street. Don Gaspar Area Historic District. Craig Hoopes, agent for Jean Pierre Campbell, owner, proposes to construct an approximately 871 sq. ft. addition at same the height of this contributing residence. (John Murphey).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



# Agenda

CITY CLERK'S OFFICE

DATE 7/25/13 TIME 2:35p

SERVED BY Camille Viret

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Case #H-13-067 872 Don Cubero Avenue

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

1. Case #H-13-018. 774 Acequia Madre. Downtown & Eastside Historic District. Joseph Martinez, agent for Elizabeth Travis, owner, proposes to construct an approximately 132 sq. ft., 10'6"-high addition on a contributing residence. (John Murphey).
2. Case #H-11-047. 100 Block of Camino del Campo. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, owners, proposes to amend a previous Board approval by changing two 5-plexes to a 6-plex and a 4-plex. (David Rasch).
3. Case #H-13-004. 918 E. Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Eastside Partners LLC, owners, requests an amendment to a previous Board approval to remove exposed wood lintels from the existing structure as well as the approved addition. (John Murphey).
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9. Case #H-13-072. 123 E. Buena Vista Street. Don Gaspar Area Historic District. Craig Hoopes, agent for Jean Pierre Campbell, owner, proposes to construct an approximately 871 sq. ft. addition at same the height of this contributing residence. (John Murphey).
10. Case #H-13-073. 908 Galisteo Street. Don Gaspar Area Historic District. Lon Perry, agent for Tom Bachicha, owner, proposes to replace windows, remove a door, install screened rooftop equipment, below the 15' maximum allowable height, re-stucco, and make other changes to this contributing residence. (John Murphey).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
August 13, 2013

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

**August 13, 2013**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Sharon Woods, Chair  
Ms. Cecilia Rios, Vice Chair  
Mr. Edmund Boniface  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

One Vacancy

**OTHERS PRESENT:**

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

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

**C. APPROVAL OF AGENDA**

Mr. Rasch said Case #H-13-072 (#8) had been removed from the agenda by the applicant.

**Mr. Katz moved to approve the agenda as amended with Case #H-13-072 removed from the agenda. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: July 23, 2013**

Mr. Rios requested the following changes to the minutes:

On page 5, line 3, it should be 14 inches instead of 14 feet.

On page 10, line 6, should read, "Ms. Rios asked if this house could be seen from a public way."

Mr. Katz requested the following change to the minutes:

On page 23, paragraph 8 under Staff Recommendation, it should say a "low pitched roof."

Chair Woods requested the following change to the minutes:

On page 26, in the paragraph above Public Comment, should read, "Chair Woods suggested on the front elevation that he add a corbel."

**Mr. Katz moved to approve the minutes of July 23, 2013 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

**Case #H-09-012    526 Galisteo Street**

**Case #H-11-117    621 Old Santa Fé Trail**

**Case #H-13-037    555 Camino del Monte Sol**

**Case #H-13-060A   1219 Cerro Gordo Road**

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**Case #H-13-066    537 Hillside Avenue**

**Case #H-13-067    872 Don Cubero Avenue**

There were no requested changes to the Findings and Conclusions.

**Ms. Rios moved to approve the Findings and Conclusions as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **F. COMMUNICATIONS**

Mr. Rasch reported that the Rooftop Pizza appeal was heard by the City Council and was remanded back to this Board with directions. The Board should see that application soon.

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

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after the date the Findings of Fact and Conclusions of Law for that case were approved by the Board.

Ms. Stefanie Beninato, 604 Galisteo Street, was sworn. She wanted to correct the comments on 526 Galisteo Street. Her comments said she was concerned that the garage door did not face the street but she her comment was that she was not concerned that it did not face street. However she also wanted to note because she was late and did not see the plans, that she was unaware that there was a building to be constructed there and not just a wall. She believed that the architect, Christopher Purvis had only counted the contributing building and this add-on and the new building, rather than the built space which includes the portals and ramadas that are there. She also wanted to raise a question regarding conflict of interest.

She wondered when architects who were actually hired personally for their own buildings or had worked with them as builder, for example whether "you are in a conflict of interest and whether you should be recusing yourself from discussion at all when these architects appear in front of you." She was just raising that as a point of discussion and maybe the City Attorney could have a private discussion with the Board member about that.



## **H. ACTION ITEMS**

1. **Case #H-11-047. 100 Block of Camino del Campo.** Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fé Civic Housing Authority, owners, proposes to amend a previous Board approval by changing two 5-plexs to a 6-plex and a 4-plex. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

The 100 block of Camino del Campo is a vacant lot where the HDRB has previously approved two two-story 5-plex residential structures with a height exception to 24'.

Now, the applicant proposes to amend the approval to include a two-story 6-plex and a two-story 4-plex. The structures are designed in a simplified Spanish-Pueblo revival style at approximately 23' high with battered walls, exposed wooden headers, and divided-lite windows. Metal balustrades will be installed at stairs and on second story porches. Several porches have a semi-circular footprint.

Other project details will not change from the previous approval, including finishes, colors, and yardwalls.

### **STAFF RECOMMENDATION:**

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

### **Questions to the Staff**

Ms. Mather asked, since this case was heard a couple of years ago, what changes to the original proposal had already been approved by the Board.

Mr. Rasch said it was mostly the fact that the two buildings were changing the amount of units, but there were design details changing. As he had noted specifically several of them had a semi-circular footprint and that wasn't included previously.

### **Applicant's Presentation**

Present and sworn was Mr. Michael Duty, 404 Kiva Court, who for the benefit of new members, explained that this was a piece of land that was owned by the City. This parcel was the smallest of three that were owned by the City. The biggest one was Phase 1 and 2 called Villa Alegre, and was approved by this Board and was built and finished two years ago. The second parcel was on land that was across the street and was Phase 3 but they called it Camino Campos Apartments, (elderly housing units) approved by Board and built some time ago. This particular land was in the original days rezoned to C-1. Originally the

Santa Fé Civic Housing Authority contemplated putting in some office space, but later decided to continue with housing. Two years ago he came with a ten-unit apartment complex proposal and approved by the Board.

The changes since then have been for economics to some extent. It had contained some apartments that were very large (1,400 square feet) and economically difficult. So there was a redesign that made the apartments smaller, but still not really small. They also wanted to change the site plan to create a great deal of open space in the center which the other plan didn't have.

They modified the design and it would be LEED certified. They would do something similar to the other projects. The first large project was LEEDS platinum, and the second was also LEEDS Platinum and also had a net zero carbon footprint in terms of energy. This one wouldn't because it was smaller, but would be designed along the same lines. That was a commitment made to the City a long time ago for all their projects.

He showed the West Alameda elevation drawings and the Camino del Campo elevation showed the walls and plantings surrounding the complex. The project going to CID for permitting since it was City-owned land as happened with the other two projects.

#### Questions to the Applicant

Ms. Mather didn't notice any rooftop equipment on this building and asked if it was hidden by parapets.

Mr. Duty answered that this would be an electric air-to-air heat pump geo-thermal system, (technically it was ground source heat). It was very economical and helped to get LEEDS certification. The condensers were very small and would be hidden behind the parapet or screened. If they were too high they would put them on the ground and screen them to keep them invisible.

Ms. Mather asked Mr. Duty about the semi-circular balustrade Mr. Rasch pointed out and didn't recall that being part of the original submission. She asked if he would be amenable to squaring those off so they would be more harmonious with Santa Fé style.

Mr. Duty said there were two ways to square them off. One would be straight across the opening or the other would be to square them off and allow a cantilever of a foot or two. The attempt here was to give the residents as much space on the balcony as possible. The answer was that he could square them off. He was aware that it was unusual. He would prefer to be allowed to cantilever them a couple of feet to give the residents as much room as possible.

Ms. Mather asked Mr. Rasch what length of cantilever was allowed.

