City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 2/19/14 TIME 9:40 am
SERVED BY Camille Vigil
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 25, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 25, 2014 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A M E N D E D

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: February 11, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179	264 Las Colinas Drive, Lot 5	Case #H-14-009	1564 Cerro Gordo Road
Case #H-13-086	918 Acequia Madre C	Case #H-14-006	377 Garcia Street
Case #H-14-007	128 W. Palace Avenue	Case #H-14-006B	377 Garcia Street

F. ACTION ITEMS

1. **Case #H-12-061A. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, requests an historic status review of this contributing residential structure. (David Rasch).**

2. **Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to remodel a non-contributing residence with approximately 1,306 sq. ft. of additions and to change the new single-family residence to two single-family residences at approximately 2,012 sq. ft. each. (David Rasch).**

3. **Case #H-13-060. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Estate of Isabel Segura/Jerry & Martha Segura, owners, proposes to construct a 3,231 sq. ft. residence to 18' high where the maximum allowable height is 14'1" on a sloping site. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3). (David Rasch).**

4. **Case #H-14-010. 447 Cerrillos Road, #7. Downtown & Eastside Historic District. Paul E. & Sharilyn Braly, agents/owners, proposes to replace windows and doors and to restucco a non-contributing residential structure. (David Rasch).**

7. Case #H-13-060. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Estate of Isabel Segura/Jerry & Martha Segura, owners, proposes to construct a 3,231 sq. ft. residence to 18' high where the maximum allowable height is 14'1" on a sloping site. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3) and (E)(2)). (David Rasch).

8. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to remodel a non-contributing residence with approximately 1,306 sq. ft. of additions and to change the new single-family residence to two single-family residences at approximately 2,012 sq. ft. each. (David Rasch).

9. Case #H-08-042. 1317B Cerro Gordo Road. Downtown & Eastside Historic District. Douglas McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 917 sq. ft. studio with exterior alterations. (David Rasch).

G. COMMUNICATIONS

H. MATTERS FROM THE BOARD

I. 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.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 2/5/14 TIME 2:27
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 25, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 25, 2014 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: February 11, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179	264 Las Colinas Drive, Lot 5	Case #H-14-009	1564 Cerro Gordo Road
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F. ACTION ITEMS

1. Case #H-12-061A. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, requests an historic status review of this contributing residential structure. (David Rasch).

2. Case #H-14-008. 213 E. Santa Fe Avenue. Don Gaspar Area Historic District. Melinda K. Hall, agent, Paul Heath, owner, proposes to replace the roof finish on a contributing residential structure. An exception is requested to not replace wood shingles in-kind (Section 14-5.2(D)(6)). David Rasch.

3. Case #H-14-010. 447 Cerrillos Road, #7. Downtown & Eastside Historic District. Paul E. & Sharilyn Braly, agents/owners, proposes to replace windows and doors and to restucco a non-contributing residential structure. (David Rasch).

4. Case #H-14-011. 1677 Cerro Gordo Road. Downtown & Eastside Historic District. FABU-WALL-OUS Solutions LLC, agent for Shayakin Owners Assoc. Inc., owners, proposes to construct two vehicular gates on a non-contributing subdivision. (David Rasch).

5. Case #H-14-012. 225 Johnson Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Conroad Association, owners, proposes to remodel a significant commercial building by removing or replacing windows on non-historic additions, adding a door to a non-historic addition, replacing a non-historic door on a primary elevation and constructing an enclosing fence at 48" high. (David Rasch).

5. Case #H-14-011. 1677 Cerro Gordo Road. Downtown & Eastside Historic District. FABU-WALL-OUS Solutions LLC, agent for Shayakin Owners Assoc. Inc., owners, proposes to construct two vehicular gates on a non-contributing subdivision. (David Rasch).

6. Case #H-14-012. 223 & 225 Johnson Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Conroad Association, owners, proposes to remodel a significant commercial building by removing or replacing windows on non-historic additions, adding a door to a non-historic addition, replacing a non-historic door on a primary elevation and constructing an enclosing fence at 48" high. (David Rasch).

7. Case #H-14-008. 213 E. Santa Fe Avenue. Don Gaspar Area Historic District. Melinda K. Hall, agent, for Gary R. hall, Melinda K. Hall and Paul Heath, owners, proposes to replace the roof finish on a contributing residential structure. An exception is requested to not replace wood shingles in-kind (Section 14-5.2(D)(6)). David Rasch.

8. Case #H-08-042. 1317B Cerro Gordo Road. Downtown & Eastside Historic District. Douglas McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 917 sq. ft. studio with exterior alterations. (David Rasch).

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 25, 2014

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1-2
Approval of Minutes February 11, 2014	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as presented	2
Matters from the Floor	None	3
Action Items		
1. Case #H-12-061A. 846 Old Santa Fé Trail	Status downgraded to non-contributing	3-4
2. Case #H-13-020 523 Canyon Road	Approved with conditions	4-7
3. Case #H-13-060 1219 Cerro Gordo Road	Approved with conditions	7-12
4. Case #H-14-010 447 Cerrillos Road, #7	Approved with conditions	12-13
5. Case #H-14-011 1677 Cerro Gordo Road	Approved with conditions	13-15
6. Case #H-14-012 225 Johnson Street	Approved with conditions	15-17
7. Case #H-14-008 213 E. Santa Fé Avenue	Approved with conditions	17-20
8. Case #H-08-042 1317B Cerro Gordo Road	Approved as built	20-22
G. Communications	None	23
H. Matters from the Board	Comments	23
I. Adjournment	Adjourned at 7:00 p.m.	24

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

February 25, 2014

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 Lamy Room at Santa Fé Community Convention Center, 201 Marcy Street, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Sharon Woods, Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:
Ms. Cecilia Rios, Vice Chair [excused]

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Assistant City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Katz requested to add Matters from the Public to the Agenda.

Mr. Armijo moved to approve the agenda as amended. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: February 11, 2014

Mr. Boniface requested a change to the minutes on page 4 and the bottom and the top of page 5 p 4 bottom and top of 5 where it should say "Odai" instead of Odal.

Ms. Walker requested a change on page 7 where in response to the size of the structure Mr. Rasch said 405 and it should say 40%.

Mr. Armijo requested a change on page 8 where it should say "many houses on the east side were likely to have a rubble foundation." Further on, it should say, "We should have professional engineers show up to discuss the need for demolition."

Mr. Katz requested a change at the end of page 20 under Matters of the Board where Mr. Katz raised the point of having a time for the public to make comments. That should have been mentioned there and was omitted.

Chair Woods requested a change on page 8 where the County dealt with a million dollar mold suite, not Ms. Brennan.

Mr. Armijo moved to approve the minutes of February 11, 2014 as corrected. Mr. Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-05-179 264 Las Colinas Drive, Lot 5

Case #H-13-086 918 Acequia Madre C

Case #H-14-007 128 W. Palace Avenue

Case #H-14-009 1564 Cerro Gordo Road

Case #H-14-006A 377 Garcia Street

Case #H-14-006B 377 Garcia Street

Ms. Mather moved to approve the Findings of Fact and Conclusions of Law as presented. Mr.

Boniface seconded the motion and it passed by unanimous voice vote.

MATTERS FROM THE FLOOR

There were no matters from the floor.

F. ACTION ITEMS

1. **Case #H-12-061A. 846 Old Santa Fé Trail.** Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, requests an historic status review of this contributing residential structure. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

846 Old Santa Fé Trail is a single-family residential structure that was built in 1959 in a simplified Spanish-Pueblo Revival style with a free-standing garage to the west. During non-historic dates, an addition at the rear connected the two structures, the carport was enclosed, original aluminum casement windows and box headers were removed, and 1000 square feet of additions are presently underway. The building is listed as contributing to the Downtown & Eastside Historic District. Due to the extensive loss of historic materials and non-historic additions, the HDRB requested an historic status review for potential downgrade.

STAFF RECOMMENDATION:

Staff recommends downgrading the historic status of the building from contributing to non-contributing due to substantial alterations.

Questions to Staff

Mr. Boniface asked if it was the loss of historic materials from the remodeling that brought this case to the Board.

Mr. Rasch agreed. All alterations had been approved by the Board or the staff. Even before 2012, the Board looked at the building but allowed the changes to occur, even on the box headers on the front. He recalled he had asked to maintain them but the Board went ahead and approved the alteration. Everything was approved but it didn't appear to be contributing.

Chair Woods asked what the question was at the time.

Ms. Walker said the Board asked for a review of status with a possible downgrade.

Applicant's Presentation

Present and sworn was Mr. Peter Quintana, 846 Old Santa Fé Trail.

Chair Woods asked if he had anything to add to staff report.

Mr. Quintana said he just agreed with staff recommendations.

Public Comment

There were no speakers from the public regarding this case and the Board had no questions of the applicant.

Action of the Board

Ms. Walker moved in Case #H-12-061A to downgrade the historic status from Contributing to Noncontributing. Ms. Mather seconded the motion and it passed by unanimous voice vote.

2. **Case #H-13-020. 523 Canyon Road.** Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to remodel a non-contributing residence with approximately 1,306 sq. ft. of additions and to change the new single-family residence to two single-family residences at approximately 2,012 sq. ft. each. (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.

On April 23, 2013, the HDRB approved the demolition of a non-contributing shed, remodel of the non-contributing residence, and construction of a 4,100 square foot residence to a height of 14' 6" where the maximum allowable height is 15' 1".

