

**City of Santa Fe, New Mexico**

**Historic Districts Review  
Board**

**Previous Case  
H-15-109B  
Remodel  
312 Pino Rd.**

ITEM # 16-0014

City of Santa Fe  
Historic Districts Review Board  
Findings of Fact and Conclusions of Law

**Case #H-15-109B**

**Address – 312 Pino Rd.**

**Agent's Name – Linda Aragon**

**Owner/Applicant's Name – Jay Jay Shapiro**

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 8, 2015.

**BACKGROUND & SUMMARY:**

312 Pino Road is a 1,230 square-foot, single-family residential structure that was constructed by 1928 in the Spanish Pueblo Revival Style. As reviewed in the prior hearing on December 8, 2015, the house (including the portal) and the yardwall are designated as contributing to the Downtown and Eastside Historic District. The primary elevations were also designated in the previous hearing to be the north façade, two west façades and the south façade between the two west façades.

The applicant proposes to remodel the property with the following items:

1. Remove and rebuild the portal. (Staff stated that no assessment regarding the removal of historic materials has been made and no exception has been requested.)
2. Replace all remaining windows with new clad/wood SDL windows. (Staff stated that no assessment regarding the removal of historic materials has been made and no exception has been requested.)
3. Remove a window on the SW corner of the existing kitchen.
4. Remove 2 aluminum slider windows in the existing laundry room.
5. Lower the portal slab approximately 16".
6. Re-stucco the entire structure with El Rey cementitious "Palamino" color.
7. Raise some perimeter walls to 5'6".
8. Reconfigure a yardwall and gate to allow for a 2 parking spaces  
(Staff stated that based on further review by Staff, the proposed remodel of the home does not result in an intensification of the structure per §14-10.3(A), and is therefore considered nonconforming and "grandfathered" in with the current configuration. The minimum 2 on-site parking spaces are therefore not required as stated on the PZR form and the site visibility triangle is not required. Consequently no changes to the height of the wall or an enlargement of the opening via the gated entrance is required,.)
9. Uncover and repair the acequia (Arroyo Pino) located on the property.

### FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommends postponement or denial of this application since the windows and portals on the primary elevations are being replaced and no window or portal assessment was provided and no exception was requested as part of this application.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
  - X   Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
  - X   Section 14-5.2(D) General Design Standards
  - X   Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
  - X   Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:
  - X   Exception Request Applicable:
    - X   Exception criteria were met for Items 7 and 8
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(a) and (b), and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met for approved items.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board unanimously partially approved the Application as follows:
  - a. Item 2: approved to replace windows on non-primary elevations with new clad/wood, single divided lite windows;
  - b. Item 3 approved;
  - c. Item 4: approved;
  - d. Item 6: approved;

- e. Item 7: approved to raise the perimeter yardwalls on the south and east elevations;
  - f. Item 9: approved the uncovering and repair of the Arroyo Pino acequia;
  - g. Item 8: approved reconfiguration of the yardwall as shown on the site plan but not lowering any part of the wall that remains where it is now and rebuilding at the same height the part being moved.
3. The Board unanimously concluded that for the primary façades (Items 1, 2, and 5), Applicant must first work with Staff to assess the integrity, both historic and structural, of the portals, windows and, where necessary, request exceptions from the Board. In addition, the Board:
- a. Item 2: approved to replace windows on primary elevations with new clad wood, single divided lite windows with the condition that such replacement is allowed after assessment of windows if no exceptions are required and that window sizes shall not change on primary façades; and
  - b. Item 5: approved the portal slab lowering after the assessment, if no exceptions are required.

**IT IS SO ORDERED ON THIS 12<sup>th</sup> DAY OF JANUARY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rioy  
Chairperson

12 January 2016  
Date:

FILED:  
Yolanda Y. Vigil  
Yolanda Y. Vigil  
City Clerk

14 January 2016  
Date:

APPROVED AS TO FORM  
Julia  
Assistant City Attorney

1/14/16  
Date:



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

*Javier M. Gonzales, Mayor*

**Councilors:**

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

Project description: Jay Jay Shapiro, agent for Linda Aragon, owner, requests to remodel a contributing residential structure including replacing windows, changing opening dimensions, and removing and reconstructing a yardwall. An exception is requested to remove historic material (Section 14-5.2(C)(1)(c)).

Case number: H-15-109B

Project Type: HDRB

**PROJECT LOCATION(S):** 312 Pino Road

**PROJECT NAMES:**

OW – Linda Aragon  
Santa Fe, NM 87505

21 Mandy Lane  
505-629-7989

AP – Jay Jay Shapiro  
Santa Fe, NM 87508

90 Leaping Powder Road  
505-699-6161

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on December 8, 2015. The decision of the Board was to partially approve the application including removal of the southwest kitchen corner window, removal of two aluminum slider windows in the laundry room, replace windows on non-primary elevations with clad wood divided-lite windows, restucco with El Rey cementitious "Palomino", increase the south and east yardwalls to 5'6" high, and to uncover and repair the acequia, with the exception met to reconfigure 18' of stone wall using existing material and deleting the lowered height of the wall along Pino Road, and to postpone replacing historic windows and doors on primary elevations, replacing the portal, and lowering the portal slab until a historic assessment of these materials has been completed and exceptions are requested, if necessary. For further information please call 955-6605.

Sincerely,

David Rasch  
Supervising Planner, Historic Preservation Division

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

NOV 10 2015

# A Remodel for Linda Aragon

## 312 Pino Road

# Santa Fe, NM 87501

### PROJECT INFORMATION

**AUTHORITY:**

- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 NM RESIDENTIAL BUILDING CODE
- 2009 NM ENERGY CONSERVATION CODE
- 2009 NM EXISTING BUILDING CODE
- 2009 NM PLUMBING CODE
- 2009 NM MECHANICAL CODE
- 2011 NM ELECTRICAL CODE
- 2007 NM ELECTRICAL SAFETY CODE

### DRAWING INDEX

H-1 PROJECT INFORMATION, GENERAL NOTES, VICINITY MAP, INDEX  
 H-2 EXISTING AND PROPOSED SITE PLANS, KEYED NOTES  
 H-3 EXISTING AND PROPOSED FLOOR PLANS  
 H-4 EXISTING AND PROPOSED EXTERIOR ELEVATIONS  
 H-5 EXISTING AND PROPOSED EXTERIOR ELEVATIONS

### AREA SQUARE FOOTAGES

EXISTING HEATED	1230 SQ FT
EXISTING PORTALS	210 SQ FT
TOTAL AREA UNDER ROOF	1440 SQ FT
LOT SQUARE FOOTAGE	3354 SQ FT
PERCENT OF COVERAGE	43 %
PROPOSED HEATED AREA	0 SQ FT
INCREASE IN ROOF AREA	0 SQ FT

### LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN WARD NO. 1 OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, BOUNDED ON THE NORTH BY PINO ROAD, ON THE SOUTH BY THE SOUTHERLY LINE OF ARROYO PINO, ON THE EAST BY PROPERTY OF TERESITA E. HERRERA, ON THE WEST BY ARROYO PINO AND PROPERTY OF MIQUELITA SENA HERNANDEZ, RECORDED AS DOCUMENT 213,806 ON MARCH 1, 1956, IN BOOK 115 OF THE RECORDS OF SANTA FE COUNTY, NM.