Mr. Rasch said there were no requirements for cantilever which meant a cantilever could be accepted.

Mr. Boniface referred to page 16 of the submittal for exterior elevations. He asked if the second floor

balcony would be enclosed on the site elevation on the left side.

Mr. Duty said the second-floor balconies that had the balustrades were enclosed. There were three of them and asked Mr. Boniface if he was referring to the drawing on top or below.

Mr. Boniface said he was talking about the one above.

Mr. Duty referred to the floor plan to point out that there were open balconies on the other side of the building. These were nice units with 2 bedrooms and 2 baths in which the balcony off the bedroom was open, and the balcony off the living room was enclosed.

Mr. Boniface explained that the elevation didn't show the door so he thought it was enclosed.

Chair Woods asked him to look on page 15 where you could see the door.

Mr. Duty said he was right. It didn't show a door but there was a door there. It would be a wood-clad door.

Mr. Boniface went to the right hand side of that same drawing would be where the cantilever balcony should show up.

Mr. Duty agreed.

Mr. Boniface understood that was missing and asked how far out it would project.

Mr. Duty said it was approximately two feet.

Ms. Rios asked how many more units there would be.

Mr. Duty said these would be 10 units just like the last proposal. He corrected his earlier statement. They tried to make these units smaller, but the Housing Authority wanted the nicest units possible, so they were expanded size and they were spacious. He didn't have a comparison with the original design.

Ms. Rios asked if there was a lighting proposal.

Mr. Duty had none but said they would be down lights and shielded and follow the ordinance. They had lighting in ceilings of balconies and ample opportunity to do something with low-level lighting of landscaped areas.

Chair Woods referred to page 15, the front elevation and pointed out that it was a two-story building without setbacks although the portals relieved it a little bit. She asked if there was any way to change the height so not straight across and not sheer. Any way to lower or raise masses to give it a little more variation.

Mr. Duty agreed. They were trying to stay under the maximum height which Mr. Rasch stated was 23' although in his drawings (sheet A 3.0) the parapet was labeled 22' 0". He would be happy to vary it and might have to go up to 23'.

#### Public Comment

Present and sworn was Ms. Ellen Bradbury and knew this was not the right place but in the historic Guadalupe Neighborhood there was so much housing crammed in with no space for recreation, or people to walk or have a park. This was the third housing project stuffed in that land. In terms of her neighborhood, people were just appalled with yet another housing project. The net effect of stuffing people into it meant no place for recreation or a park. It had no open space which was regrettable.

Present and previously sworn was Ms. Stefanie Beninato who said she appreciated the improved affordable housing, but it was massive and too much the same. It was just block, block, block without much relief. The last time, walls were raised on west side, mechanical doors were suddenly visible from the street that weren't supposed to be. Affordable housing required doors. Her concern was the block effect with no setback requirements. She liked the idea of curved balcony, as opposed to rectangular. His biggest concern was that they not be too high and mechanical doors were not visible from the streets.

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

#### Wrap-up by the Applicant

Mr. Duty said as the Board might recall the housing density was a very big issue. There were extensive meetings with the neighborhood. As a consequence, they mapped the entire district and considered the density of housing there and calculated the spaces between houses. At the conclusion, they had overwhelming neighborhood support and received awards for working with the neighborhood.

This project did meet zoning requirements. It had reasonable open space across the street on Alameda. It was downtown so they could expect density. They followed through on it.

Ms. Rios asked for the project location and how close it was to the street.

Mr. Duty said it was on Camino del Campo, slightly over 10 feet to 18 feet for the setback. On West Alameda varied 10-18 feet. On the east sidewalk and had 10 foot setback, and the setback to the north was across the parking lot.

**Ms. Mather moved to approve Case #H-11-047 as submitted with the following conditions:**

- 1) That there be no visible roof top appurtenances;**
- 2) That the semicircular footprint of the balustrades be changed to cantilevered not greater than 24" and squared off;**
- 3) Any lighting would be brought to staff for review; and**

**4) That the application attempt to create variation in the overall evaluation.**

**Ms. Walker seconded the motion.**

Ms. Rios clarified that the condenser would be screened on the roof but if too big he would put it on the ground. Mr. Duty agreed.

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

- 2. Case #H-13-004. 918 E. Acequia Madre.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Eastside Partners LLC, owners, requests an amendment to a previous Board approval to remove exposed wood lintels from the existing structure as well as the approved addition. (John Murphey).

Mr. Murphey gave the staff report as follows:

**BACKGROUND AND SUMMARY:**

Located down a winding dirt lane, approximately 450' from Acequia Madre, the subject property is a 1,420 square-foot, single-story adobe residence constructed in the 1980s in the vernacular Spanish-Pueblo Revival style. It is noncontributing to the Downtown and Eastside Historic District.

**Project**

The applicant came to the Board on February 12, 2013 with a project to build an approximately 1,325 square-foot addition across the south elevation of the house.

The Board approved the project with the condition that exterior lights were to be approved by staff before a construction permit application was submitted. The applicant requested several small changes after the hearing which were granted as administrative approvals.

The applicant is now requesting an amendment to the Board approval to allow for the elimination of wood lintels from the existing house and the addition.

The applicant claims current code does not allow wood lintels to be used to support adobe construction. Rather than employing code-approved steel or masonry lintels the applicant would like to eliminate this element from the design.

The original lintels are indicative of their time. Set at a slight recess from the wall, they are essentially rounded pieces of wood floating above the window head. Many are out of scale—too small, too big—with the opening. Eliminating this detail does not harm the integrity of the existing noncontributing house nor its addition.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the requested amendment, as it complies with City of Santa Fé Land Use Code, Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

### **Questions to Staff**

Mr. Boniface asked Mr. Murphey if he had a chance to speak with Yolanda about that issue.

Mr. Rasch thought Mr. Murphey summarized it well. The Code stated clearly wood bond beams were acceptable and also wood lintels were acceptable. Wood or concrete lintels were allowed when certified by a licensed engineer.

### **Applicant's Presentation**

Present and sworn was Mr. Richard Martínez, Martínez Architecture Studio, who said the owner wanted to eliminate the lintels. He had drawn them originally to replicate the lintels on the existing house but found there were so many that were rotten or the openings had changed. So they wanted to eliminate the lintels.

The engineer, Jim Hands said it was possible to put wood lintels on this building because the concrete bond beam at the top of the walls were so close to the openings that they would only be supporting 3-4 courses of adobes. He knew that was not allowed on houses outside the historic districts.

They were now putting drawings together for historic renovation in which there would be both wooden bond beam and wood lintels.

Ms. Rios said she was confused whether it would have wood lintels in this project or not.

Mr. Martínez clarified that the owners would like to eliminate them.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-13-004 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H-13-068. 435 Arroyo Tenorio.** Downtown & Eastside Historic District. Felicitas Funke-Riehle, agent for Nicholas J. Ritter, owner, proposes to remodel a non-historic property including the construction of a 265 sq. ft. addition, 355 sq. ft. carport, and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

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

1. The non-historic yardwall between the primary residence and adjacent guest house and the patio and the shed on the southeast corner of the property will be demolished. A double pedestrian gate will be retained for reuse.
2. A 265 square foot addition will be constructed on the northwest corner of the residence. The addition will match existing adjacent height and finishes with reused French doors beneath an exposed wooden header on the west elevation.
3. A 123 square foot portal will be constructed on the west elevation with a corrugated metal shed roof with a decorated wooden header, decorated wooden corbels, and viga posts and a reused door.
4. Window alterations are proposed with some changes in locations and dimensions.
5. The building will be reroofed and restuccoed after foam insulation is installed.
6. A 355 square foot carport will be constructed at the southeast corner of the property to a height of 9' 6". The carport will feature a decorated wooden header, decorated wooden corbels, and viga posts.
7. The existing vehicle gate will be removed and the opening in the wall will be widened from 13' 4" to 15' 4" and a wider vehicle gate that matches the existing gate will be installed.
8. The existing double pedestrian gate from the demolished wall will be reused in the yardwall at the southwest corner of the property.
9. A 6' high stuccoed yardwall will be constructed at the southwest corner of the property and the single pedestrian gate will be reused.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General

Design Standards, Height Pitch Scale and Massing and 14-5.2(E) Downtown & Eastside Historic District.