Now, the Applicant proposes to amend the approval with the following two items.

1. The existing 1,294 square foot casita will have 1,306 square feet of additions including two portals and an attached garage. The building will retain a Territorial Revival style with some Spanish-Pueblo Revival elements such as corbels at the portals and some windows with bullnose reveals.

2. The previously approved new single-family residence will be changed to two 2,012 square foot single-family residences at 14' high. The buildings are designed as mirror images in the Territorial Revival style with brick coping at the parapets and window surrounds.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked about the colors.

Mr. Rasch said they would be the same as existing.

Mr. Armijo asked if there was a site plan.

Mr. Rasch said it was in the packet.

Mr. Armijo asked if the site plan had to be recorded.

Mr. Rasch said it did not.

Mr. Armijo asked if it took more than 3 units to constitute a subdivision.

Mr. Rasch didn't know but thought it could be based on lot size and zoning.

Applicant's Presentation

Present and sworn was Mr. Doug McDowell, 1317B Cerro Gordo Road, who handed out renderings of the development to the Board. He said in response to the question about being a subdivision that this was a condominium, not a subdivision and was a certain square footage per site and a certain lot coverage. The survey was being worked on but he didn't want to complete it until it was approved because it required that the exact sites be put on the plat.

He clarified that the handout was as the original submitted for the HDRB review and there had been some changes as he went through the project to address them ahead of time. This was a rendering with perspective that the artist put to it to make it more than one dimensional. They were attempting to keep the Territorial Revival style.

He said that according to a neighbor there was a lot nearby that was an image of another that were contributing properties behind Debbie Meyers place on Delgado. The more he looked at it he considered if

he should do it as it was here or like Las Placitas on Canyon Road because they were close to each other.

Since they had water rights and a well, the property could be watered and he felt trees could be included so the new work on brick parapets and the trees there, in a short time would make it sort of hidden. The unit shown on the left was in the corner where the shed was and by having plantings and the garage, the hope was to have it planted in the corner away from visibility and he felt it would not be seen from Canyon Road.

He said he met with the Old Santa Fé Association [but meant the Historic Santa Fé Foundation] and members of their board at El Zaguan and they came to an agreement to share water rights with them. Actually the well on this property was part of the garden so we agreed to share water rights with them. We agreed not to do solar there also.

His desire was to make the development less obtrusive to the HSFF.

Questions to the Applicant

Ms. Mather noted on the rendering, that it had a pilaster and coyote fence around the property.

Mr. McDowell said that was correct. That was on the east and south sides and the others would be the existing rock wall. The pilasters and coyote was because there was a lot of Virginia Creeper and a Silver Lace vine and they wanted to preserve those.

Ms. Mather asked about the stucco and trim colors and didn't remember them from the original application.

Mr. McDowell said they wanted to retain the same color on the Casita and use the same color on other units as well because they were tightly packed.

Ms. Mather said the trim was white with stained wood.

Mr. McDowell said it would be stained where under cover but the rest was all white as shown here. The shutters would match the green shutters of El Zaguan.

Ms. Mather asked if the windows on the west elevations by the garage faced each other.

Mr. McDowell asked if she meant the 3 little windows. Ms. Mather agreed.

Mr. McDowell said the way the living room was set up with windows only on west this would balance it out.

Ms. Mather asked about the light fixtures.

Mr. McDowell said they all would be made of tin. They took pictures of Las Poblamos in Albuquerque so

they would match those fixtures. He agreed to bring the design to staff.

Mr. McDowell explained the details of the wall for the Board and where it would be visible and pointed it out on the plans. Where the shed was they would take down the adobe of the wall and replace with rock.

Mr. Armijo thought that wall belonged to the adjacent neighbor.

Mr. McDowell said the rock wall belonged to him and it could be high as six feet tall. The concrete cap was deteriorating.

Mr. Rasch thought there was a zoning requirement.

Present and sworn was Mr. Jack Robinson,100 Del Rio Drive, who said the rock wall on the west side wasn't built level so it undulated and wherever it was below the maximum allowable height they would add the cap to bring it level.

Mr. Armijo asked about the significance of that wall. He remembered it going to the HDRB and recalled it was said to belong to the adjoining neighbors.

Mr. Rasch thought they were raising the north wall.

Mr. McDowell agreed they were where the adobe existed now. The chicken coop hid that adobe section and now was exposed so they were filling it in with rocks where the adobe was. He really didn't care about raising the wall and would be fine with bringing it down.

Mr. Armijo had no concerns about it.

Mr. McDowell said the west wall was on his property and he preferred it exactly as it was.

There were no speakers from the public regarding this case.

Chair Woods was confused about the zoning.

Mr. Rasch said it was about the building and how close it was to the setback.

Chair Woods surmised they probably couldn't do less. Mr. Rasch agreed.

<u>Action of the Board</u>

Mr. Boniface moved to approve the application in Case #H-13-020 as submitted with conditions:

1. **That the stain color be taken to staff;**
2. **That the stucco match existing stucco;**
3. **That the light fixtures be taken to staff;**

4. **That it have no visible rooftop appurtenances.**

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

3. **Case #H-13-060. 1219 Cerro Gordo Road.** Downtown & Eastside Historic District. Ju Meng Tan, agent for Estate of Isabel Segura/Jerry & Martha Segura, owners, proposes to construct a 3,231 sq. ft. residence to 18' high where the maximum allowable height is 14'1" on a sloping site. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3) and (E)(2)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1219 Cerro Gordo Road is an 8,639 square foot lot in the Downtown & Eastside Historic District. The applicant proposes to construct a 3,231 square foot single-family residence to a height of 17' 6" where the maximum allowable height is 14' 1". Topographic information submitted shows a grade change of 3' 6" over the proposed footprint of the structure. The applicant requests additional height of 3' 6" due to slope.

The building is designed in a simplified Spanish-Pueblo Revival style with room-block massing, tapered and canted walls, and rounded edges. A series of six masses will be unified with an interconnecting lower roof. Stucco color proposed is El Rey cementitious Madeira, Adobe, and La Luz and trim color will be "Olive" green. Several locations will have a wood finish on walls that will not have publicly-visible or do not exceed 20% of a façade.

An exception is requested to install skylights and roof-mounted solar panels that will be publicly-visible and the required criteria responses follow.

EXCEPTION FOR PUBLICLY-VISIBLE ROOFTOP APPURTENANCES

i. *Do not damage the character of the district*

The visibility of the rooftop appurtenances will not damage the character of the district. It will not affect the overall style, look and feel of the exterior of the proposed residence (which is in the vein of the Santa Fé Pueblo Style) neighborhood. In fact, due to the current topography of Cerro Gordo Road, several other existing residences have this unavoidable condition (of having rooftop appurtenances visible). With specific regards to the proposed solar panels on Mass #1 (and potentially Mass #3), which will be the most visible, I am proposing the 10 degree tilt instead of the optimal 30 degrees to mitigate its visual impact. Also, the massing strategy of house, with Mass #3 being taller than Mass #1, will help to obscure the visibility of the panels when coming down the hill of Cerro Gordo Road from the North. The 10 degree tilt also allows the modest parapet height of Mass #1 to obstruct its visibility from Cerro Gordo Road on the south as illustrated in View #1 of the submitted 3D views.

Staff response: Staff agrees with this statement.

ii. *Are required to prevent a hardship to the applicant or an injury to the public welfare*

a. The existing topography of Cerro Gordo Road, rising from the south of the property up along the east side of the property makes it extremely difficult to prevent the visibility of all rooftop appurtenances. My design strategy to step up the masses that front Cerro Gordo Road to go with the slope of Cerro Gordo Road itself, ends with a 17'-0" H Mass #5 at the NE corner of the site. If parapets were to be raised universally to obstruct all roof appurtenances, I feel that the house will a) Potentially violate the height limit established by the code even with the 4'-0" height limit increase allowed by code due to the slope of the site; b) The house would appear out of proportion to the scale of the district and neighborhood; c) Mass #5 would begin to violate the solar rights of my neighbor to the north at 1233 Cerro Gordo Road who has established the height limits of my development on the north end of my property; d) prevent adequate solar exposure required for the proposed panels, and e) the construction cost of the house could increase significantly.

b. The placement and design of rooftop appurtenances do not interfere with the public realm and do not call attention to themselves. Also, my application includes my "Permit to Access Right of Way" and I've worked closely with the city's Traffic Engineering Department to establish safe limits to my intervention.