### PROJECT DIRECTORY

**OWNER:** LINDA ARAGON  
 312 PINO ROAD  
 SANTA FE, NM 87501

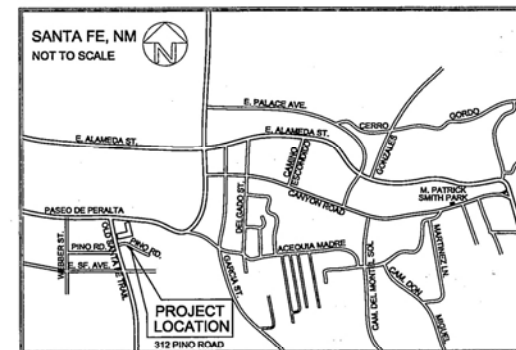
**ARCHITECT:** JAY JAY SHAPIRO  
 90 LEAPING POWDER ROAD  
 SANTA FE, NM 87508  
 E-MAIL: [shapiro434@gmail.com](mailto:shapiro434@gmail.com)  
 P (505) 699-6161

### GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE ALL REMAINING WINDOWS WITH NEW GLADWOOD SGL. WINDOWS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 18", LOWER THE PORTAL SLAB APPROXIMATELY 18", RE-ROOF THE ENTIRE STRUCTURE, RE-STUCCO THE ENTIRE STRUCTURE, RAISE SOME PERIMETER WALLS TO 8'-4", RECONFIGURE A YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.
2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 GLADWOOD SGL. LOW-E IG WITH ARGON.
  - A. U-FACTOR - 0.30
  - B. SHGC - 0.44
  - C. VLT % = 50
  - D. CONDENSATION RESISTANCE = 61
  - E. COLOR: WHITE
3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR.
4. EXTERIOR WOOD:
  - A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
    - 1) COLOR: WHITE
  - B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
    - 1) COLOR: WHITE
5. EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND REPLACE GLASS AS NECESSARY; REPAINT TO MATCH EXISTING COLOR.
  - A. COLOR: WHITE
6. STUCCO:
  - A. MANUFACTURER: EL REY
  - B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE IV ASPHALT-SATURATED KRAFT PAPER.
  - C. COLOR: PALOMINO
7. ROOF:
  - A. MANUFACTURER: METAL SALES
  - B. TYPE: STANDING SEAM
  - C. COLOR: GALVANIZED

### VICINITY MAP

N.T.S.



NOV 10 2015  
*Jay Jay Shapiro*  
 ARCHITECT

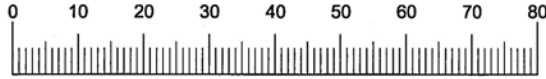
Jay Jay Shapiro architect  
 Santa Fe, NM 505.699.6161

A REMODEL FOR  
 LINDA ARAGON  
 312 PINO ROAD  
 SANTA FE, NM 87501

TITLE SHEET  
 DATE: NOVEMBER 05, 2015  
 DRAWN BY: Rudy Delgado  
 APPROVED: JJS



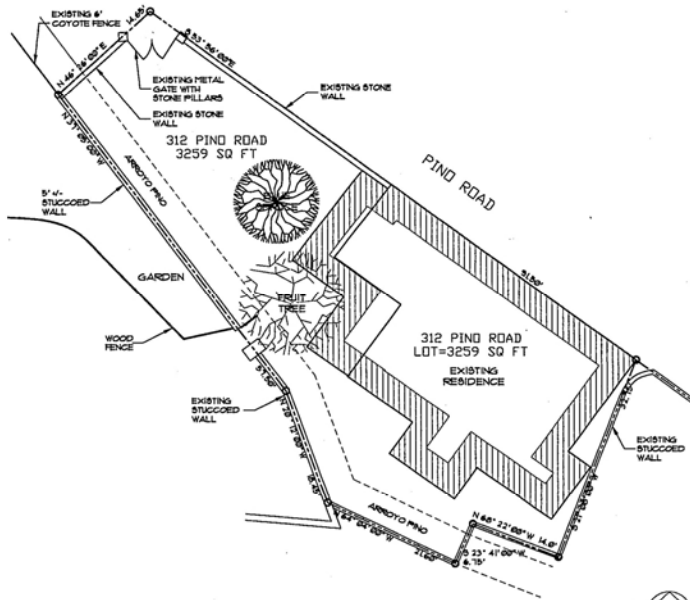
H-1



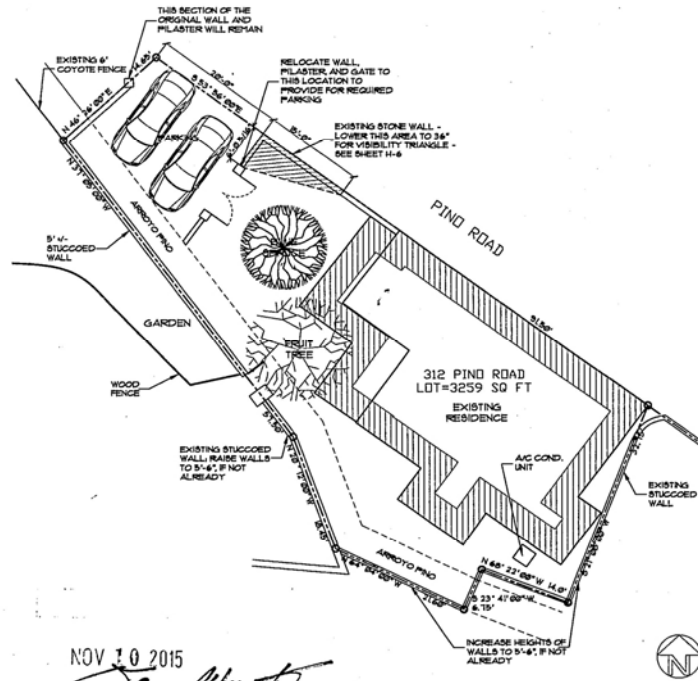
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  - WINDOW: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IG WITH ARGON.
    - U-FACTOR - 0.30
    - SHGC - 0.44
    - VLT % = 50
    - CONDENSATION RESISTANCE = #1
    - COLOR: WHITE
- EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR.
  - EXTERIOR WOOD:
    - PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
      - COLOR: WHITE
      - TRIM: SAND ALL WOOD, PRIME AND PAINT.
        - COLOR: WHITE
    - EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND REPLACE GLASS AS NECESSARY; REPAINT TO MATCH EXISTING COLOR.
      - COLOR: WHITE
  - STUCCO:
    - MANUFACTURER: EL REY
    - TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE IV ASPHALT-SATURATED KRAFT PAPER.
      - COLOR: PALOMINO
  - ROOF:
    - MANUFACTURER: METAL SALES
    - TYPE: STANDING SEAM
    - COLOR: GALVANIZED