#### Questions to Staff

Ms. Walker asked Mr. Rasch what the public visibility was of this project.

Mr. Rasch said the yard wall was very high so only the top of the building behind it was visible.

Ms. Walker said on the field trip she asked if the gate was fenestrated.

Mr. Rasch said it appeared to not be fenestrated.

Ms. Mather noted on page 13, there were a number of walls that appeared to have coyote fencing on top, and asked if that was part of this application.

Mr. Rasch agreed it was coyote fencing on top of the walls and thought the applicant should clarify that. He thought some was existing and some was part of this application.

#### Applicant's Presentation

Present and sworn was Mr. Nicholas Ritter, Nicholas J. Ritter Companies who said in the existing courtyard parking area there was existing coyote fences approximately two feet tall on top of a wall. He would go back to the place where the carport would be located to remove that existing wall and adding coyote fencing on top to try to unify everything with the same details. On the lower elevation he was trying to match the second portion on top right hand side.

#### Questions to the Applicant

Chair Woods thought it looked like he was expanding it because the top was existing and the second was proposed and it looked like he was adding more coyote on top.

Mr. Ritter agreed on the inside of the courtyard. On the site plan, he said on the lower right hand side with flagstone, he would remove it at the existing patio so could build a carport.

Ms. Walker asked if he was enlarging the vehicular gate.

Mr. Ritter agreed.

Ms. Walker asked if he could fenestrate the gate.

Ms. Ritter agreed to redesign it and explained that he was just trying to replicate the existing gate.



Ms. Rios asked if the gate was getting taller and wider.

Mr. Ritter said it would have the same height but he was expanding the width.

Mr. Boniface said he couldn't see the existing corrugated roof on the tour and asked if the new portal would match that and what it would look like.

Mr. Ritter said it was a corrugated galvanized roof and on the new portal he had matched all the existing details, even the carved part on all the beams and to match all the stain work as well to try to keep everything blending as much as possible. The roof was not colored.

Mr. Boniface referred to page 12 where it looked like he was relocating a window. He asked if the window had a wooden lintel.

Mr. Ritter said it had no lintel. He took the window from the east side of the kitchen and reusing it on the elevation of the casita, second from the top, and trimming it out to match. Page 13 showed where the window would go.

Mr. Boniface second window from right.

Chair Woods pointed out to the applicant that if he added straw to the STO, the company would no longer warrant the STO.

Chair Woods said she would rather see him raise the wall than sticking coyote fence posts on top of a wall.

Mr. Ritter replied that currently there was ivy and vines growing up over it so it really worked as a lattice to support everything.

There were no speakers from the public regarding this case.

**Mr. Katz moved to approve Case #H-13-068 approved with condition that the gate be fenestrated. Ms. Rios seconded the motion.**

**Chair Woods proposed an amendment that the new drawing for the gate be brought back to staff. Mr. Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.**

- 4. Case #H-13-069. 322A Camino Cerrito.** Downtown & Eastside Historic District. Andrew Lyons, agent for Dr. Moon Wai IP, owner, proposes to remodel a non-contributing residential structure including the removal and replacement of portals, staircases, roof decks, and windows. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

322A Camino Cerrito will be a single-family residence (presently a triplex) that was constructed at an unknown date after 1966 in a vernacular manner with significant alterations over the years. The property is located away from public ways and has no public visibility. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The main entry on the north elevation will be removed and replaced and replaced with a Spanish-Pueblo Revival style portal featuring an exposed wooden header and carved wooden corbels over a redwood landing and steps.
2. Existing stairs and a roof deck on the west elevation will be removed and replaced with redwood stairs leaving the area open for a parking space.
3. A second roof deck at the southwest corner will be removed and replaced with a redwood deck.
4. The secondary entry on the east elevation will be removed and replaced with a Spanish-Pueblo Revival style portal featuring an exposed wooden header and carved wooden corbels over a redwood landing and steps.
5. All existing windows will be removed and replaced with true-divided lite units in a "Harvest Cranberry" color. Some opening dimensions will be altered to meet ingress/egress standards.
6. An infilled door on the east elevation will have sliding glass doors installed.
7. All fake projecting vigas will be removed.
8. The building will be restuccoed in El Rey cementitious "Buckskin".

**STAFF RECOMMENDATION:**

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

**Questions to Staff**

Ms. Mather asked Mr. Rasch if all of the stairway work would be replaced with redwood and painted.

Mr. Rasch agreed it would be replaced and the applicant should be asked about painting it.

Chair Woods asked where the sliding glass door would be and its relationship to public visibility.

Mr. Rasch referred to page 13, item 6 on the east elevation on the back of the building. The door was not publicly visible.

***Karen Walker departed the meeting at this point, approximately 6:20 p.m.***

#### Applicant's Presentation

Present and sworn was Mr. Andrew Lyons who said his intention was to stain all the exterior wood a brownish color, nothing garish.

Ms. Rios asked if he planned to put anything on the roof.

Mr. Lyons said he wasn't.

#### Public Comment

Present and sworn was Mr. Jon Lawrence who was a neighbor above them. He asked if the applicant would tear down part of house and put in parking.

Mr. Rasch said there were two roof decks on the west elevation and the northern one would be removed and parking space would be there.

Mr. Lawrence asked if it would be converted to single-family.

Chair Woods said that was not under the Board's jurisdiction.

Mr. Lawrence asked where his questions could be answered.

Ms. Brennan advised him to talk with the architect to find out some basics and to talk to the Land Use Department who should be able to answer his questions.

Mr. Lyons agreed they were taking the three-apartment building and turning it into a single-family residence. They were taking out the workshop and putting in a Mini Cooper sized parking space.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-13-069 per staff recommendations. Frank Mr. Katz seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-13-070A. 1562 Canyon Road.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Carol Moldaw and Arthur Sze, owners, request an historic status review of a non-contributing residential structure and a significant garage. (David Rasch).

**Chair Woods recused herself from consideration of this case and left the room. Ms. Rios assumed the duties of the Chair with 4 members in attendance to vote.**

Vice-Chair Rios explained to the public that this first part of the case was only concerning historic status of the building and designation of primary façades.

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

1562 Canyon Road is a single-family residence that was constructed before 1912, perhaps as early as 1856, in a simplified Queen Anne style, but now appearing more Territorial. The structure doubled in size in 1936 and a sunroom addition and corridor were added in 1994 to the east elevation. The original section is located to the north. Non-historic windows on the south elevation and the historic door on the west elevation was replaced with a more elaborate main entry door. The building is listed as non-contributing to the Downtown & Eastside Historic District and the Historic Cultural Property Inventory recommends significant historic status. With the substantial non-historic changes to the east and south elevations, significant status is not met. Rather, the north and west elevations of the original structure and all elevations of the entry courtyard should be preserved.

A free-standing garage was constructed at an unknown date with a substantial addition constructed on the south elevation that exceeds the 50% footprint rule. The building is listed as significant, but there is no evidence supporting this designation. #1 did not have any character.

**STAFF RECOMMENDATION:**

Staff recommends correction of the historic status of both structures as contributing for the residence with elevations 2 through 8 as primary and non-contributing status for the garage based upon evidence of dates of construction and degree of remodeling. He went through each façade and showed the floor plan.

**Questions to Staff**

Ms. Mather what else there was as character-defining on elevation #6.

Mr. Rasch said it had a single window and a triple window.

Ms. Mather asked if he knew when that door was done.

Mr. Rasch thought it was non-historic.

