

ITEM # 17-1327

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

Case #H-17-078

Address – 998 Acequia Madre

Agent's Name – Mark Brown

Owner/Applicant's Name – Lisa Koskovich

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 28, 2017.

998 Acequia Madre is a Spanish-Pueblo Revival style, single-family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The Applicant proposed to remodel the property with the following 14 items.

Main House

1) Construct a 36” to 57” yard wall at the edge of the north property line where the maximum allowable height is 57”. The wall will drop down at the stone pilasters. The applicant proposes a motorized vehicle gate at the wall that will be 52” in height.

2) Increase parapet height at the northwest corner of the property from 11’-0” to 13’-6”.

3) Add an entry portal, replace the entry door, and add a fireplace at the east elevation.

4) The existing courtyard wall will be modified by making the courtyard larger, and will remove the existing gate and add three wood shutters.

5) Level the east elevation parapet.

6) Replace existing windows and doors. Lites will be true divided light and wood clad.

7) Install interior wood gate with over-the-gate accent arch. The structure will be 7’-10”.

8) Construct a coyote fence with irregular latilla tops to 5’-0” on the west property line.

9) Demolish existing shed structure connected to the southeast corner of the building.

Guest House

10) Remove existing portal and construct a new portal with a galvalume metal roof.

11) Replace windows with wood clad, divided lite windows.

General

12) Wood elements will be stained.

13) Windows and doors will be Sierra Pacific “Patina Green.”

14) Stucco will be cementitious El Rey “Sandalwood.”

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 recommended approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All Districts and 14-5.2(E) Downtown and Eastside.
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).

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 not applicable to this Application.
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)(b), 14-5.2(C)(3)(a) 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 for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

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 approved the Application as recommended by Staff.

X Additional conditions: there shall be no rooftop appurtenances visible from the streetscape, the front yardwall shall be river rock or field stone but not a combination of the two, and staff shall approve the revised drawings for the wall before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 12th DAY DECEMBER 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Kids
Chairperson

12-12-17
Date:

FILED:

Yplanda Y. Vigil
Yplanda Y. Vigil
City Clerk

12/13/2017
Date:

APPROVED AS TO FORM:

Shaf
Assistant City Attorney

12-12-2017
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:

Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Mark Brown, agent for Lisa Koskovich, owner, proposes to replace windows and doors, construct a 57" high yardwall where the maximum allowable height is 57", raise parapets, reconstruct an existing shed, and install a vehicle gate on a non-contributing residential structure.

Case number: H-17-078
Project Type: HDRB

PROJECT LOCATION (S): 998 Acequia Madre

PROJECT NAMES:

OW – Lisa Koskovich	634 Garcia Street Unit 7	Santa Fe, NM 87505
AP – Mark Brown	634 Garcia Street Unit 7	Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 28, 2017. The decision of the Board was to approve the application as submitted with the condition that the front yardwall be river rock or field stone but not a combination of the two, and that staff shall approve the drawings for the wall before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, 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.

City of Santa Fe, New Mexico

memo

DATE: November 28, 2017
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation
FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation *NRT*

CASE # H-17-078B

ADDRESS: 998 Acequia Madre
Historic Status: Noncontributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.

BACKGROUND & SUMMARY:

998 Acequia Madre is a Spanish Pueblo Revival style single family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940.

The applicant proposes to remodel the property with the following 14 items.

Main House

- 1) Construct a 36" to 57" yard wall at the edge of the north property line where the maximum allowable height is 57". The wall will drop down at the stone pilasters. The applicant proposes a motorized vehicle gate at the wall that will be 52' in height.
- 2) Increase the parapet height at the northwest corner of the property from 11'-0" to 13'-6".
- 3) Add an entry portal, replace the entry door, and add a fireplace at the east elevation.
- 4) The existing courtyard wall will be modified by making the courtyard larger, and will remove the existing gate and add three wood shutters.
- 5) Level the east elevation parapet.
- 6) Replace existing windows and doors. The lites will be true divided light and wood clad.
- 7) Install an interior wood gate with an over the gate accent arch. The structure will be 7'-10".
- 8) Construct a coyote fence with irregular latilla tops to 5'-0" on the west property line.
- 9) Demolish the existing shed structure which is connected to the southeast corner of the building.

Guest House

- 10) Remove existing portal and construct a new portal with a galvalume metal roof.
- 11) Replace windows with wood clad, divided lite windows.

General

- 12) Wood elements will be stained.
 - 13) Windows and doors will be Sierra Pacific "Patina Green."
-

14) Stucco will be cementitious El Rey "Sandalwood."



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: <u>10/4/17</u> Property Owner of Record: <u>LYSA KOSKOVICH</u> Applicant/Agent Name: <u>TIM CURRY</u> Contact Person Phone Number: <u>(505) 660-7116</u> Zoning District: <u>DOWNTOWN + EAST SIDE R-5</u> Overlay: <input type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Other: _____ Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit <u>N/A</u> Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input checked="" type="checkbox"/> Visibility Triangle Required Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____ Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>	Site Address: <u>998 ACEQUIA MADRE</u> Proposed Construction Description: <u>RENOVATION OF EXISTING HOME</u> TOTAL ROOF AREA: _____ Lot Coverage: <u>43 %</u> <input type="checkbox"/> Open Space Required: <u>NO CHANGE IN FOOTPRINT</u> Setbacks: Proposed Front: <u>28'</u> Minimum: <u>10</u> 2 nd Front? <u>N/A</u> Proposed Rear: <u>0</u> Minimum: <u>0</u> Proposed Sides: L _____ R _____ Minimum: _____ Height: Proposed <u>13'-6</u> Maximum Height: <u>13'-9</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District Parking Spaces: Proposed <u>4</u> Accessible <u>—</u> Minimum: <u>3</u> Bicycle Parking**: <u>N/A</u> Proposed: _____ Minimum: _____ ** Commercial Requirement
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* Requires an additional review conducted by Technical Review Division.
 ** Requires an additional review conducted by the Traffic Engineering Division.