NOV 10 2015



EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



NOV 10 2015  
*Anna Shaprio*  
PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

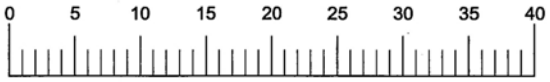
Jay Jay Shaprio architect  
 Santa Fe, NM 505.699.6161

A REMODEL FOR  
 LINDA ARAGON  
 312 PINO ROAD  
 SANTA FE, NM 87501

SITE PLANS  
 DATE: NOVEMBER 05, 2015  
 DRAWN BY: Rudy Delgado  
 APPROVED: JJS

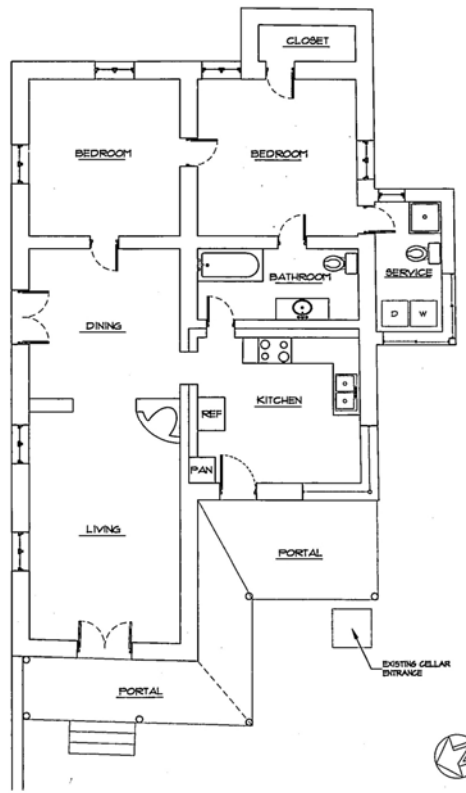


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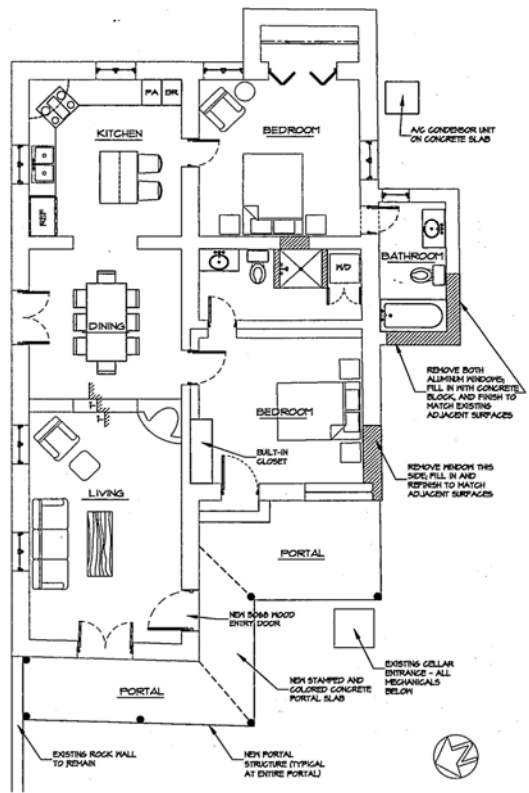
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2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SDL, LOW-E IG WITH ARGON.
  - A. U-FACTOR: -0.30
  - B. SHGC - 0.44
  - C. VLT % = 50
  - D. CONDENSATION RESISTANCE = 61
  - B. COLOR: WHITE
3. EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTURENANCE SHALL BE PAINTED TO MATCH STUCCO COLOR.
4. EXTERIOR WOOD:
  - A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT NOV 10 2015
    - 1) COLOR: WHITE
    - 2) COLOR: WHITE
5. EXTERIOR WOOD DOORS: RESTORE DOORS TO OPERABLE CONDITION AND REPLACE GLASS AS NECESSARY; REPAINT TO MATCH EXISTING COLOR.
  - A. COLOR: WHITE
6. STUCCO:
  - A. MANUFACTURER: EL REY
  - B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 17 ASPHALT-SATURATED KRAFT PAPER.
  - C. COLOR: PALOMINO
7. ROOF:
  - A. MANUFACTURER: METAL SALES
  - B. TYPE: STANDING SEAM
  - C. COLOR: GALVANIZED



EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOV 10 2015  
*Jay Jay Shapiro*



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

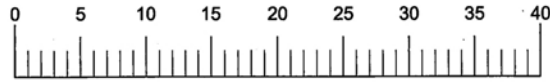
Jay Jay Shapiro architect  
Santa Fe, NM 505.699.6161

A REMODEL FOR  
LINDA ARAGON  
312 PINO ROAD  
SANTA FE, NM 87501

FLOOR PLANS  
DATE: NOVEMBER 05, 2015  
DRAWN BY: Rudy Delgado  
APPROVED: JJS



H-3

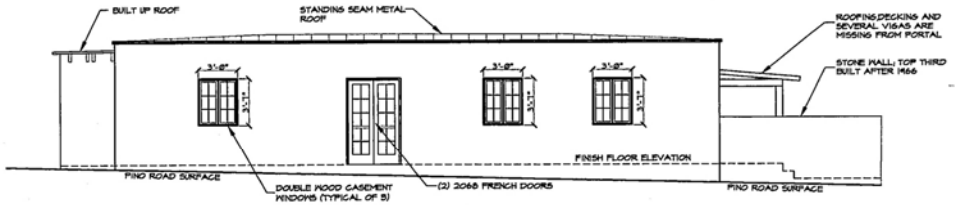


**GENERAL NOTES:**

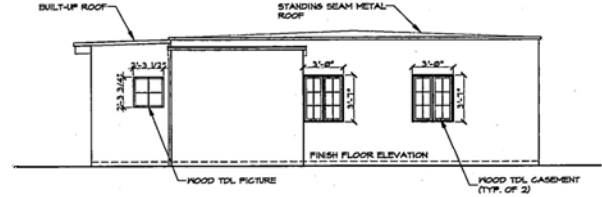
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  - U-FACTOR - 0.30
  - SHGC - 0.44
  - VL.T % = 50
  - CONDENSATION RESISTANCE = 81
  - COLOR: WHITE
- EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENCE SHALL BE PAINTED TO MATCH STUCCO COLOR.