Mr. Boniface asked if the two windows flanking the entry were historic.

Mr. Rasch agreed.

Mr. Boniface said as far as elevation 16 was concerned, if that was to be designated as primary, would it prevent someone from adding on 15 and 14.

Mr. Rasch said it would require a variance to be approved.

Ms. Mather asked about the bizarre switching of significant status.

Mr. Rasch was pretty sure it was a mapping error because the garage was labeled as significant and the residence was labeled as non-contributing. He believed that should have been switch because the historic property inventory recommended significant status for the house. But as he looked into the alterations in the house, they seemed to exceed "little or no alteration."

#### Applicant's Presentation

Present and sworn was Mr. Lorn Tryk and with him was Ms. Carol Moldaw. Mr. Tryk said the front entry was not historic but recent wood work with double pane windows in the door and side lights. He has some old murky photos showing a single door with no sidelights, and appeared this was part of the 1994 remodel. There were things like total restucco of the entire house, modern canals and other things. The entry courtyard was not an original feature. The south portal in the main courtyard was altered.

Vice-Chair Rios asked what elevation number the front entrance was.

Ms. Rasch had labeled it #6 and agreed it might be questionable.

Mr. Tryk referred to elevation 3 and pointed out the horizontal window which was a non-historic opening and not of historic material.

Ms. Mather asked if the Board could designate as contributing elevations 2-8 and make note of the non-historic door on #6 and non-historic window on #3 to be exempt.

Mr. Rasch said the Board could find those openings were with non-historic materials or non-historic dimensions that would not limit alterations of those by exception.

#### Public Comment

Present and sworn was Ms. Carol Moldaw who said she and her husband were the new owners of the house. They had lived in Jacona in the Nat Owings House for 22 years and had a great appreciation for historic property. They were moving into Santa Fe for family reasons because their daughter, with her activities, meant it was onerous to live in Jacona. They were looking for historic property and respected the features and façade of this property.

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

**Mr. Boniface moved in Case #H-13-070A, based on staff report and recommendation, to revise the status of the garage from Significant to Non-contributing and the residence from Non-contributing to Contributing and to designate elevations 2-8 as primary and recognize there were openings on elevations 3 and 6 that contained non-historic elements. Mr. Katz & Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**6. Case #H-13-070B. 1562 Canyon Road.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Carol Moldaw and Arthur Sze, owners, proposes to remodel a residential structure with 808 sq. ft. of additions. An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

1562 Canyon Road is a contributing structure in the Downtown & Eastside Historic District with primary elevations as designated in the previous hearing.

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

1. Non-historic yardwalls will be removed and a hot tub will be relocated. An historic window on a non-primary rear elevation will be removed and retained for reuse.
2. An approximately 500 square foot addition will be constructed on the south elevation of the 1936 addition at 6' 6" back from the west elevation. An exception is requested to place the addition at less than 10' back from primary elevation #8 (Section 14-5.2(D)(2)(d)) and the exception criteria responses are at the end of this report. The addition will match adjacent height and existing conditions and finishes.
3. An approximately 300 square foot addition will be constructed on the south elevation of the original structure and beside the 1994 addition. The addition will reuse an historic window from that original elevation and it will be lower than adjacent existing height and it will match existing conditions and finishes.

## EXCEPTION TO PLACE ADDITION CLOSER THAN 10' FROM PRIMARY ELEVATION

(I) Do not damage the character of the *streetscape*;

The proposed addition is set back from and hidden by an existing gate and parapet which will remain. The addition will be completely hidden from view and maintains passage between the house and garage to the back courtyard. The proposed placement of the addition will not adversely affect the historic status of the façade or the house.

Staff response: Staff agrees with this statement and the proposal meets the intent of the code with a substantial setback.

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

The regulations do not contemplate situations where an addition set back less than 10 feet is completely hidden from view. A strict enforcement of the guideline places an unnecessary burdensome requirement on the property owner that compromises their use of the property without any benefit to the historic preservation or presentation of the house.

Staff response: Staff disagrees with this statement, since the regulation is not about visibility of the setback, rather it is about the primary elevations remaining distinct. However, the 10' rule may be considered arbitrary.

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

This type of exception is one that should be considered to be added to the existing code. It provides property owners an option that can help them locate additions in such a way that has the greatest benefit to the property while maintaining historic status without negative impact.

Staff response: Staff agrees with this statement. The 6' 6" set back is a good option.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to place an addition at less than 10' back from a primary elevation. Otherwise, staff also recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, 14-5.2(D) General Design Standards, and 14-5.2(E) Downtown & Eastside Historic District.

### **Questions to Staff**

Vice-Chair Rios asked if the house would retain its historic status with the proposed changes.

Mr. Rasch agreed.

Ms. Mather asked if any changes would be visible to the public.

Mr. Rasch said none would be publicly visible.

Ms. Mather said on page 13 it said they were taking one window that has been moved around a lot and moving it up front to replace that non-historic window on elevation 3.

Mr. Rasch agreed. That was on elevation 3 where that sash was turned sideways and would be giving a window that was more harmonious to that front elevation.

Mr. Mather asked if there were no other changes to that elevation. Mr. Rasch agreed.

Mr. Boniface noted on elevation 4 they said it was a salvaged historic window, but it looked out of place with the other two historic side by side windows. He asked if using a window that looked like those two windows would damage the primary elevation designation and if it had to be this salvaged historic window.

Mr. Rasch said no. It would not change that elevation significantly enough to challenge the designation.

#### Applicant's Presentation

Mr. Tryk (previously sworn) said he thought it was preferable to use a historic window there and he lined it up with the transom next to it. Logically, he thought using a historic window would trump a new window replicating the historic ones and he didn't have another historic window exactly like them. Elevation 8 ended at the passageway between the house and garage. In the passageway was a gate and a header overhead so the two façades were connected, but not as heated space. Standing in front of house, the gate and header hid the addition that was behind it. So that was why he felt that 6.5 feet respected the intent of the Code to step it back and not disrupt that façade. And it did maintain the passageway between the two buildings like it currently was.

Vice-Chair Rios liked his explanation about the window in front. She asked if the brick coping that appeared to be pretty worn out would be replaced with the same pattern.

Mr. Tryk said they didn't propose to replace it but would repair it, although a number of pieces would have to be replaced. It was a historic parapet around the outside, and a non-historic parapet following the inside passage near the sunroom and it was in good shape. They were trying to respect the pattern of the brick of the historic part and to repair or replace in kind.

#### Questions to the Applicant

Vice Chair Rios thought they had used interior brick.

Mr. Tryk agreed that was a common practice until the 1970's. It was that or tear down and start over.



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

Mr. Tryk said no. Façade 1, was where the boiler was in the basement and the flue came through the roof. They would keep it in the same location but replace the boiler.

Mr. Rasch said by Code, that flue had to be at a certain height so it could not be non-visible.

Ms. Mather noted walls in the back and understood the wall that had unfortunate stack would go away and be replaced with something else.

Mr. Tryk said they had the river rock esthetic on the historic stone wall that they would like to repeat. That moss-rock wall looked like La Posada and looked out of character but the river rock walls were beautiful. There was more material there although not enough but would give them a chance to use historic material. Parts of the historic walls had to be moved and they could reuse that material to provide a unified look.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H13-070B and to accept the responses to the exception criteria as per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Chair Woods returned to the bench after the vote was taken.

7. **Case #H-13-071. 211 E. Berger Street, Unit C.** Don Gaspar Area Historic District. Greg Allegretti, agent for Dragon, LLC, owner, proposes to remodel a contributing residential structure with a 214 sq. ft. addition, replacement of non-historic windows, removing a door awning, and restuccoing. (David Rasch).

Mr. Rasch gave the staff report as follows:

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

211 East Berger Street Unit C is a guest house that was constructed in the Spanish-Pueblo style at approximately 1940, but perhaps as late as 1967. The building is listed as contributing to the Don Gaspar Area Historic District and the east elevation may be considered as primary.