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 following are some other design options that I've studied before determining that this exception is the best solution:

a. **Locating the solar array on the ground**: Unfortunately, the site is not very large, the only location with adequate solar exposure is to the east and south ends of the site. Both these areas are immediately adjacent to Cerro Gordo Road and hence visible to the public view. Also, access to the site would be impossible if the array were placed on the South end of the site. The existing large trees that exist between 1219 and 1215 Cerro Gordo Road cast a deep shadow over the site.

b. **Locating the solar panels on other roof locations that can be obscured by other Masses of the house** - The only suitable location with adequate solar exposure, again, is to the east and south of the site. The south has better solar exposure because of the shadow cast by the existing trees. Also, there isn't adequate roof space to accommodate the requisite number of panels in the array on any of the other roofs that have adequate solar exposure. The concept of obscuring the panels is also contradictory to what it needs, i.e. solar gain. Hence, my strategy is to locate the primary array on the roof of Mass #1 (and potentially Mass #3) and design the other Masses to help obscure it.

c. **Raising the parapets to screen the solar array** - Raising the parapets presents the law of diminishing returns in terms of solar gain. Raising the parapets will itself cast a deeper shadow onto the roof and the solar array itself will have to be raised further. This effect also occurs with the use of rooftop **screens to hide the panels**.

d. **Setting back from roof edges in order to reduce the angle of visibility** - Being a relatively small site and development, the largest roof in the best solar location is atop Mass #1. This is also the only roof large enough to accommodate the size of the array required for a house this size. Setting the array further back from the roof's edge will reduce the number of panels required for the house. I've worked with the Solar Energy Contractor on the angle required and although 30 degrees is the recommended and optimal angle for the panels, 10 degrees is acceptable and I've opted to go with this angle to reduce their visibility at least from the South end of the site. Moving up the hill to the East, it's unfortunate that I'm presented with virtually a birds' eye view of the lot, making it extremely difficult to mitigate the visibility of the panels.

e. **Reducing the number of panels** - The current proposal to include an array of 9 panels on Mass #1 is adequate to provide electricity for the household it is designed for. The potential overflow of panels on Mass #3 is for the possibility of expanding the home's ability to provide solar heating. I believe that reducing the number of panels contradicts to the intention of encouraging the adoption of alternative energy sources.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to install publicly-visible solar panels and other wise recommends approval of this application as complying with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Mather noted it had three different stucco colors and asked where they were.

Mr. Rasch didn't know.

Chair Woods said the code required only one color.

Mr. Rasch agreed and they would have to get it clarified.

Mr. Boniface asked if the applicant needed an exception for the additional height that was requested on page 7.

Mr. Rasch said the lot had more than two feet in slope so the Board could grant up to four feet and did

not need an exception.

Mr. Boniface asked if the stairs structure was part of the west façade or a separate façade.

Mr. Rasch explained that façades were at least 8' wide or set to one of at least 4'. So if it is was more than 8' it would be its own façade.

Chair Woods asked what percent of the staircase could be wood and what part would be stucco.

Mr. Rasch said the code required 80/20 stucco to non-stucco for the visible part but the staircase was not all visible. He read from the code that no less than 80% must be adobe finish and balance may be natural stone, brick, wood, or tile.

Chair Woods was not sure a falling down fence was blocking it from view.

Mr. Rasch agreed. The City attorney doesn't consider fences to be sufficient blocking and vegetation didn't block visibility either.

Chair Woods thought they should follow the code.

Applicant's Presentation

Present and sworn was Mr. Ju Meng Tan, 1026 Don Cubero, who clarified he was no longer acting as an agent but as the owner. The stucco was Madeira - one color. He brought the sample chart to the site to compare with existing stucco

Questions to the Applicant

Ms. Mather said the applicant's desire was to add the 3½ feet to the overall height and that was at the Board's discretion. She saw some stairs on the property. She was not sure why he needed that extra height.

Mr. Tan said his first instinct about the site was because Cerro Gordo goes up 16' so any house 14' or under would look like a pancake on the site. The existing house would look right down on the roof. So it should be stepped up. He wished the slope was more gentle. So he wanted the masses to step up. Even though he was asking for 3½ feet additional, he did submit a 3D drawing to Mr. Rasch. Going around the corner you would be at the highest point.

Mr. Tan said the slope was severe so he wanted it in a few iterations to stabilize it. He decided to show the portion on the left in the drawing and the two portions there would be retaining about 2½ feet of dirt. The two walls would stabilize that hill. The back corner was 3½ feet above the right side.

Mr. Boniface asked how wide the diameter of the area was.

Mr. Tan said it was 5'.

Mr. Boniface didn't see the materials for the retaining walls specified.

Mr. Tan said the retaining wall would be block stuccoed.

Mr. Armijo asked about the location of the solar panels.

Mr. Tan said they would be put on the garage roof of garage at 10 degrees. It was hardly visible from the south side along Cerro Gordo and as you come up the hill, the mass closer to the street would block the view.

Mr. Armijo asked if the stairwell went to a roof deck. Mr. Tan agreed.

Mr. Armijo asked if that was its only purpose. Mr. Tan agreed.

Chair Woods agreed with the massing solution proposed for the staircase but thought it would still be visible and wondered if he would consider another treatment.

Mr. Tan said the most obvious would be to create stucco finishes around it. He would like to study it a little more to figure out what percentages would be stuccoed.

Public Comment

Mr. McDowell said, having lived on Cerro Gordo, that this has been a house in need of replacement and it was nice to see someone stabilizing it and dealing with the water runoff. As a neighbor, it was good to see this positive change happening.

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

Action of the Board

Mr. Boniface moved to approve Case #H-13-060, accepting the exceptions for solar panels and to work with staff on the stair coverage. Ms. Walker seconded the motion.

Ms. Mather asked for a condition that the stucco color would be Madeira. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

3. **Case #H-14-010. 447 Cerrillos Road, #7.** Downtown & Eastside Historic District. Paul E. & Sharilyn Braly, agents/owners, proposes to replace windows and doors and to restucco a non-contributing residential structure. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

447 Cerrillos Road #7 is a single family residence that was constructed at approximately 1930-1942 in a vernacular manner. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The existing steel casement windows on the east, north, and south elevations will be removed and replaced with in the same opening dimensions. On the east and north elevations, fixed transoms will be integrated into the casement operation.

2. The existing 6-lite wood pedestrian door will be removed and replaced with a wood door that has a 6-lite window at the top.

3. The building will be repainted.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked what the stucco color would be.

Mr. Rasch suggested she ask the applicant.

Ms. Mather asked what style the windows would be.

Mr. Rasch said they would be casement windows.

Present and sworn was Mr. Paul Braly, Salida, Colorado, who explained there were seven units in there and they were trying to maintain the same existing colors. This was painted pink but the rest of it was the same as the others.

Questions to the Applicant

Ms. Mather asked what style windows would be installed.

Mr. Braly said they would be white wood casement, with pine and metal clad.

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather to approve Case #H-14-010 per staff recommendations with conditions that the adobe color match the other structures and the windows be white. Ms. Walker seconded the motion and it passed by unanimous voice vote.

4. **Case #H-14-011. 1677 Cerro Gordo Road.** Downtown & Eastside Historic District. FABU-WALL-OUS Solutions LLC, agent for Shayakin Owners Assoc. Inc., owners, proposes to construct two vehicular gates on a non-contributing subdivision. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1677 Cerro Gordo Road, known as the Shayakin Subdivision, has two access driveways from Cerro Gordo Road in the Downtown & Eastside Historic District.

The applicant proposes to install entry gates at both driveways.

The main entrance at the east side of the street frontage will have a bi-leaf tubular steel gate at a maximum of 6' high. The gate will have an arched top, painted "French Roast" in color, and placed between existing stuccoed pilasters at 20' wide.

The secondary gate at the west side of the street frontage will have a 20' wide single swing arm. Both gates will have solar panels as a power source and keypads.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather asked what the color was.

Mr. Rasch said it was brown.

Ms. Walker asked about the size of the solar panels.

Mr. Rasch suggested she ask the applicant.

Applicant's Presentation

Present and sworn was Mr. Charles Coswell, 1455 Miracerros, said he didn't get a measurement of the solar panels but they were approximately 24 x 24.

Questions to the Applicant

Mr. Armijo asked if the gate had two swings.

Mr. Coswell said that was on the main gate entrance and the secondary entrance was about 20' across with a lift up gate. That was just an egress arm to keep people from coming in.

Ms. Walker asked where the solar panels would be located.

Mr. Coswell clarified they had a 4 x 4 arm as shown in the photo and another short post that you cannot see there and the solar panel sits on top of that.

Mr. Rasch didn't have pictures of it

Chair Woods asked if the solar panels could be behind the pilasters.

Mr. Coswell agreed to locate them on a separate post. He originally wanted to locate them just behind the gate.

Mr. Boniface thought that would be a better location, further from Cerro Gordo.

Chair Woods asked if this was a commercial gate.
Mr. Coswell said it was a custom made gate designed to be like the one on Old Santa Fé Trail. The owners of the property liked that without the fleur de lis.

Public Comment

Present and sworn was Mr. Thomas Merlan, 1677 Cerro Gordo Road, who said he had lived there a long time. He had always said they didn't need gates but too many people driving up there had broken in. They just had to regain some security and privacy. This was the design the neighbors liked and there was one like it on Camino Lejo. They tried to keep this simple. He had been forced to the conclusion that they did need a gate.

Chair Woods said Mr. Merlan was the one who helped write about historic buildings in the 90's.

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

Action of the Board

Mr. Boniface moved to approve Case #H-14-011 as submitted and the condition that the color of the gate be brought to staff for approval and the location of the solar panel be placed behind the gate and in such a manner that it would be least visible from Cerro Gordo Road. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-14-012. 225 Johnson Street.** Downtown & Eastside Historic District. Christopher Purvis, agent for Conroad Association, owners, proposes to remodel a significant commercial building by removing or replacing windows on non-historic additions, adding a door to a non-historic addition, replacing a non-historic door on a primary elevation and constructing an enclosing fence at 48" high. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

225 Johnson Street is a commercial building that was constructed with brick in the Territorial style by 1902. Located adjacent and to the rear of 225, 223 Johnson Street is a similar building that was constructed before 1908. Non-historic additions were placed at the rear of both buildings and the addition on 225 connects the two buildings together. Both buildings are listed as significant to the Downtown & Eastside Historic District.