- EXTERIOR WOOD:
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    - COLOR: WHITE
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  - ROOF:
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    - TYPE: STANDING SEAM
    - COLOR: GALVANIZED

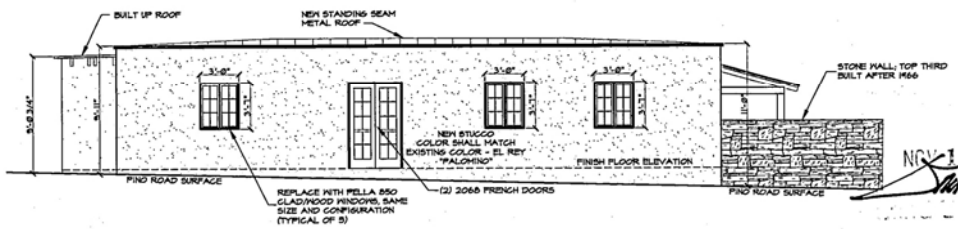
NOV 10 2015



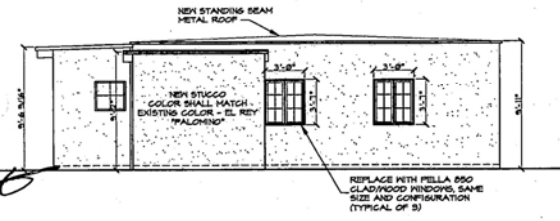
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

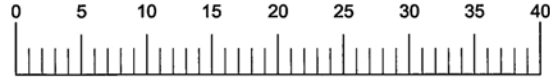
Jay Jay Shapiro architect  
Santa Fe, NM 505.699.6161

A REMODEL FOR  
LINDA ARAGON  
312 PINO ROAD  
SANTA FE, NM 87501

ELEVATIONS  
DATE: NOVEMBER 05, 2015  
DRAWN BY: RUBY DELGADO  
APPROVED: JUS



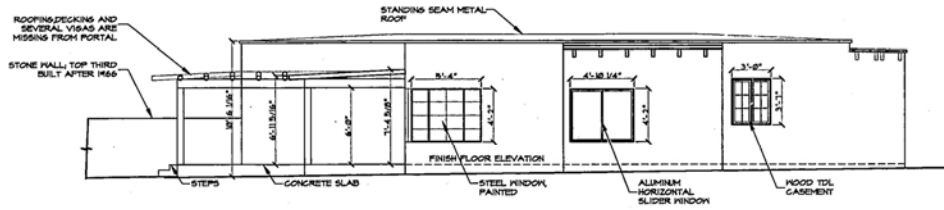
H-4



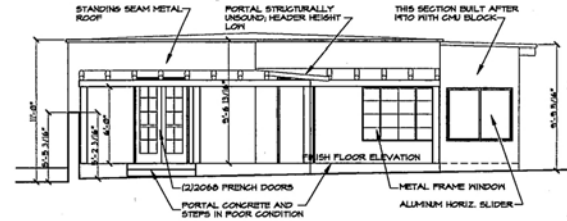
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  - TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 30 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 17 ASPHALT-SATURATED KRAFT PAPER.
    - COLOR: PALOMINO
- ROOF:
  - MANUFACTURER: METAL SALES
  - TYPE: STANDING SEAM
  - COLOR: GALVANIZED

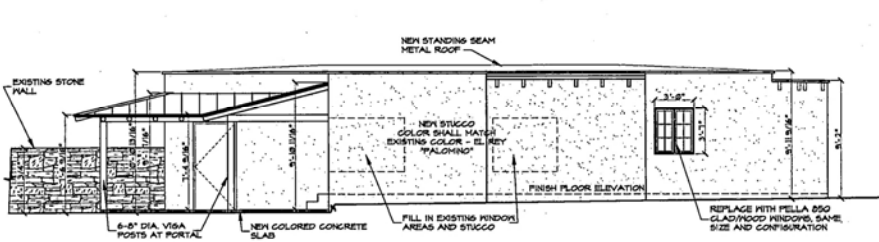
NOV 10 2015



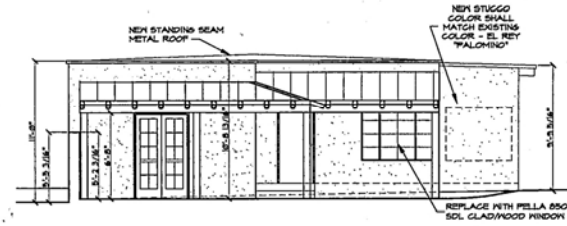
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

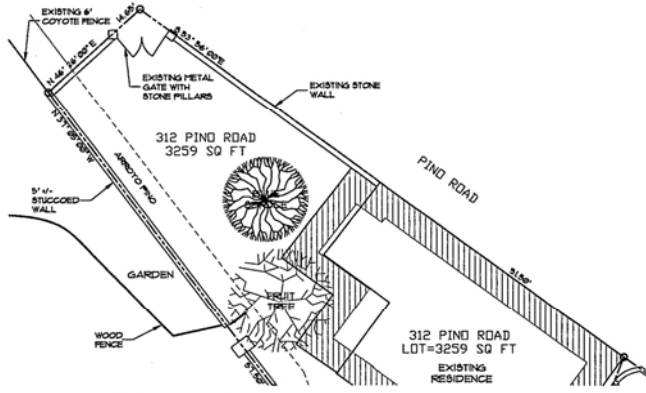
Jay Jay Shapiro architect  
Santa Fe, NM 505.699.6161