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

1. A 214 square foot addition will be constructed on the south elevation with a corridor standoff that is placed ten feet back from the proposed east primary elevation. The addition will be 1' lower than the existing adjacent parapet height

2. All non-historic windows and doors will be replaced with clad single-lite units, color not specified.
3. The asphalt-shingled gabled awning on the south elevation will be removed and the same awning on the east elevation will have a "pre-finished" metal cladding, color not specified.
4. The building will be restuccoed in a cementitious material that matches the existing color.

#### **STAFF RECOMMENDATION:**

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

Mr. Rasch provided an amendment to the application [attached as Exhibit 1].

#### **Questions to Staff**

Ms. Mather asked if the new windows were not true-divided lights because they were not required in this district. Mr. Rasch agreed and referred to page 5 where it showed there were previously divided light windows there but in the photo there were single light windows. Don Gaspar Area District didn't require divided lights. One window on the west elevation had two divided light windows but they were proposing undivided light windows.

Ms. Mather asked if the "weird eyebrows" would go away.

Mr. Rasch said they would keep one on the proposed primary elevation with a metal finish. But were removing the one on the south elevation and was where the attachment would go.

He agreed with Ms. Mather that the awnings on the east were not historic and had an asphalt finish.

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

Present and sworn was Mr. Greg Allegretti, who clarified that the present owner was Spire Weldon, LLC. The property was not visible from any public way and there was some evidence that this building did not exist more than 50 years ago and some evidence that it had been added onto substantially. Even so, he was not contesting the Contributing status and thought the application complied with that anyway.

#### **Questions to the Applicant**

Ms. Mather had questions about colors of the windows, whether the applicant would consider installing true-divided lights and also a question about the little overhang to be reroofed. The historic picture of it indicated a sweeter little house and benefitted from the lack of that overhang.

Mr. Allegretti said that door was historic and would like to keep it as the front door and would like to keep it covered as a practical matter. That was the point of having the eyebrow. As Mr. Rasch noted, they would like to take off the "odd" material that was there and put on a metal roof perhaps to match the windows. The other eyebrow over the sliding door would be removed. There was also a large tree there and they decided to keep that tree.

Ms. Mather asked what color the windows would be.

Mr. Allegretti said they thought of Sage Green. In the original application he had indicated they would keep the original stucco color but asked if they might choose a color that went with the metal roof color that would be more of a brown.

Mr. Allegretti said they could do divided lights but reminded the Board it would not be visible from any public way and that was an expense they would like to avoid.

Ms. Rios asked what the stucco color was now.

Mr. Allegretti said it was a pinky color and he would like to use Adobe or similar brown color.

Chair Woods asked if the green overhang on a primary elevation had a negative impact.

Mr. Rasch said since it was reversible it would not have a negative impact. It was not historic since it was not in the 1994 inventory. Awnings or eyebrows could be reversed but a portal would be an addition.

Chair Woods would rather he not do it on a primary façade but understood he wanted to protect the door. She suggested a simpler eyebrow over the door. With the green and the pitch it was more obtrusive. Her first choice would be to recess the door and not do it at all.

Mr. Allegretti agreed to just take it off then.

Ms. Rios noted the historic photo showed white windows but he wanted them to be sage green.

Mr. Allegretti said they were kind of a gray, but he liked sage green. He didn't think they were white.

Chair Woods asked if the new windows would be clad.

Mr. Alegretti agreed. There was a clad window there now.

There were no speakers from the public regarding this case.

**Ms. Mather moved in Case #H-13-071 to designate the east elevation as primary and approve per staff recommendations with the following conditions:**

- 1. That the eyebrow over the door be removed from the plans;**

2. That any stucco color change be brought to staff for approval;
3. That the applicant consider white or off-white clad windows.

Mr. Boniface seconded the motion.

Chair Woods asked to add that the applicant consider true-divided light windows. Ms. Mather accepted the amendment as friendly and it passed by unanimous voice vote.

8. Case #H-13-072, 123 E. Buena Vista Street. Don Gaspar Area Historic District. Craig Hoopes, agent for Jean Pierre Campbell, owner, proposes to construct an approximately 871 sq. ft. addition at same the height of this contributing residence. (John Murphey).

**THIS ITEM WAS REMOVED FROM THE AGENDA AND POSTPONED**

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

Chair Woods said a woman came in and asked to have things passed out to the Board and Ms. Brennan was going to respond.

Ms. Brennan thought this should be given to the Land Use Director to see if it had been inspected and was compliant with the permit.

Ms. Rios said Ms. Tafoya called her at work and said, "You made the motion to indicate that the fence going up the property should be low and then on the back be a little bit higher." She told Ms. Rios that she had talked with various people at the City "and nobody pays attention to me. So can you help me in any way?"

Mr. Rios said she called Gary [Moquino] and talked with him about it. And he told her they had already checked the property and it was in compliance except that with the rear fence they made it higher than they were supposed to and he had already told the applicant to lower the fence.

Ms. Rios said today she got a scolding from Mr. Rasch.

Ms. Brennan advised the Board members that when people contacted them personally, they should be referred to the Land Use Director, notwithstanding whether they had complained before or not. City staff did not ignore people.

Mr. Boniface reminded the Board that the next meeting would be at the Convention Center.

Mr. Rasch said something about St. Kate's but had his microphone off and it was inaudible.

**J. ADJOURNMENT**

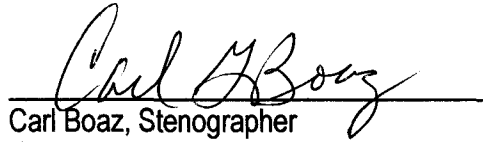
The meeting was adjourned at 7:15 p.m.

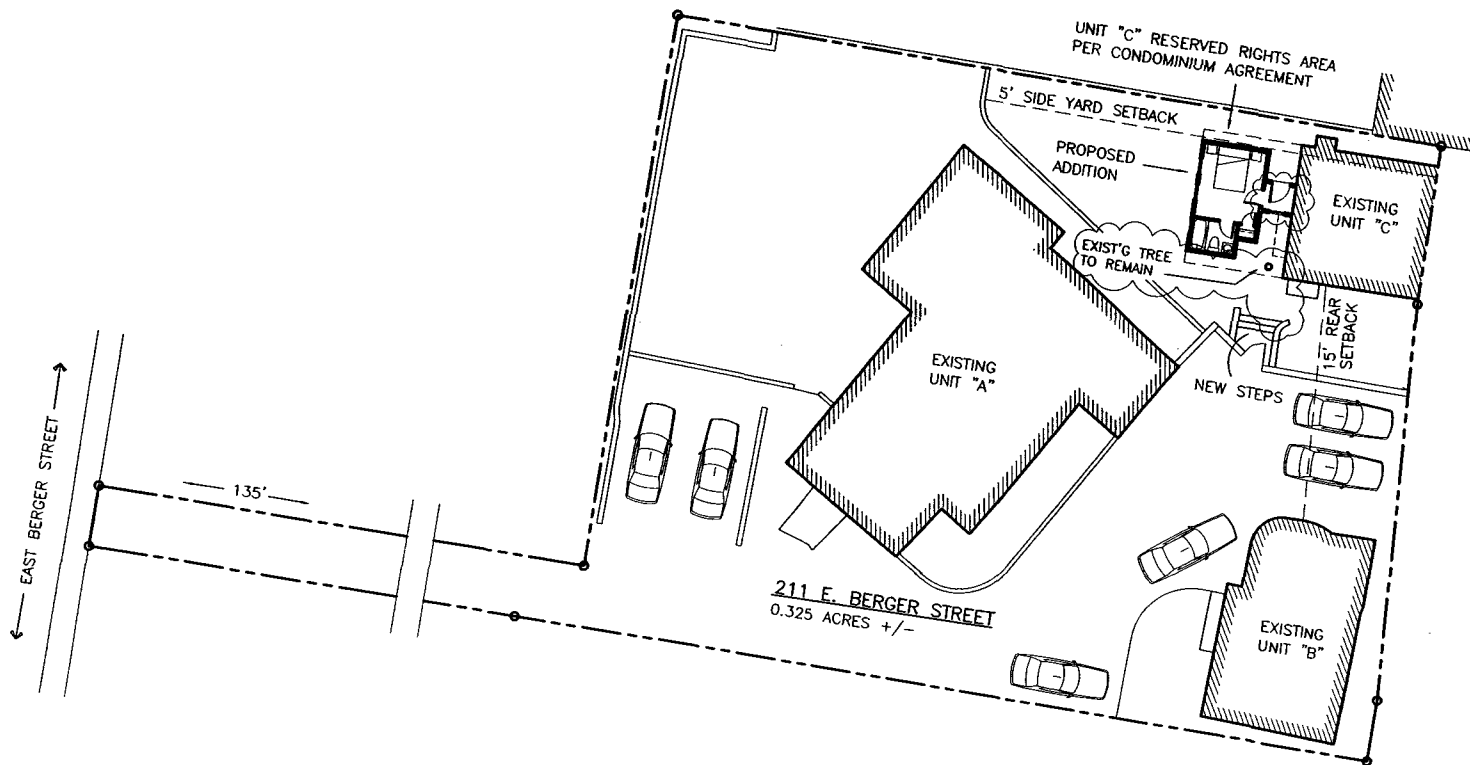
Approved by:

A handwritten signature in black ink, appearing to be 'Sharon Woods', written above a horizontal line.

Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to be 'Carl Boaz', written above a horizontal line.  
Carl Boaz, Stenographer



SITE PLAN

1" = 20'


LOT COVERAGE:

211 E BERGER STREET:	
LOT AREA:	14,200 SF
COVERAGE AREA:	3,488 SF (24.6%)
UNIT "C"	
CONDOMINIUM AREA:	2,184 SF
COVERAGE AREA:	705 SF (32.2%)

QUALIFIED PRIVATE OPEN SPACE

UNIT "A"	2,300 SF
UNIT "B"	256 SF
UNIT "C"	1,236 SF

project architect:

 Allegretti - Architects

1925 ASPEN DRIVE, SUITE 802B  
SANTA FE, NM  
505 986 9033

project:

Additions & Remodeling

Unit "C"  
211 E. Berger Street  
Santa Fe, NM

drawn

G.A.

scale

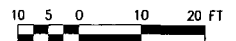
AS NOTED

date

7-11-2013

revisions

8-7-13



sheet title

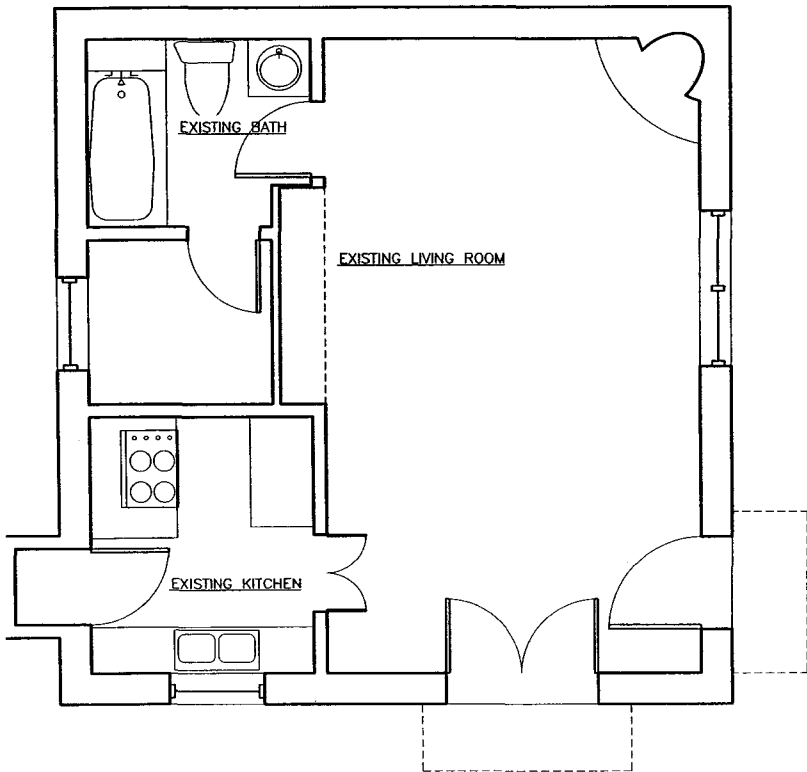
SCHEMATIC SITE PLAN

sheet no.

A-1

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EXHIBIT "1"  
HDRB 8-13-13

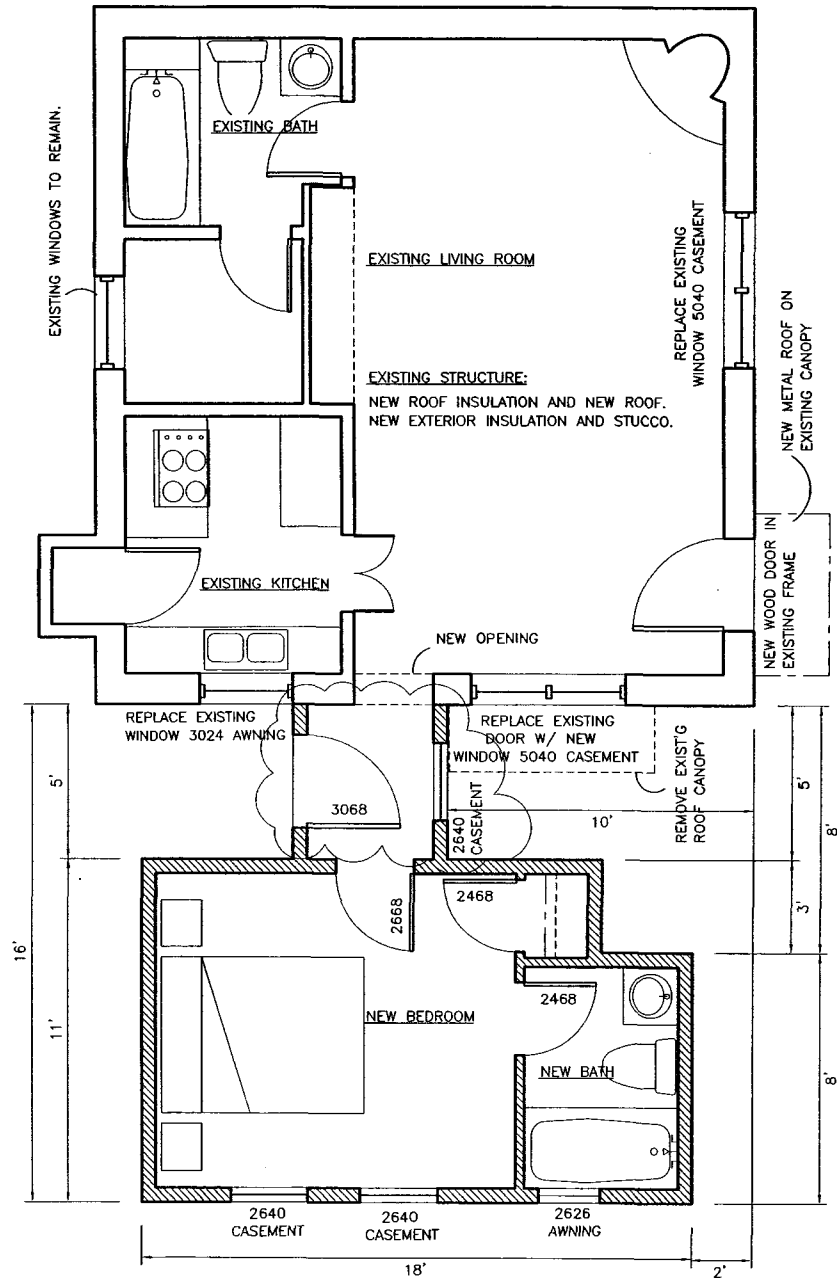


#### PROPOSED FLOOR PLAN

1/4" = 1'