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

1. An ADA-compliant 4-panel pedestrian door will be installed in the east elevation of the 225 addition under the porch of 223. The new opening will be located in the non-historic addition.

2. The non-historic 4-panel pedestrian door on the east elevation of 225 will be removed and replaced with a 2-lite, 2-panel pedestrian door in the same opening.

3. The two non-historic 6-over-6 vinyl-clad windows on the north elevation of the 223 non-historic addition will be removed and replaced with 6-over-6 windows in the same openings.

4. The non-historic 6-over-6 wood window on the west elevation of the 223 non-historic addition will be removed and replaced with a 6-over-6 wood window in the same opening.

The applicant would use a trellis as a fence in front.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Woods asked if the porch was just built.

Mr. Rasch said it did look recently built.

Applicant's Presentation

Present and sworn was Mr. Christopher Purvis, 200 East Marcy, who said the porch was there when he got there. Before the present owner bought the building, it was there. If the Board would like it modified he was sure they would agree.

Chair Woods asked about the windows.

Mr. Purvis thought they would replace these windows because they were vinyl and were failing. He would replace them with wood.

Ms. Walker asked for the window color.

Mr. Purvis said they would match the existing which is a green color.

Chair Woods asked if Mr. Purvis would be willing to come back with a more appropriate design on the porch.

Mr. Armijo suggested he might want to mimic that one in the photo.

Mr. Purvis said he couldn't match it because he couldn't put a post because of parking right there.

Chair Woods thought that should come back to the Board.

Mr. Purvis asked if the Board could approve the rest of the project.

Ms. Mather asked when the connection between these two buildings was done.

Mr. Rasch said it was in the late 50's or early 60's. He thought it was okay as a connector because it could not be seen. That's why he thought the building was still significant.

Chair Woods said it was also listed on the state and national registers.

Mr. Boniface asked if the windows to be replaced would be replaced with wood windows.

Mr. Purvis agreed - they would be just wood

There were no speakers from the public regarding this case.

Mr. Katz asked if there was a problem with allowing the new opening.

Mr. Rasch said no because it was on the non-historic addition.

Action of the Board

Mr. Katz moved to approve Case #H-14-012 as recommended with the condition that the overhang on the north side either be removed or brought back for approval of the replacement design and that the replacement windows be painted wood. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

6. **Case #H-14-008. 213 E. Santa Fé Avenue.** Don Gaspar Area Historic District. Melinda K. Hall, agent, Paul Heath, owner, proposes to replace the roof finish on a contributing residential structure. An exception is requested to not replace wood shingles in-kind (Section 14-5.2(D)(6)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

213 East Santa Fé Avenue is a single-family residential structure that was built in the Bungalow style between 1912 and 1928. An addition on the rear was constructed in the 1980s. The building is listed as contributing to the Don Gaspar Area Historic District.

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

1. The non-functioning chimney on the non-historic rear addition will be removed.

2. The wood shingle roof finish will be removed and replaced with a composite asphalt shingle finish. The replacement shingles will match the wood shingles dimension and aged color. Color samples for "Summer Harvest", "Sand Dune", "Aged Copper", or "Sedona Canyon" will be presented at the hearing. An exception is requested to replace the roof finish not in-kind (Section 14-5.2(D)(6)) and the required criteria responses follow.

EXCEPTION TO REPLACE ROOF FINISH NOT IN-KIND

I) Do not damage the character of the streetscape.

The proposed exception is aligned with the surrounding streetscape.
Asphalt composition shingles are used on pitched roof houses throughout the neighborhood.

Staff response: Staff agrees with this statement.

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

Wood shingles are a fire danger and thus a potential injury 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.

The requested exception is in character with the neighborhood.

East Santa Fé Avenue has a strong heterogeneous nature boasting a variety of designs and building materials including exteriors of stucco, brick, wood, wood shingles; both flat and pitched roof houses using composition and metal roofing materials in a variety of colors.

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.

There are no other wood shingle roofs in the immediate neighborhood.

Staff response: Staff has not determined if other wood shingles exist in the streetscape.

v Are due to special conditions and circumstances which are not a result of the actions of the applicant. The wood shingle roof was installed by a previous owner of the property, circa 1992. It has been deteriorating for the past 7or 8 years.

Staff response: Staff agrees with this statement.

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

The owners would like to keep the appearance as close as possible to the present roof, simulating the wood by choosing a high grade asphalt composition shingle, similar in color to the existing roof.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to replace the roof finish not in-kind and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Ms. Walker noticed a discrepancy where on the first page of the application the status was shown as Contributing and under project data on the cover sheet it was different.

Mr. Rasch clarified that the property was contributing.

Applicant's Presentation

Present and sworn was Ms. Melinda Hall, 217 E Santa Fé Ave., Unit B, who brought two of the roofing samples. The other ones seemed a little too bold. She said the main reason they wanted to change out the wood shingles was the safety factor and if they went with new wood shingles, the roofer said to oil them every five years that would help with longevity and keep it moist. This was what she was asking permission to use if the Board granted the exception. She would be satisfied with either of the non-wood choices.

Ms. Walker asked if she was asking to use a non-wood shingle.

Ms. Hall agreed but was now reconsidering wood.

Mr. Armijo asked if she had considered standing seam.

Ms. Hall said she didn't because she thought shingles would be closer to the original style.

Mr. Boniface pointed out that there were two homes in that neighborhood that had metal shingles in a style that is still available today and were a historic style used in buildings over a hundred years old. He asked if Ms. Hall would be willing to consider something like that.

Ms. Hall said she liked the looks of them but here she was also dealing with State Historic Preservation. They had their meeting last week and they wanted it in wood. So she didn't know if they would consider standing seam or not.

Mr. Boniface said he was not in love with them but they were more historic. He asked to see the samples. The existing wood right now were shakes - they had thickness to them.

Ms. Hall shared the samples.

Mr. Boniface said it appeared to have a shadow line built in.

Chair Woods said the Board's preference would be wood also but understood the fire danger. She thought Ms. Hall was asking for approval of the exception but might go with wood anyway.

Ms. Walker asked, since this was on the state register, if the property would lose its historic status if they used a different roof material.

Ms. Hall said they probably would not allow it.

Public Comment

Mr. McDowell said the wood appeared to have greyed out over time and new shingles with a stain would appear as orange but there is a spray available to help with the grey color.

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

Action of the Board

Ms. Mather moved to approve Case #H-14-008 per staff recommendations, accepting the exception for not in kind replacement with the condition that the applicant look at other possible solutions including metal shingles or going back to wood and if wood was not used, to provide the roofing color to staff for approval.

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

9. **Case #H-08-042. 1317B Cerro Gordo Road.** Downtown & Eastside Historic District. Douglas McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 917 sq. ft. studio with exterior alterations. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1317B Cerro Gordo Road is a single-family residence that was constructed in the late 1960s in the Spanish-Pueblo Revival style. The building was remodeled in the 1980s and it is listed as non-contributing to the Downtown & Eastside Historic District.

On April 22, 2008, the HDRB approved the construction of a 917 square foot free-standing studio at the northwest corner of the property to a height of 13' where the maximum allowable height is 15' 2" as determined by a radial calculation. The studio is designed in the Spanish-Pueblo Revival style with wall-dominated massing, battered walls, divided-light windows and doors, and a portal with exposed wooden rafters, header, and viga posts. Conditions of approval included altering a circular window to a more traditional window and reducing the number of skylights which shall not be visible above the parapets.

During construction the applicant made changes without approval. Now, the applicant requests approval of the following six items.

1. Three rounded and tapered adobe buttresses were constructed with a stone base and stucco finish, two on the west elevation and one on the east elevation.

2. The south elevation portal was changed to a shed roof canopy supported by wooden brackets. The roof is finished with corrugated metal.

3. The pedestrian entry door on the south elevation was changed from an 8-lite French door to a Peñasco-style wood door.

4. Two windows on the east elevation were enlarged from 2' 6" x 2' to 4' 6" x 2'.

5. The pedestrian entry door on the east elevation was changed from a wood door to a 4-lite door.

6. The garage doors on the east elevation were changed from wood doors to 4-lite doors.

STAFF RECOMMENDATION:

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

Questions to Staff

Mr. Boniface said in looking at the changes, it seemed the buttresses and the windows met general design standards but asked if the shed roof supported by brackets still met those standards.

Mr. Rasch agreed but he believed the changes that were made exceeded what was previously approved. Once the Board decided, the applicant must build precisely what the Board approved. If it was close, he would make an administrative approval but with this one, he felt the Board needed to approve these changes.

Ms. Mather asked about the time that had elapsed.

Mr. Rasch said recently the Governing Body made all Land Use approvals good for three years. Before that time, we practiced a one-year approval with one extension. But Mr. O'Reilly, looking closely at the code, said previous to the three- year provision, they really never expired. He didn't want to waste the Board's time with same building application again.

Ms. Mather asked if this was done six years ago.

Mr. Rasch said it was approved six years ago.

Applicant's Presentation

Mr. McDowell said as time goes by the Board and Staff and the Land Use Department get better in maintaining oversight. Although he might consider the changes small that slipped by or didn't get caught or noticed, he appreciated and respected the Staff's decision. He didn't do this maliciously but he wouldn't try to make excuses. It sat for awhile unfinished from personal family issues. It was clear the City today is different with a different Board and Staff. He was sorry it happened and if it has to come down, it will come down.