A REMODEL FOR  
LINDA ARAGON  
312 PINO ROAD  
SANTA FE, NM 87501

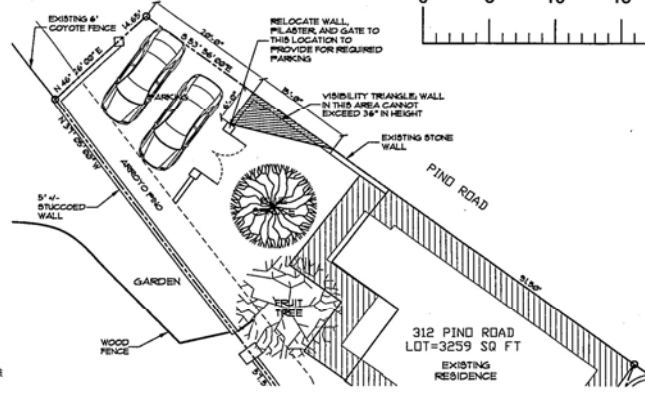
ELEVATIONS  
DATE: NOVEMBER 05, 2015  
DRAWN BY: RUDY DAIGARD  
APPROVED: JJS



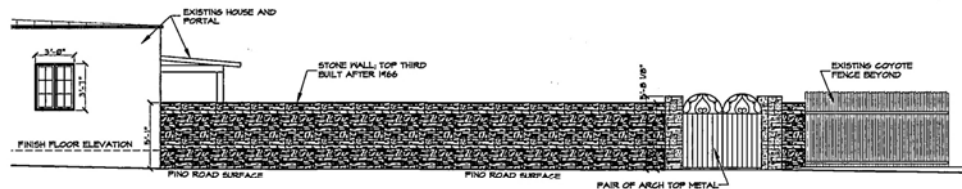
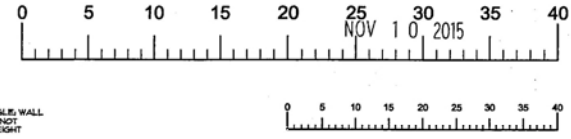
H-5



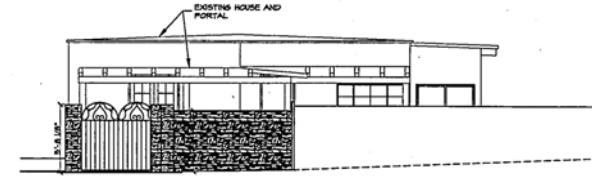
YARD WALL AREA  
SCALE: 1/8" = 1'-0"



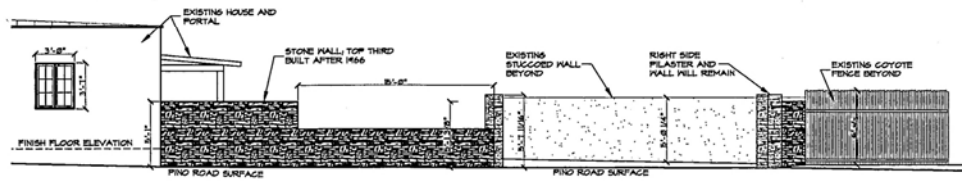
YARD WALL AREA  
SCALE: 1/8" = 1'-0"



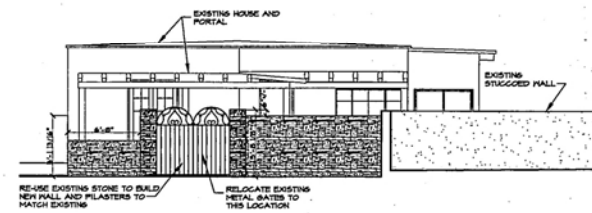
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

NOV 10 2015  
*[Signature]*

Jay Jay Shapiro architect  
Santa Fe, NM 505.699.6161

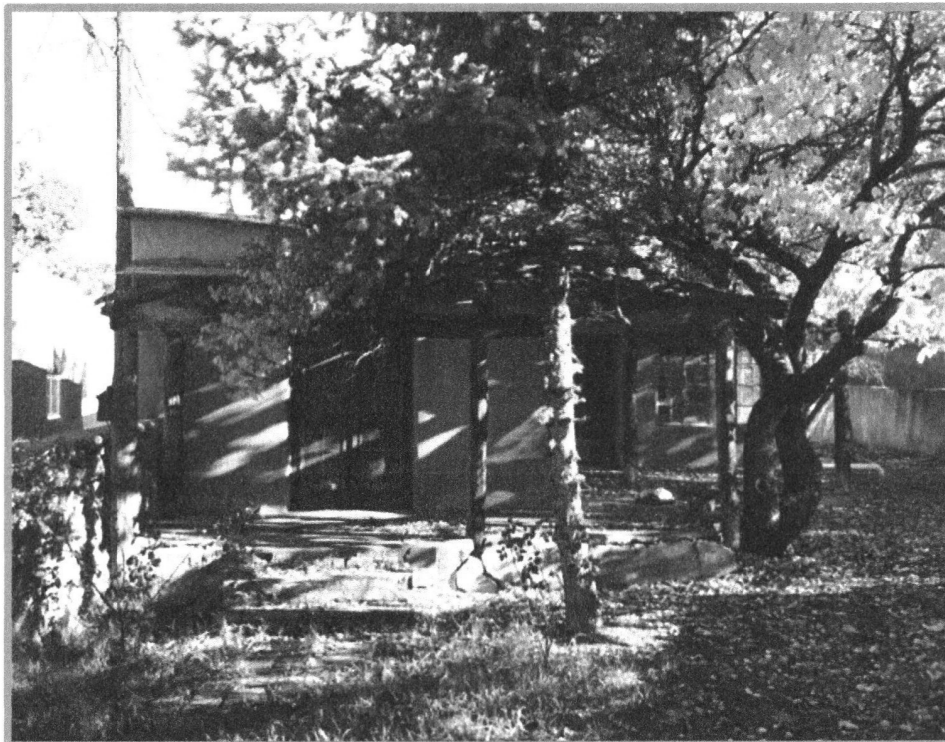
A REMODEL FOR  
LINDA ARAGON  
312 PINO ROAD  
SANTA FE, NM 87501

YARD WALL  
DATE: NOVEMBER 05, 2015  
DRAWN BY: RUDY DELGADO  
APPROVED: JJS



H-6

312 Pino Road, Santa Fe, NM 87501



West elevation, showing entry door into Living area at left, and door into Kitchen at right. Immediately to the left of the building is Pino Road.



This is a closer picture of the Kitchen entry, particularly showing the shape that the portal is in.

312 Pino Road, Santa Fe, NM 87501



This is a continuation of the North elevation, along Pino Road.



This is the northeast elevation of the house, the corner of the house being on the northeast property corner.