#### GROSS HEATED AREA:

EXISTING:	490 SF
ADDITION:	214 SF
	704 SF



project architect:

◆ Allegretti - Architects

1925 ASPEN DRIVE, SUITE 802B  
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project:

Additions & Remodeling

Unit "C"

211 E. Berger Street  
Santa Fe, NM

drawn

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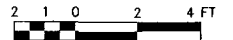
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8-7-13



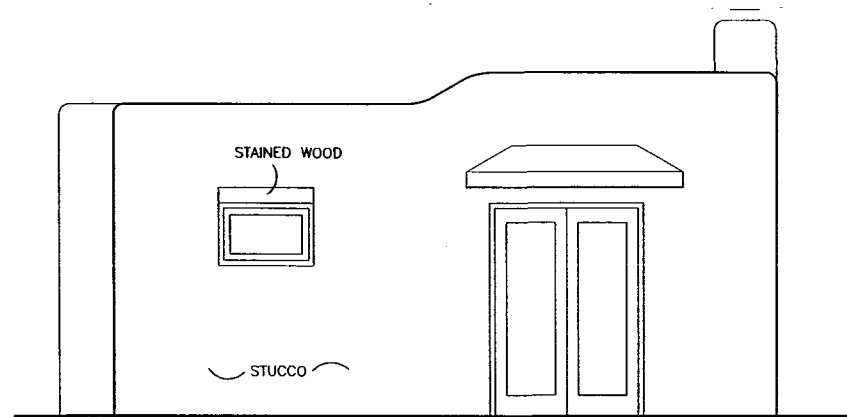
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SCHEMATIC FLOOR PLAN

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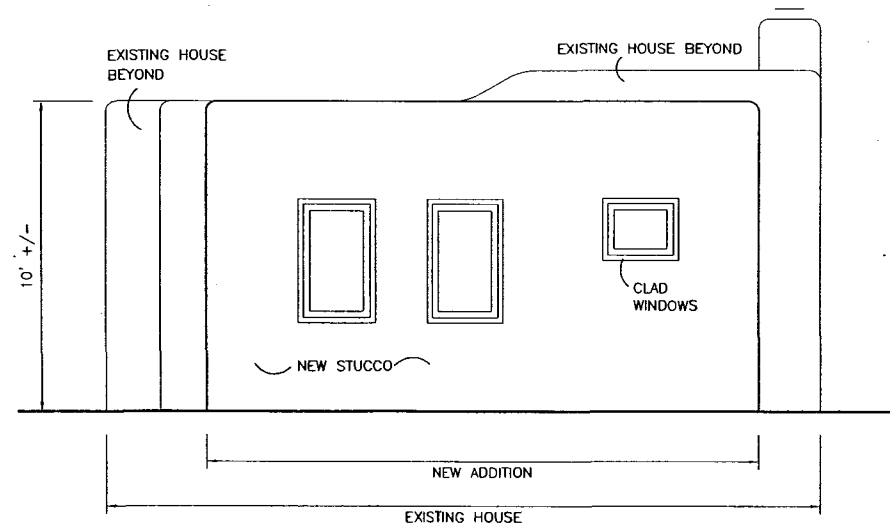
A-2

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EXISTING SOUTH ELEVATION

1/4" = 1'



PROPOSED SOUTH ELEVATION

1/4" = 1'

project architect:

**Allegretti - Architects**

1925 ASPEN DRIVE, SUITE 802B  
SANTA FE, NM  
505 986 9033

project:

**Additions & Remodeling**

Unit "C"  
211 E. Berger Street  
Santa Fe, NM

drawn

G.A.

scale

AS NOTED

date

7-11-2013

revisions



sheet title

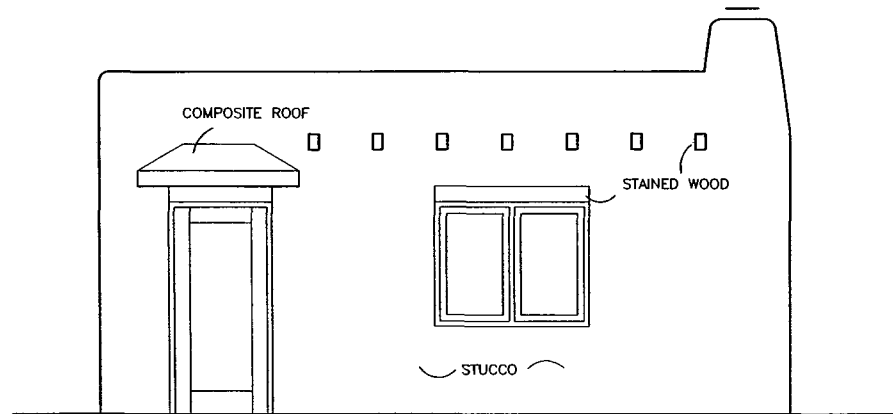
SCHEMATIC ELEVATIONS

sheet no.

**A-3**

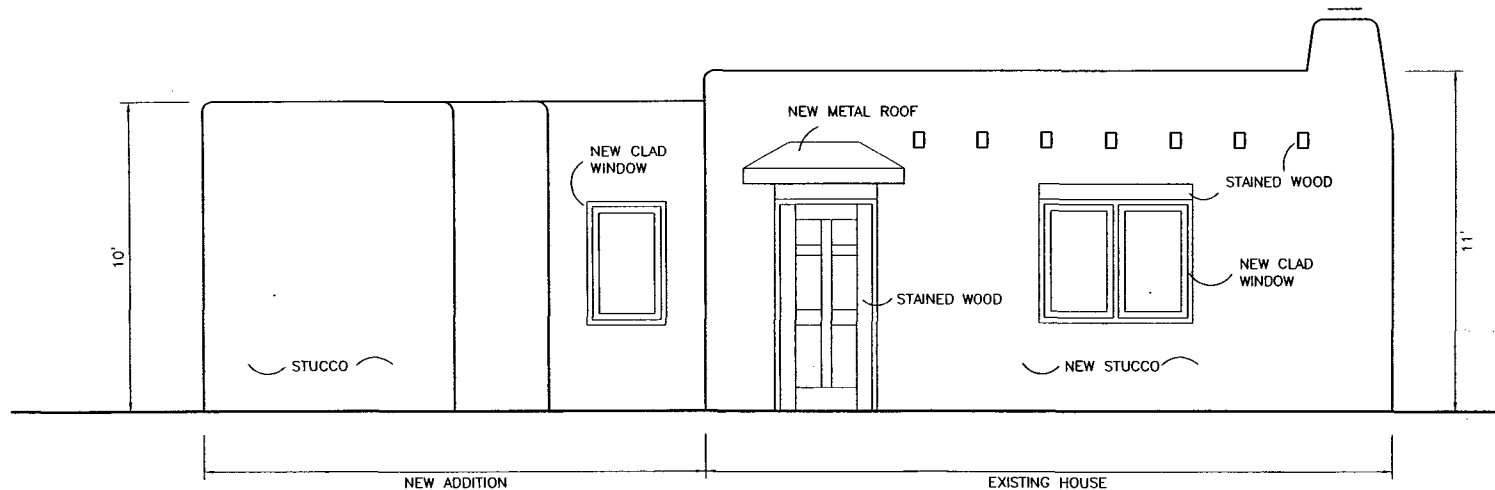
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EXISTING EAST ELEVATION

1/4" = 1'



PROPOSED EAST ELEVATION

1/4" = 1'

project architect:

**Allegretti - Architects**

1925 ASPEN DRIVE, SUITE 802B  
SANTA FE, NM  
505 986 9033

project:

**Additions & Remodeling**

Unit "C"

211 E. Berger Street  
Santa Fe, NM

drawn

G.A.

scale

AS NOTED

date

7-11-2013

revisions

8-7-13



sheet title

SCHEMATIC ELEVATIONS

sheet no.