Questions to the Applicant

Mr. Armijo asked if he just wanted to soften the mass.

Mr. McDowell said he couldn't remember but thought it was to soften it up and ground it with the landscaping. He was trying to soften the squareness of it.

Mr. Armijo wasn't it should even have come before the Board. He appreciated Mr. McDowell bringing it to the Board but it might have run its course.

Mr. Rasch said it was Mr. O'Reilly who gave the direction to bring it back to the Board.

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-08-042 as built. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

Mr. McDowell said he had enjoyed working with the Board and added that it was the best HDRB he had ever worked with.

G. COMMUNICATIONS

There were no communications.

H. MATTERS FROM THE BOARD

Regarding the inclusions of Matters from the Floor, Mr. Shandler confirmed that it was at the discretion of the Chair to include it in the agenda.

I. ADJOURNMENT

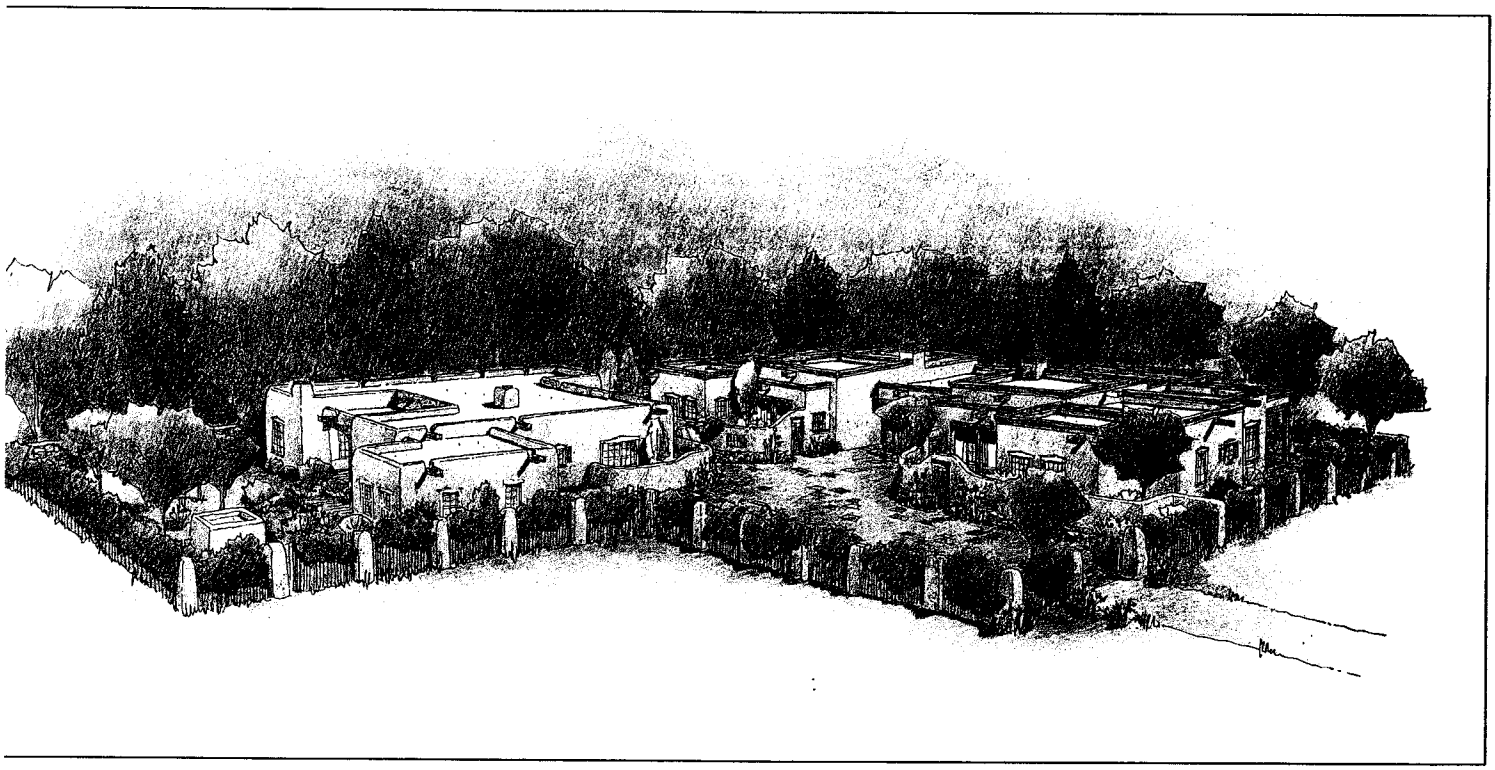
The meeting was adjourned at 7:00 p.m.

Approved by:

Sharon Woods, Chair

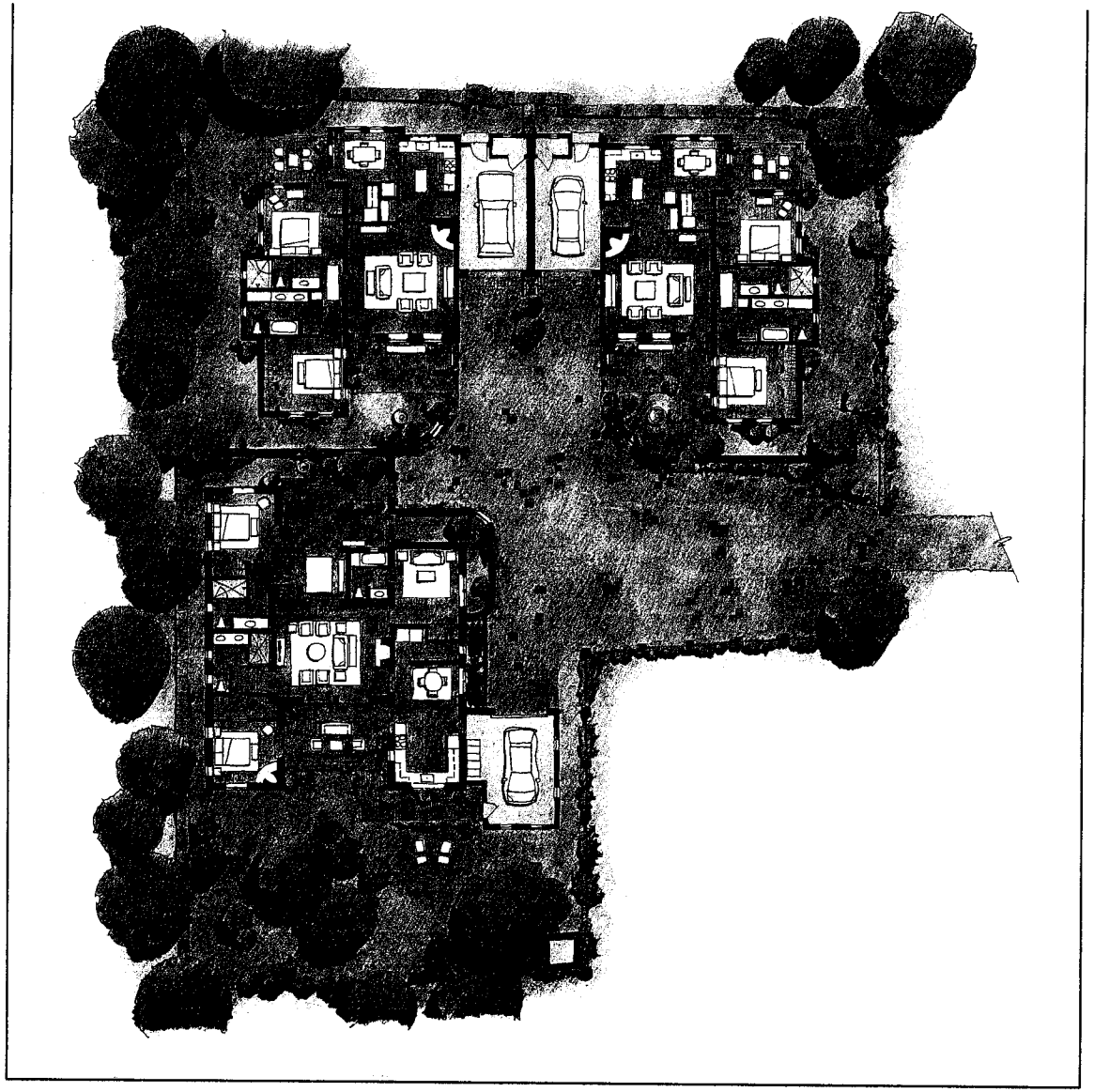
Submitted by:

Carl Boaz for Carl G. Boaz, Inc.