312 Pino Road, Santa Fe, NM 87501

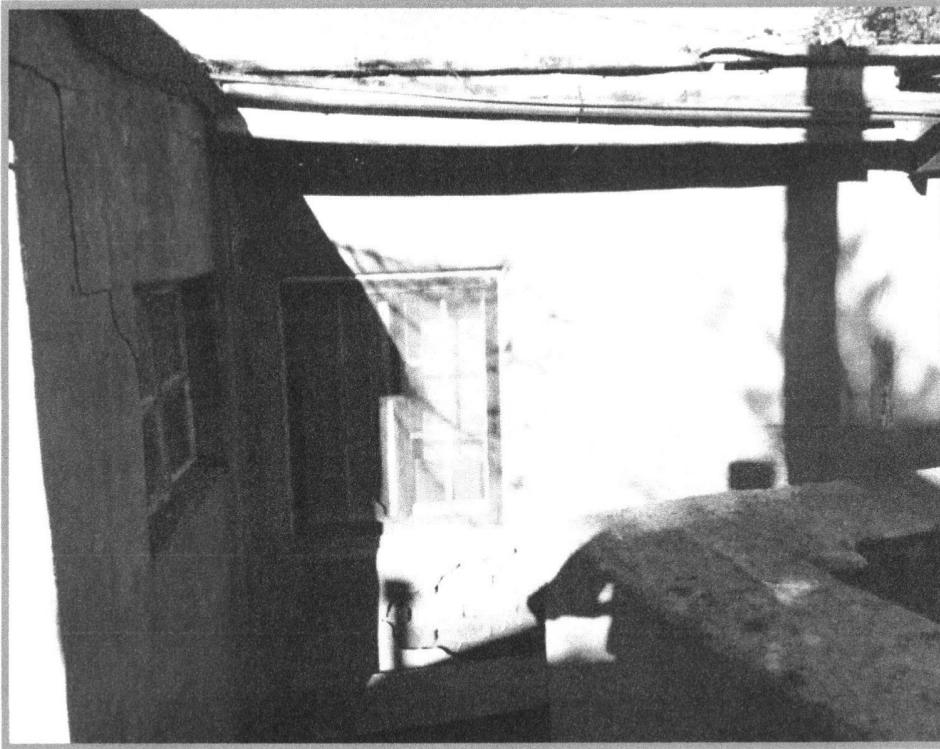


This elevation is from the southwest corner of the property, as you enter from Pino Road.



This is the north elevation of the house, this being the northwest corner. It is adjacent to Pino Road, shown at bottom left.

312 Pino Road, Santa Fe, NM 87501



Continuing eastward along the southern side of the house, to the right is the back side of the Laundry Room. The window straight back is for the southeast bedroom.



This is the southeast corner of the house. The block wall encompasses the southerly boundary, and is approximately between 5'-6' tall.

312 Pino Road, Santa Fe, NM 87501



This elevation is located at the south side of the house. The block addition toward the back houses the laundry room. The windows on this are aluminum horizontal slider windows.



This picture shows the Laundry Room more clearly.



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		Site Address: <u>312 Pueblo Rd</u>	
Date Submitted: <u>Nov 09 2015</u>	Proposed Construction Description:		
Property Owner of Record: <u>LUIS ARAGON</u>	Applicant/Agent Name: <u>JAY JAY SHAPIRO</u>		
Contact Person Phone Number: <u>505 699-6261</u>	TOTAL ROOF AREA:		
Zoning District: <u>RC-B</u>	Lot Coverage: <u>44%</u> <i>no expansion on existing house</i>		
Overlay: <input type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	<input type="checkbox"/> Open Space Required: _____		
Submittals Reviewed with PZR:	Setbacks: <u>N/A</u>		
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans	Proposed Front: _____ Minimum: _____		
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	2 <sup>nd</sup> Front? _____		
Supplemental Zoning Submittals Required for Building Permit:	Proposed Rear: _____ Minimum: _____		
<input type="checkbox"/> Zero Lot Line Affidavit	Proposed Sides: L _____ R _____ Minimum: _____		
Access and Visibility: <input type="checkbox"/> Arterial or Collector**	Height: Proposed <u>14'</u>		
<input checked="" type="checkbox"/> Visibility Triangle Required	Maximum Height: <u>16'</u> or		
Use of Structure: <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Regulated by Historic Districts Ordinance		
<input type="checkbox"/> Commercial Type of Use: _____	<input type="checkbox"/> Regulated by Escarpment District		
Terrain: <input type="checkbox"/> 30% slopes	Parking Spaces:		
* Requires an additional review conducted by Technical Review Division.	Proposed <u>2</u> Accessible _____		
** Requires an additional review conducted by the Traffic Engineering Division.	Minimum: _____		
	Bicycle Parking**:		
	Proposed: _____ Minimum: _____		
	** Commercial Requirement		

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

JAY JAY SHAPIRO  
PRINT NAME

OWNER  APPLICANT  AGENT

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Jay Jay Shapiro  
SIGNATURE

Nov 09 2015  
DATE

<b>To Be Completed By City Staff:</b>	
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected.	
Comments/Conditions: <u>Traffic Engineering for Ladd Lucero, approved site to make (see attached)</u>	
REVIEWER: <u>Don M. [Signature]</u>	DATE: <u>11/10/15</u>

# City of Santa Fe, New Mexico

# memo

DATE: December 8, 2015  
TO: Historic Districts Review Board Members  
VIA: David Rasch, Supervising Planner in Historic Preservation  
FROM: Donna Wynant, Senior Planner Assisting in Historic Preservation *DW.*

CASE # H-15-109B

ADDRESS: 312 Pino Road  
Historic Status: Contributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall  
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

### APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

## STAFF RECOMMENDATION:

Staff recommends postponement or denial of this application since the windows and portals on the primary elevations are being replaced and no window or portal assessment was provided and no exception was requested as part of this application.

## **BACKGROUND & SUMMARY:**

312 Pino Road is a 1,230 square foot single-family residential structure that was constructed by 1928 in the Spanish Pueblo Revival Style. It is listed as contributing to the Downtown and Eastside Historic District. The primary elevations are designated in the previous case.