**A-4**

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project architect:

◆ Allegretti - Architects

1925 ASPEN DRIVE, SUITE 802B  
SANTA FE, NM  
505 986 9033

project:

Additions & Remodeling

Unit "C"  
211 E. Berger Street  
Santa Fe, NM

drawn

G.A.

scale

AS NOTED

date

7-11-2013

revisions

8-7-13



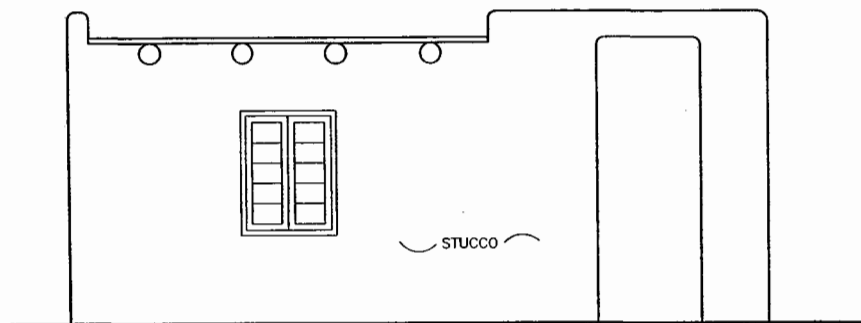
sheet title

SCHEMATIC ELEVATIONS

sheet no.

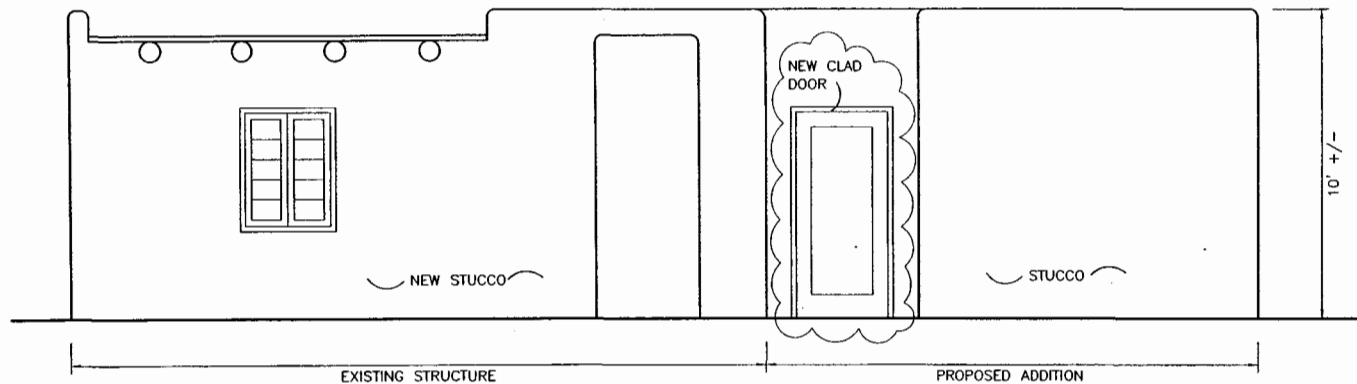
A-5

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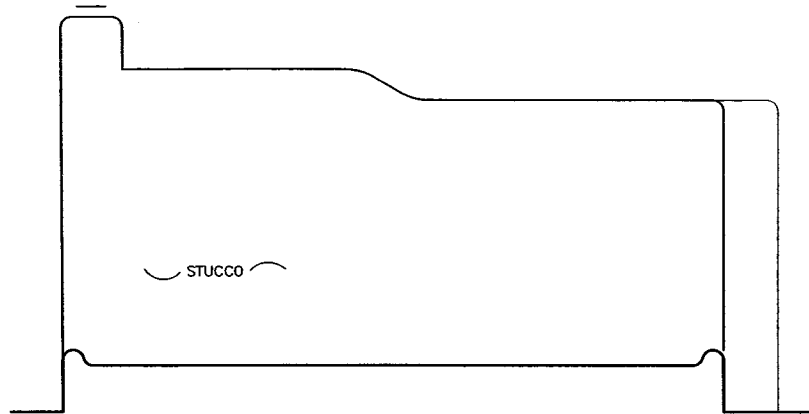
EXISTING WEST ELEVATION

1/4" = 1'



PROPOSED WEST ELEVATION

1/4" = 1'



EXISTING AND PROPOSED NORTH ELEVATION

1/4" = 1'

project architect:

◆ Allegretti - Architects

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revisions



sheet title

SCHEMATIC ELEVATIONS

sheet no.

A-6

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HDRB  
8/13/13  
Exhibit 2

Members of the Santa Fe  
Historic Design Review Board

On July 13<sup>th</sup> 2010 the HDRB approved case # H 10-068 with conditions that are listed on page 33 of the minutes. These conditions were in regard to then proposed coyote fences. The conditions specifically listed the height of both fences. Now that those fences have been erected they both exceed the imposed height limitations set by the Historic Design Review Board. Whether the permit holder acted alone or a departmental director, supervisor, the mayor or any city councilor has directed that a change to these agreed to "conditions," with regard to the height of the fences or gave approval to allow changes to be made, this is a complete annihilation of the purpose and authority of the Historic Design Review Board.

What is the point of enduring long detailed meetings and/or hearings examining every conceivable iota of minutia to the nth degree, only to have some other city official or department to surreptitiously negate all that work by allowing unapproved changes? Every time secretly allowed changes are implemented possibly due to an alliance either political or as part of some sort of other quid pro quo corrupt arrangement this renders the HDRB review process null and void. Furthermore, with each occurrence, these types of actions usurp the integrity of the members of the Historic Design Review Board and the Board itself.



Tafoya that there were other places for that dispute to be heard and she could appeal the Board's decision if she wished.

Ms. Brennan restated that the Board's jurisdiction was limited to compliance with the general and the district design standards and the easements were private matters. She advised the Board to proceed.

Ms. Rios asked Ms. Tafoya if those buildings were built in 1961.

Ms. Tafoya said the main home was built in 1961 and the other buildings were later.

Ms. Rios asked if the applicant was proposing anything on the roof.

Mr. Horcasitas said there were no changes proposed to the roof.

Ms. Mather asked about the stucco and finish colors on doors.

Mr. Horcasitas said on the garage the door and window on the south would be white. The stucco would be repaired and match existing stucco.

Ms. Rios asked about the height of the fence.

Mr. Horcasitas said it was six foot coyote fence with uneven tops on the property line.

Chair Woods asked if there was any calculation.

Mr. Rasch said calculations were done only for fences on the street. This was forty feet back and perpendicular to the street in which case the underlying zoning allowed six feet.

Ms. Rios had a concern with the fence at six feet as it would create a canyon effect or tunnel effect. She thought that was not harmonious with the neighborhood.

Ms. Walker agreed that was a good point.

Chair Woods asked if he would consider lowering it.

Mr. Horcasitas it was well off the street with not much visual impact.

Dr. Kantner moved to approve Case #H 10-068 as recommended by staff and the following conditions:

1. That the fence along the driveway would not exceed the height of the existing fence until it turned to the east at six feet to constrain pets
2. That lighting details for the garage be submitted to staff for review and approval;
3. That the stucco would match existing;

One-foot Higher than approved by  
Historic Design Review Board

20" to 23" Higher than approved by  
Historic Design Review Board

08/03/2013