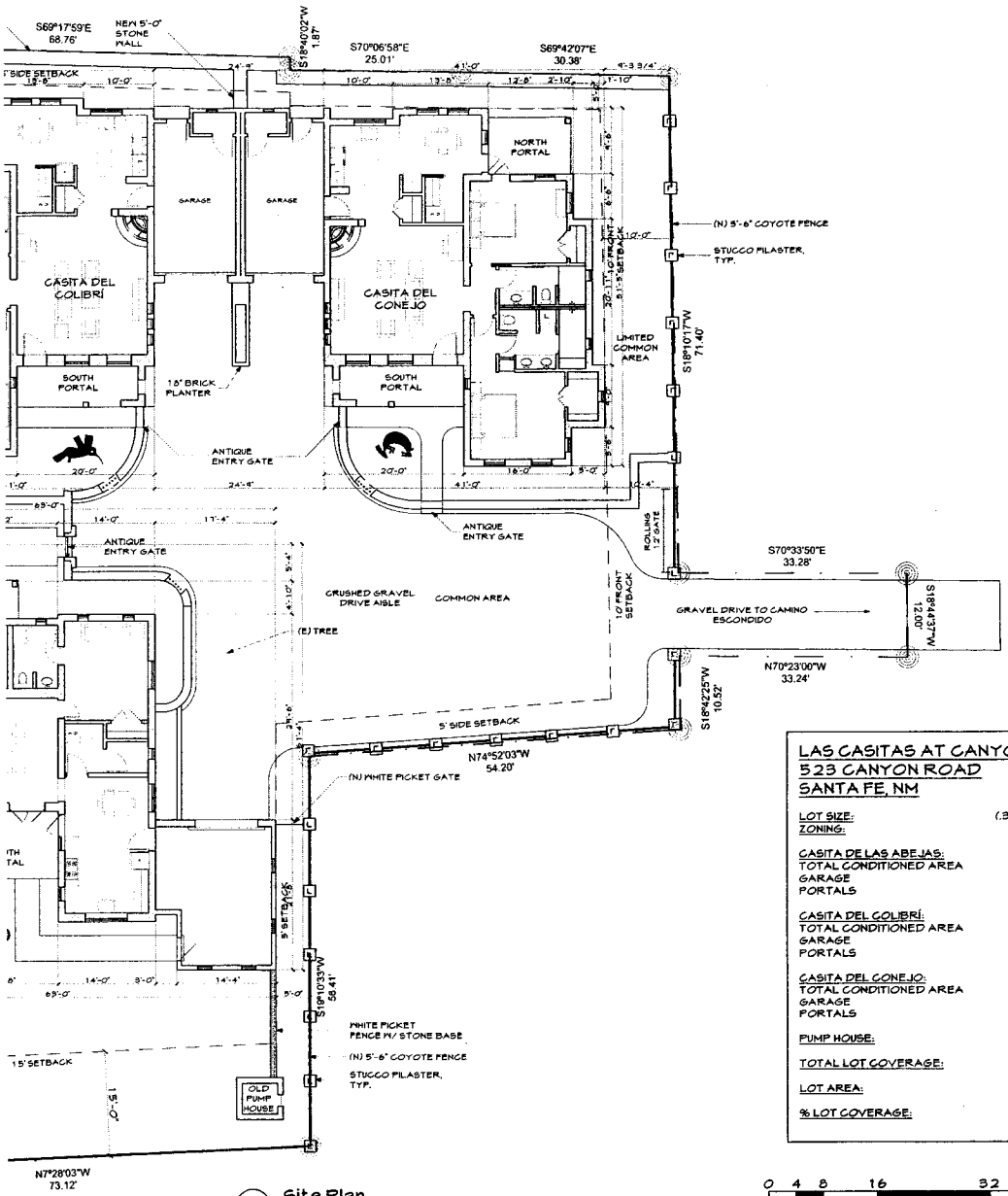
LAS CASITAS DEL CAÑON

McDOWELL ASSOCIATES
FINE HOMES SINCE 1976



LAS CASITAS DEL CAÑON

McDowell Associates
FINE HOMES SINCE 1976



LAS CASITAS AT CANYON
523 CANYON ROAD
SANTA FE, NM

LOT SIZE:	(.39 ACRES)	17180 SF
ZONING:		RC-8-AC
CASITA DE LAS ABEJAS:		
TOTAL CONDITIONED AREA		1904 SF
GARAGE		352 SF
PORTALS		236 SF
CASITA DEL COLIBRÍ:		
TOTAL CONDITIONED AREA		1574 SF
GARAGE		303 SF
PORTALS		209 SF
CASITA DEL CONEJO:		
TOTAL CONDITIONED AREA		1543 SF
GARAGE		303 SF
PORTALS		209 SF
PUMP HOUSE:		42 SF
TOTAL LOT COVERAGE:		6666 SF
LOT AREA:		17180 SF
% LOT COVERAGE:		38.8%

Site Plan
Scale: 1/8" = 1'-0"

0 4 8 16 32 48
GRAPHIC SCALE

Historic Design Review Board Submittal
2014.02.25

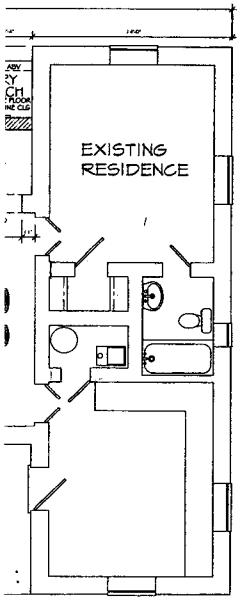
McDowell Associates
1317B Cerro Gordo Road, Santa Fe, NM 87501 505.982.5238

Las Casitas at Canyon Road
523 Canyon Road
Santa Fe, NM 87501

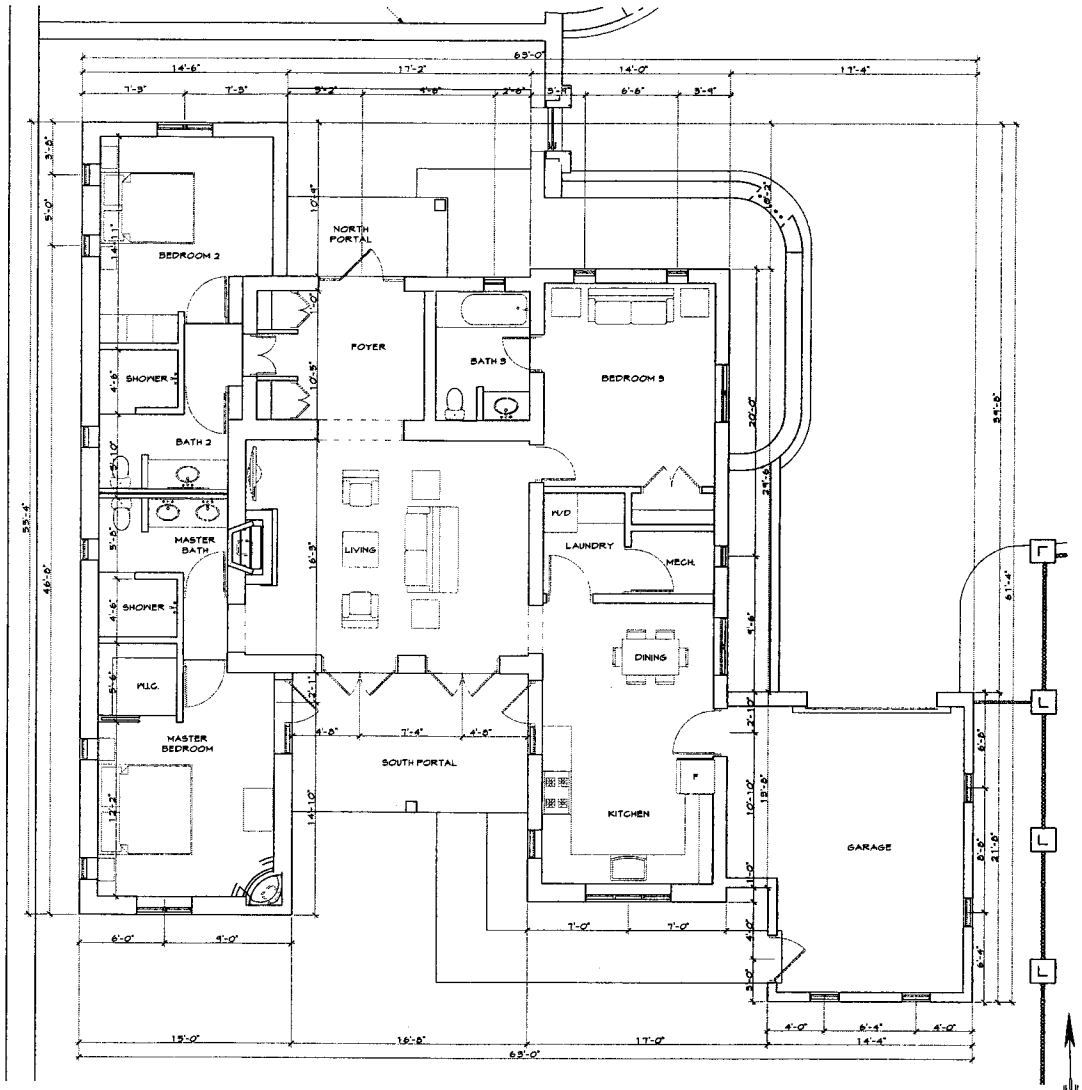
2014.02.25

Scale: 1/8" = 1'-0"

A-1.1



Abejas Floor Plan



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

0 1 2 4 8 16
Graphic Scale

N

Historic Design Review Board Submittal
2014.02.25

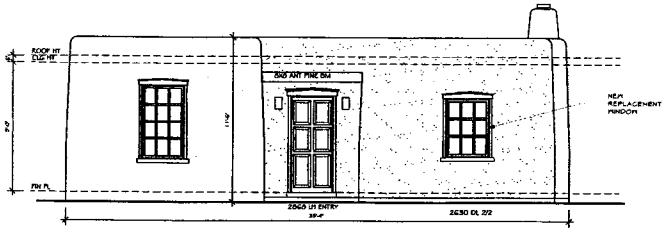
McDowell Associates
1317B Cerro Gordo Road, Santa Fe, NM 87501 505.982.5238