The applicant proposes to remodel the property with the following items:

1. Remove and rebuild the portal. (No assessment regarding the removal of historic materials has been made and no exception has been requested.)
2. Replace all remaining windows with new clad/wood SDL windows. (No assessment regarding the removal of historic materials has been made and no exception has been requested.)
3. Remove a window on the SW corner of the existing kitchen
4. Remove 2 aluminum slider windows in the existing laundry room
5. Lower the portal slab approximately 16"
6. Re-stucco the entire structure with El Rey cementitious "Palamino" color
7. Raise some perimeter walls to 5'6"
8. Reconfigure a yardwall and gate to allow for a 2 parking spaces  
(Based on further review by staff, the proposed remodel of the home does not result in an intensification of the structure per §14-10.3(A), and is therefore considered nonconforming and "grandfathered" in with the current configuration. The minimum 2 on-site parking spaces are therefore not required as stated on the PZR form and the site visibility triangle is not required. Consequently no changes to the height of the wall or an enlargement of the opening via the gated entrance is required).
9. Uncover and repair the acequia (Arroyo Pino) located on the property

To reduce the height of the stone wall, the 6 criteria as listed in §14-5.2(C)(5) must be considered as follows:

### **(5) Exceptions**

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

**Applicant Response:** The existing stone wall will not just be removed, but relocated, utilizing the same stone, in the same configuration and height. The existing entry gates will also be relocated to the new wall location.

**Staff Response:** Chapter 14 defines the streetscape as:  
*"The visual character of a street or section of a street as defined by topography; the pattern of structures and open space; building and wall setbacks; street design; architectural design; and heights, widths and proportions of structures, fixtures and graphics."*

The wall currently provides a sense of enclosure to the narrow Pino Road and privacy to the subject property. The reconfigured wall consisting of the same gate and stones taken from existing north 35 feet of the wall along Pino Road will continue the rustic appearance along this narrow gravel street but will change the character of the streetscape by substantially changing the configuration of the historic wall and gate along the street.

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

**Applicant Response:** Ms Linda Aragon, the owner of the property, has been physically ill for some time, and needs a location to be able to park, near her home, getting as close to her entry as possible. This is the only feasible option to provide her with this ability.

**Staff Response:** The applicant has provided a reasonable solution in providing parking for the property for the owner and any future owner. However, as staff has found, the gated entry as it currently exists, though tight, does allow for vehicle entry into the property providing for the needed parking on-site.

**(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**

**Applicant Response:** This design does not impair any adjacent properties, or the inability of adjacent residents to continue to reside here. On the contrary, this allows for parking on the subject property, and out of the plain of Pino Road, which is already narrow enough.

**Staff Response:** Staff believes that no changes to the wall and gate are necessary to allow for vehicle entry to the site.

**(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**

**Applicant Response:** Presently, this residence does not have any parking. City of Santa Fe Land Use requires onsite parking for residential units. This design provides for necessary and needed parking for Ms. Aragon.

**Staff Response:** The property is completely enclosed by walls, except for a gated entry. Staff found that the gated entrance is just barely wide enough (7 ½ feet wide) to allow for vehicle entry and parking on-site. Once the acequia is opened up (i.e. uncovered), some type of vehicle stop (e.g. wheel stop/bumper block) will be needed to prevent falling into the acequia).

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

**Applicant Response:** It appears, through plats of surveys done as early as 1956, that a parking area was never provided for. In today's society, and required codes, parking has become a necessity, and therefore provided for with this design.

**Staff Response:** Staff agrees that parking is a necessity, but can be provided on site with the current configuration of the wall and gated entry.

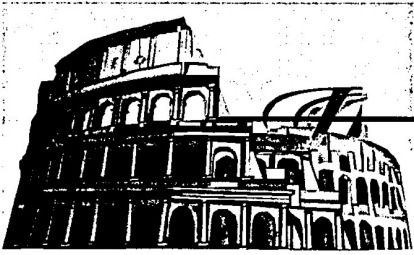
- (vi) **Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).**

**Applicant Response:** The beauty of the stone wall and gate will not be impaired, as we will reuse, and relocate, this stone wall and steel gate, to keep the beauty of the wall and gate integral with the site design.

**Staff Response:** The qualities to be preserved, as stated in Subsection 14-5.2(A)(1) include:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

The parking spaces at the north end of the property as shown on the proposed site plan provides for convenient and accessible parking. However, as staff has found, the gated entry does allow for 2 tandem parking spaces on site.



# ARCHITECT

*A*  
architecture - planning - management

November 09, 2015

Jay Jay Shapiro, Architect  
90 Leaping Powder Road  
Santa Fe, NM 87508

David Rasch  
Historical Review  
City of Santa Fe, NM

Re: A renovation to 312 Pino Road

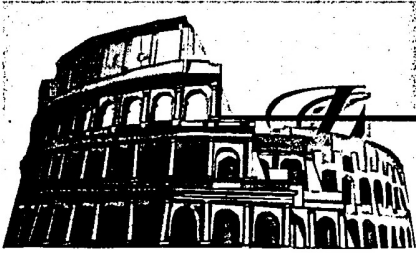
Dear Mr. Rasch,

We are requesting approval to restore and remodel a residential structure at 312 Pino Road. Presently, the structure is in desperate need of repair throughout. The structure, generally, has not been kept, as the owner has not resided in the house for several years.

The portal, which wraps the western side of the home, has been dismantled in many places, and is unsafe. The header beam for the portal is traditionally low, being only 6' from the portal floor. Although it has a metal standing seam roof, the structure has many leaks, which have gone unrepaired, and have since caused a lot of damage, with the brunt of the damage to the Kitchen walls and floor system. Most of the existing windows and French doors seem to be in fair shape, but are in need of restoration or replacement, and because there have been some additions over the years, there are several types of windows, some of which are inexpensive aluminum slider windows, manufactured in 1981.

The general scope of work we are requesting be made is as follows:

- **SITE WORK:**
  - Uncover, and repair the acequia (Arroyo Pino) that is on the property;
  - Relocate the metal gate, and a portion of the rock wall, in order to provide for required parking;
  - Install gravel for parking area;
  - Provide outdoor living space by restoring the yards via the installation of vegetation and other softscape and hardscape;
  - Raise yard walls to 5'-6" height, if not already above this height.
  