Las Casitas at Canyon Road
523 Canyon Road
Santa Fe, NM 87501

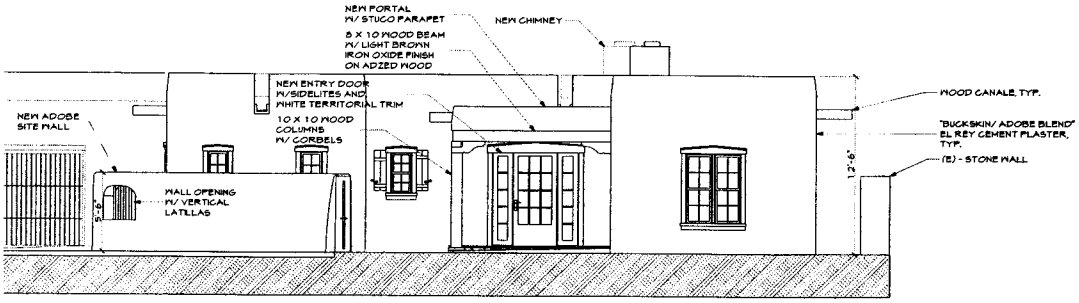
2014.02.25

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

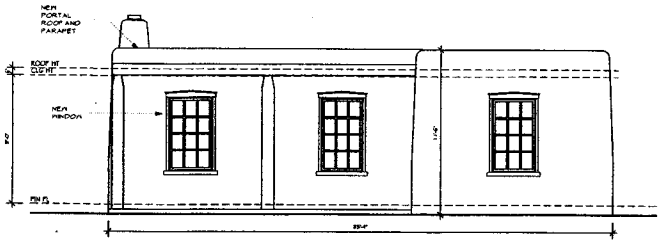
A-2.1



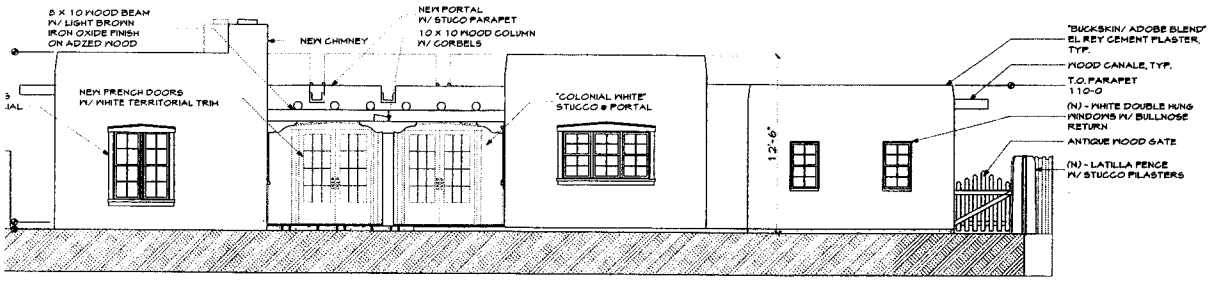
1 Approved Casita de las Abejas North Elevation
Scale : 1/4" = 1'-0"



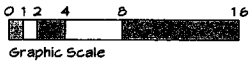
2 Proposed Casita de las Abejas North Elevation
Scale : 1/4" = 1'-0"



3 Approved Casita de las Abejas South Elevation
Scale : 1/4" = 1'-0" 1' =



4 Proposed Casita de las Abejas South Elevation
Scale : 1/4" = 1'-0"



Historic Design Review Board Submittal
2014.02.25

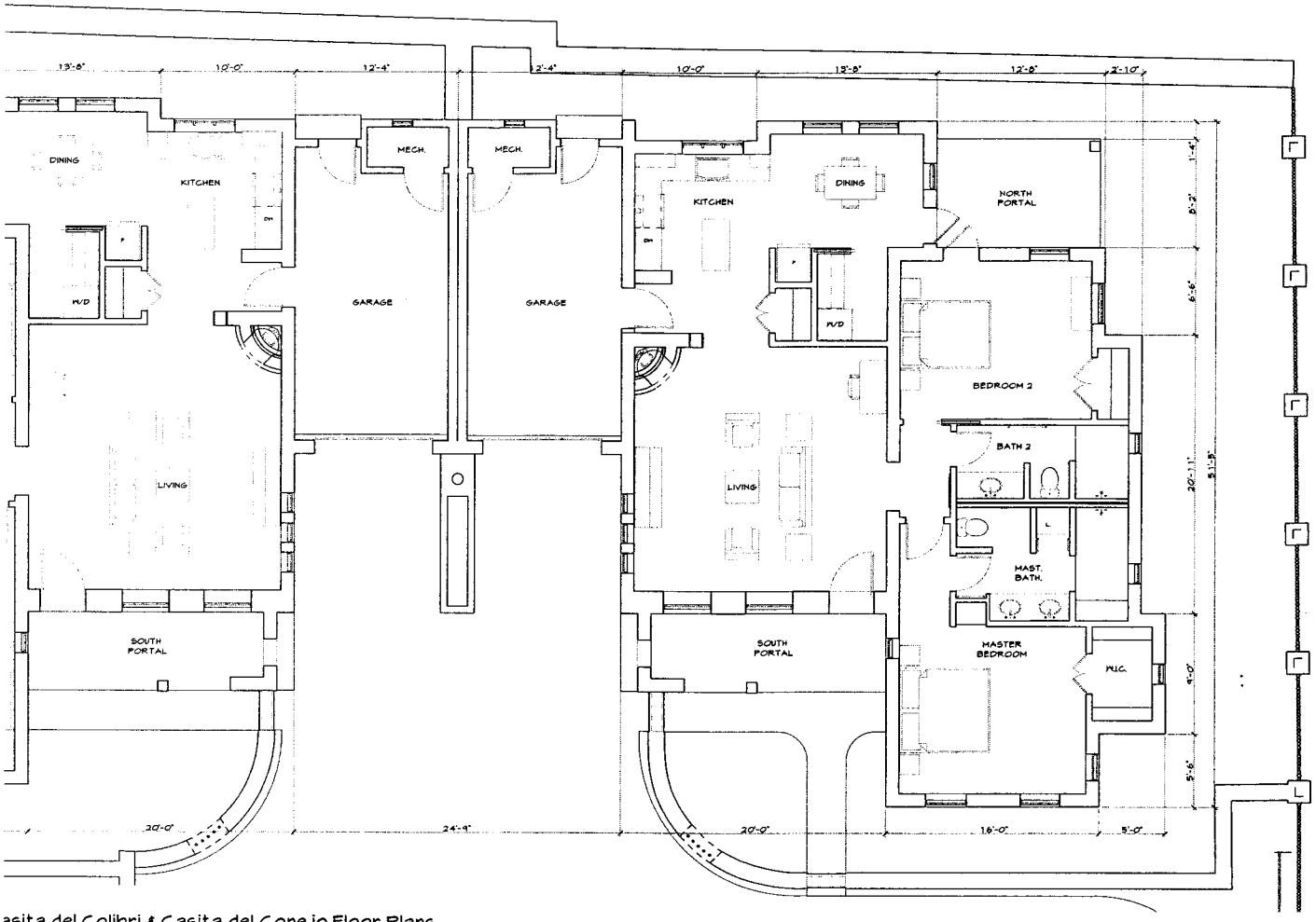
McDowell Associates
1317B Cerro Gordo Road, Santa Fe, NM 87501 505.982.5238

Las Casitas at Canyon Road
523 Canyon Road
Santa Fe, NM 87501

2014.02.25

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

A-2.2



asita del Colibri & Casita del Conejo Floor Plans
ale : 1/4" = 1'-0"

Historic Design Review Board Submittal
2014.02.25

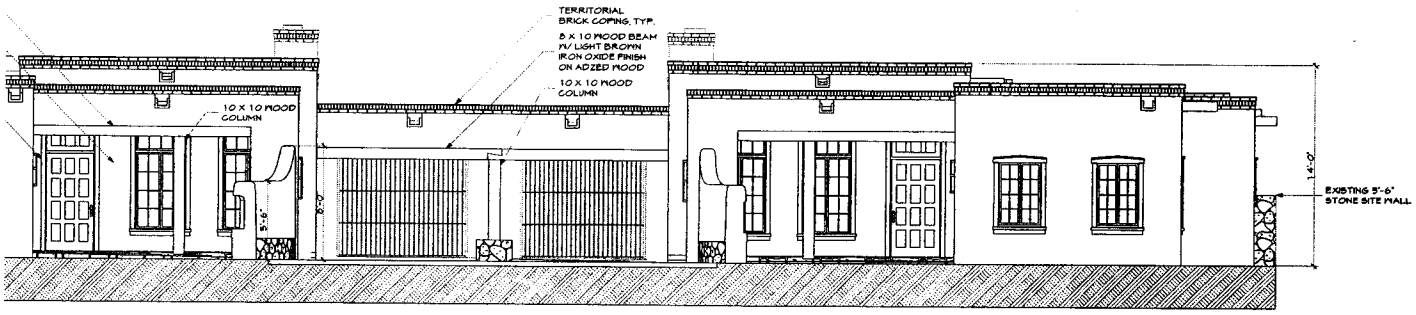
McDowell Associates
1317B Cerro Gordo Road, Santa Fe, NM 87501 505.982.5238