- **STRUCTURE WORK:**
  - Remove the portal in its entirety, and rebuild it in the same configuration as is originally designed, allowing for adequate head room, according to current codes; replace the round columns with square columns;
  - Install a 3' wide entry door on the south side of the portal, adjacent to the Living Room;
  - Remove one (1) aluminum horizontal sliding window at the south side of the structure, in the current Utility Room, and fill in;
  - Replace one (1) aluminum horizontal sliding window in the utility room with a clad/wood, SDL window;
  - Remove one (1) steel window on the southwest corner of the existing Kitchen, and fill in the wall;
  - Replace all remaining windows with clad/wood SDL windows, in the same configuration and size as the existing;
  - Raise two windows in the proposed Kitchen 13" to clear countertops;
  - Raise two windows in the southeast Bedroom 13" to normal head height;
  - Restore both existing French door units;
  - Remodel the northeast Bedroom into a Kitchen;
  - Remodel the southwest Kitchen into a Bedroom;
  - Remodel the existing Utility Room into a Bathroom only and move laundry room to a new room adjacent to the existing Kitchen and Dining room;
  - Remodel the existing second Bathroom, located in the center of the home;
  - Refinish all interior and exterior walls, floors;



# ARCHITECT

*A*  
architecture - planning - management

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- Repair the existing roofs, or replace in like kind and color;

Exterior Specifications shall be as follows:

- Windows and exterior doors finish colors shall be white;
- Stucco color shall be Palomino, by El Rey Stucco, in order to match as closely as possible the original color;
- Exposed wood, including beams, columns, vigas, and any trim, will be painted to match the windows and doors, utilizing an exterior grade paint; finish color shall be white.

**WYNANT, DONNA J.**

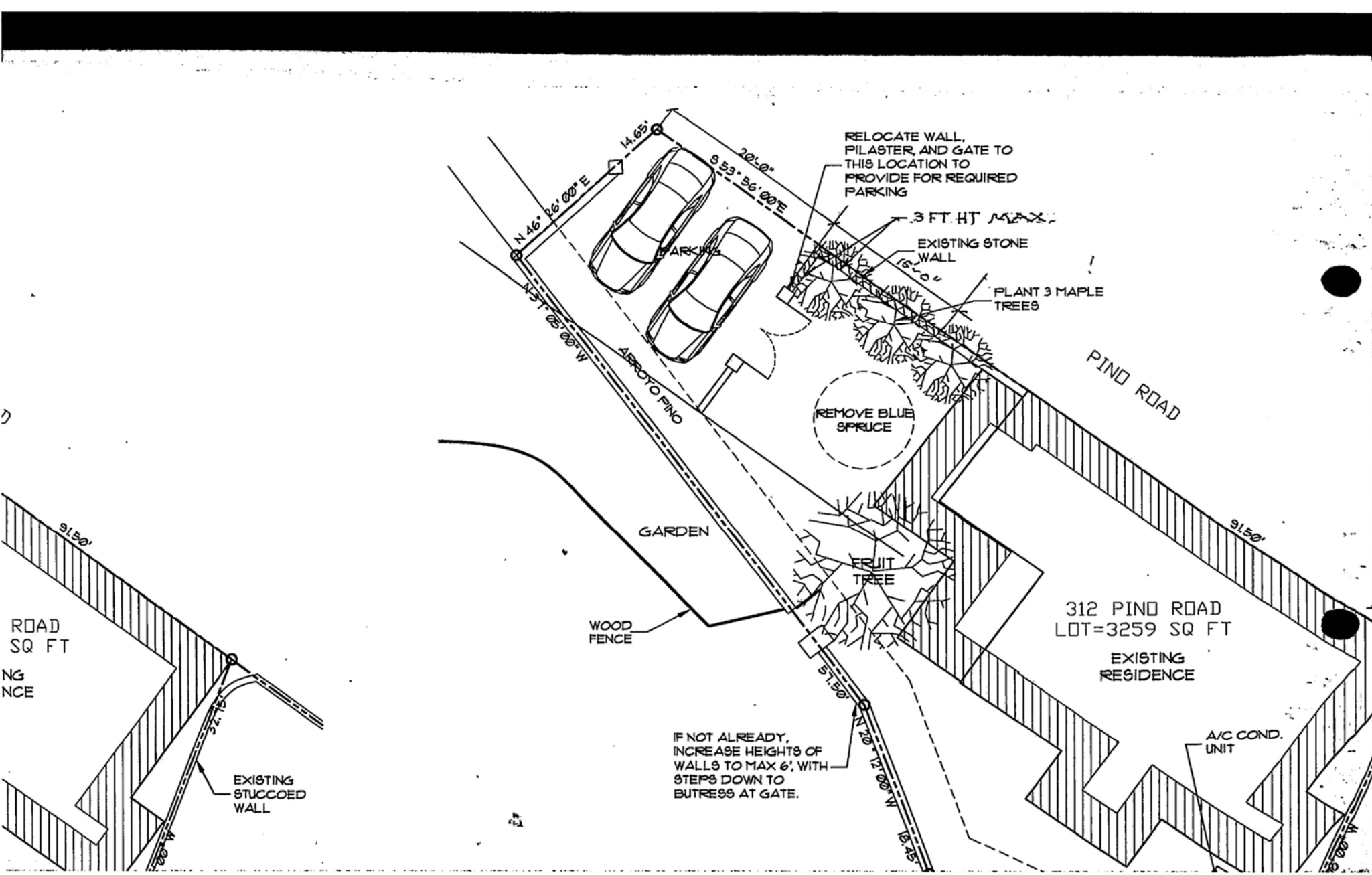
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**From:** LUCERO, LADD L.  
**Sent:** Tuesday, November 10, 2015 2:31 PM  
**To:** WYNANT, DONNA J.  
**Cc:** RASCH, DAVID A.; TRUJILLO, RICHARD A.  
**Subject:** Sight Distance  
**Attachments:** Site plan 312 Pino Rd..pdf

Donna,

I have reviewed and approved the sight distance for the proposed wall at 312 Pino Rd. for Mr. Jay Shapiro per the attached drawing. If you have any questions please call or email me. Thank You.

Ladd Lucero  
Traffic Engineering Division  
Public Works Department  
City of Santa Fe  
Phone: 505-955-6637



RELOCATE WALL,  
PILASTER, AND GATE TO  
THIS LOCATION TO  
PROVIDE FOR REQUIRED  
PARKING

3 FT. HT. MAX.

EXISTING STONE  
WALL

PLANT 3 MAPLE  
TREES

REMOVE BLUE  
SPRUCE

FRUIT  
TREE

312 PIND ROAD  
LOT=3259 SQ FT

EXISTING  
RESIDENCE

A/C COND.  
UNIT

IF NOT ALREADY,  
INCREASE HEIGHTS OF  
WALLS TO MAX 6', WITH  
STEPS DOWN TO  
BUTRESS AT GATE.

ROAD  
SQ FT  
NG  
NCE

EXISTING  
STUCCOED  
WALL

WOOD  
FENCE

GARDEN

AEROTO PNO

PARKING

PIND ROAD

N 46° 26' 00" E  
14.65'  
201.0'  
S 53° 56' 00" E

N 57° 05' 00" W  
M 00'

57.50'  
N 20° 13' 00" W  
15.45'

91.50'

91.50'

4.28'

4.28'