Las Casitas at Canyon Road
523 Canyon Road
Santa Fe, NM 87501

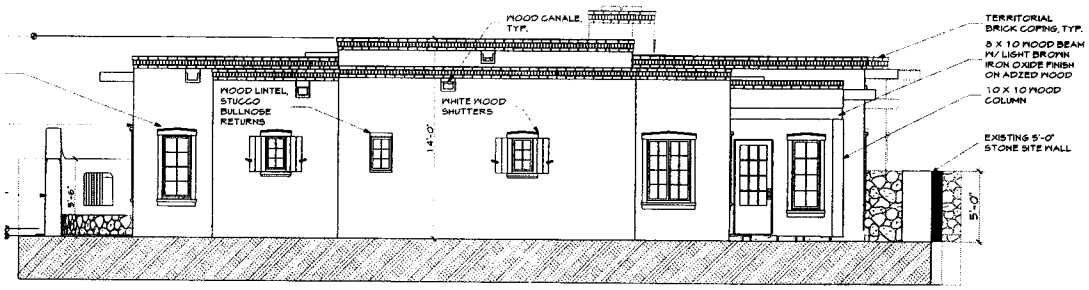
2014.02.25

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

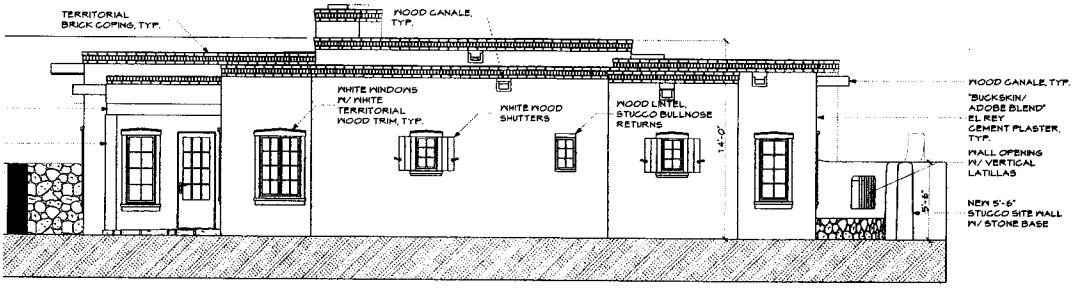
A-2.4



asita del Cone jo South Elevation



2 Casita del Cone jo East Elevation
Scale : 1/4" = 1'-0"



3 Casita del Colibri West Elevation
Scale : 1/4" = 1'-0"

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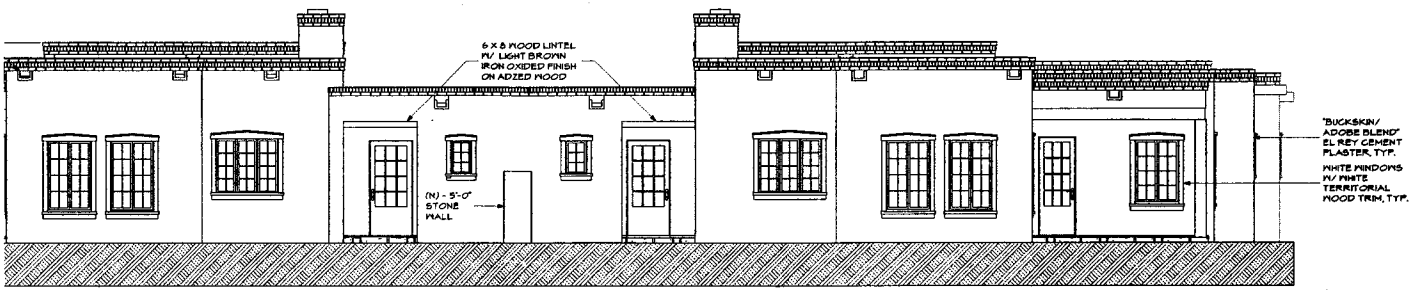
Las Casitas at Canyon Road
523 Canyon Road
Santa Fe, NM 87501

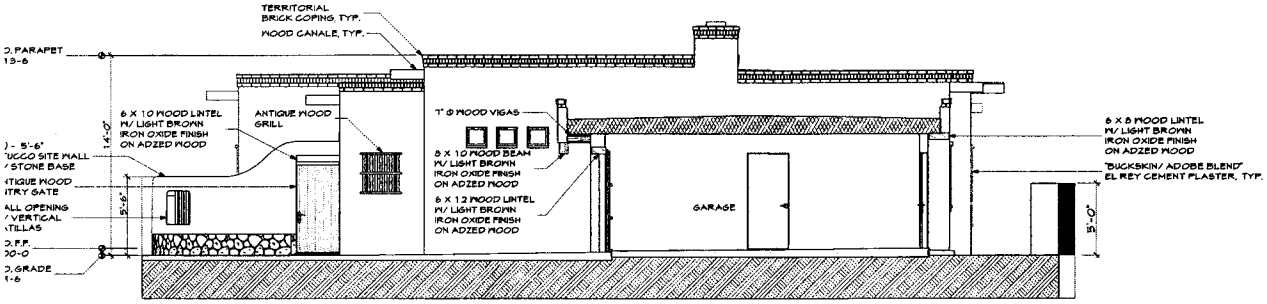
2014.02.25

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

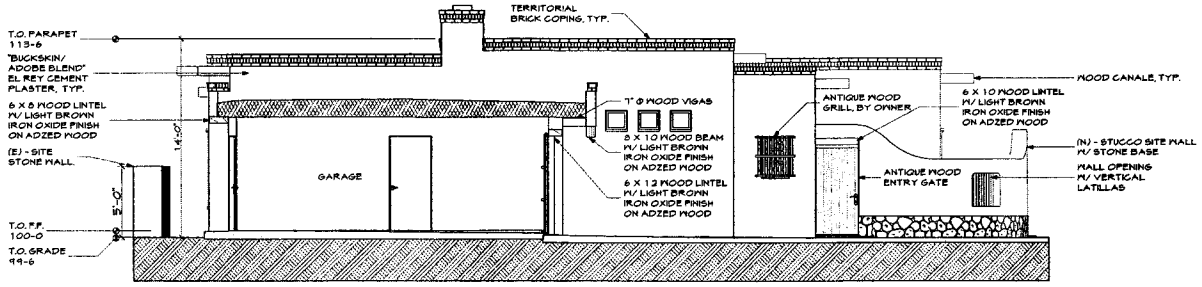
A-2.5



ita del Colibri North Elevation



2 Casita del Colibri East Elevation
Scale : 1/4" = 1'-0"



3 Casita del Conejo West Elevation
Scale : 1/4" = 1'-0"

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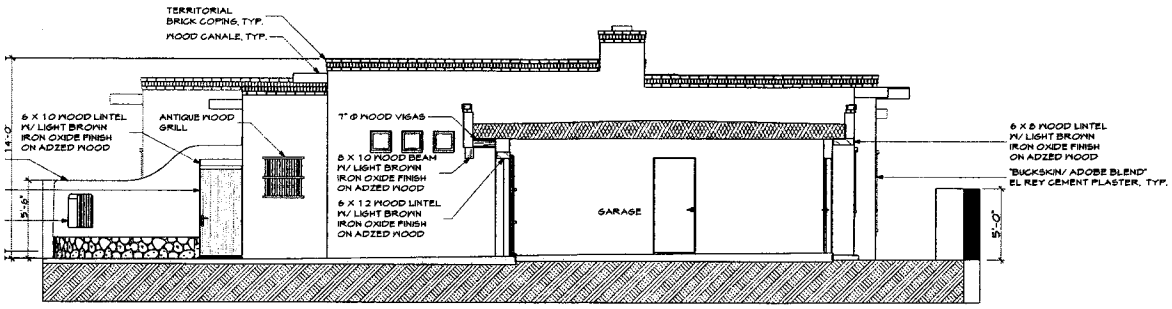
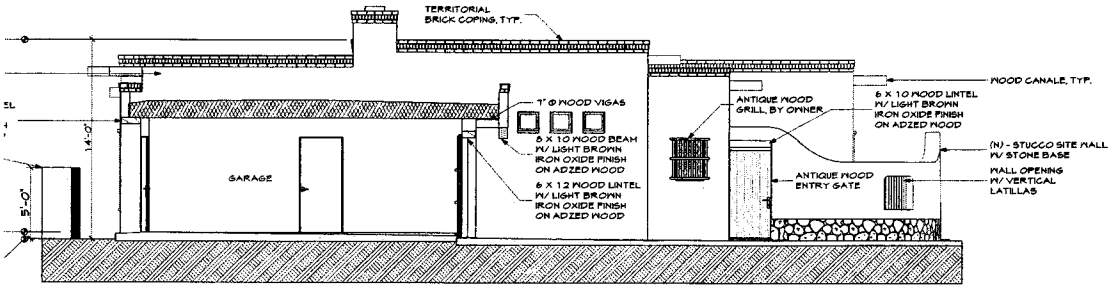
Scale: 1/4" = 1'-0"

A-2.6



1 Casita del Colibri East Elevation
Scale : 1/4" = 1'-0"



2 Casita del Conejo West Elevation
Scale : 1/4" = 1'-0"

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

A-2.7