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

TIM CURRY [OWNER APPLICANT AGENT]
PRINT NAME

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.

[Signature] 10/4/17
SIGNATURE /DATE

To Be Completed By City Staff: Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u> <input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u> <input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u> Notes: _____ Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____ REVIEWER: <u>[Signature]</u>	DATE: <u>10/4/17</u>
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October 4, 2017

Historical Design Review Board
Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 998 Acequia Madre

Dear Sirs / Madams:

The subject property is located at 998 Acequia Madre and is in the "Downtown-Eastside" Historic district. On Tuesday, September 8th the property was designated as non-contributing by the Board after a status review.

The following work is proposed for the renovation of the residence and guest house:

1. A stone yard wall is to be constructed along the North edge of the property line. The wall shall be 5'-0" in height and shall drop to 36" in height at the stone pilasters. The motorized gate shall be raw steel constructed to a height of 52".
2. Existing Windows and Doors to be replaced with true divided lite Wood/Clad Windows and doors.
3. An entry gate inside the property will be constructed to a height of 7'-10" with wood gates.
4. A coyote fence will be constructed along the West property line. *5' high*
5. The existing courtyard wall will be modified by removing an existing gate, enlarging its size, and adding 3 wooded shutters.
6. The residence will be re-stuccoed with El Rey cementitious stucco.
7. The existing parapet located at the Northwest corner of the property will be raised from 11'-0 to 13'-6".
8. The parapet along the East elevation will be modified by leveling the existing top of the parapet. A new entry portal, door, fireplace, and windows also proposed for this façade. The existing shed on the East elevation is to be demolished and reconstructed-and will be reconstructed with double doors and finished with stucco

9. New windows and doors are proposed for the detached guest house. A new window is proposed on the North elevation
10. The existing portal at the guest house will be removed and will be replaced with a metal shed roof.
11. No new rooftop equipment is proposed.

Finishes and Colors:

- Wood: Stained as shown on photograph of satin sample.
- Windows: Sierra Pacific Patina Green #051.
- Stucco: El Rey "Sandalwood"
- Shed Roofs to be finished in "galvalume" metal roofing

Submittal Request

The applicant respectfully requests approval of the above mentioned renovations to the residence. Thank you for your consideration.

Sincerely,


Tim Curry



East Elevation - from North

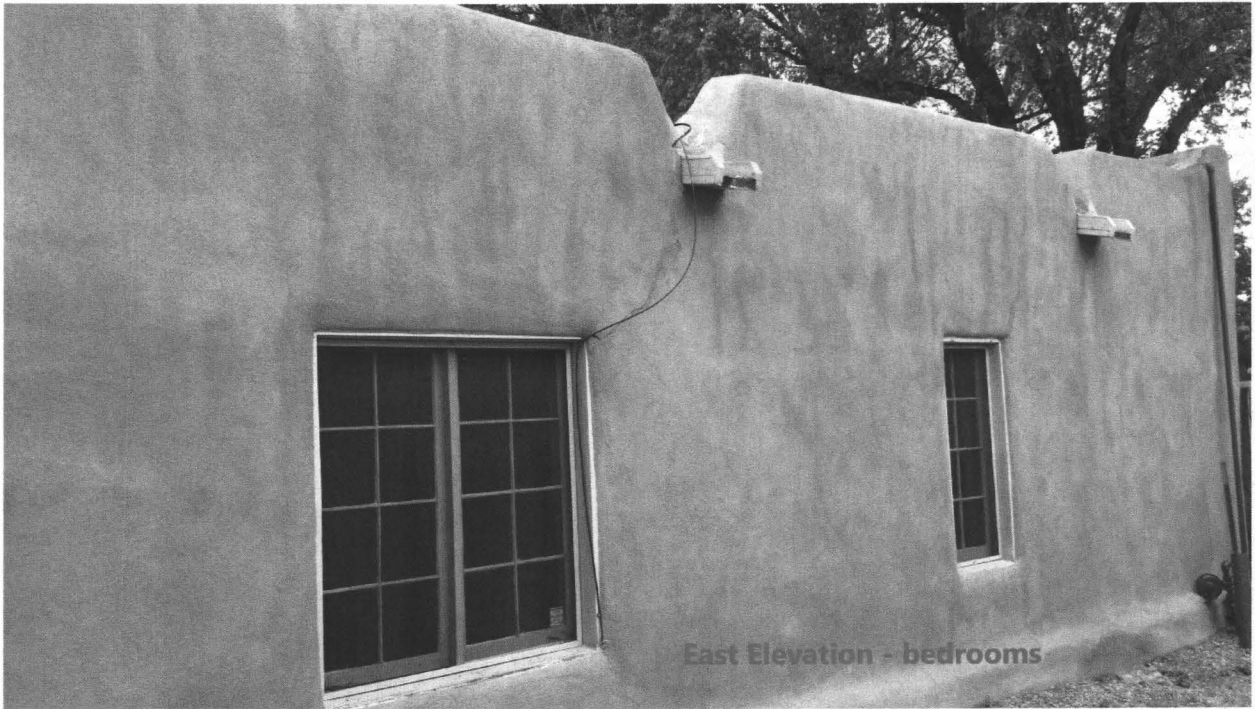


Elevation - from South

998 Acequia Madre

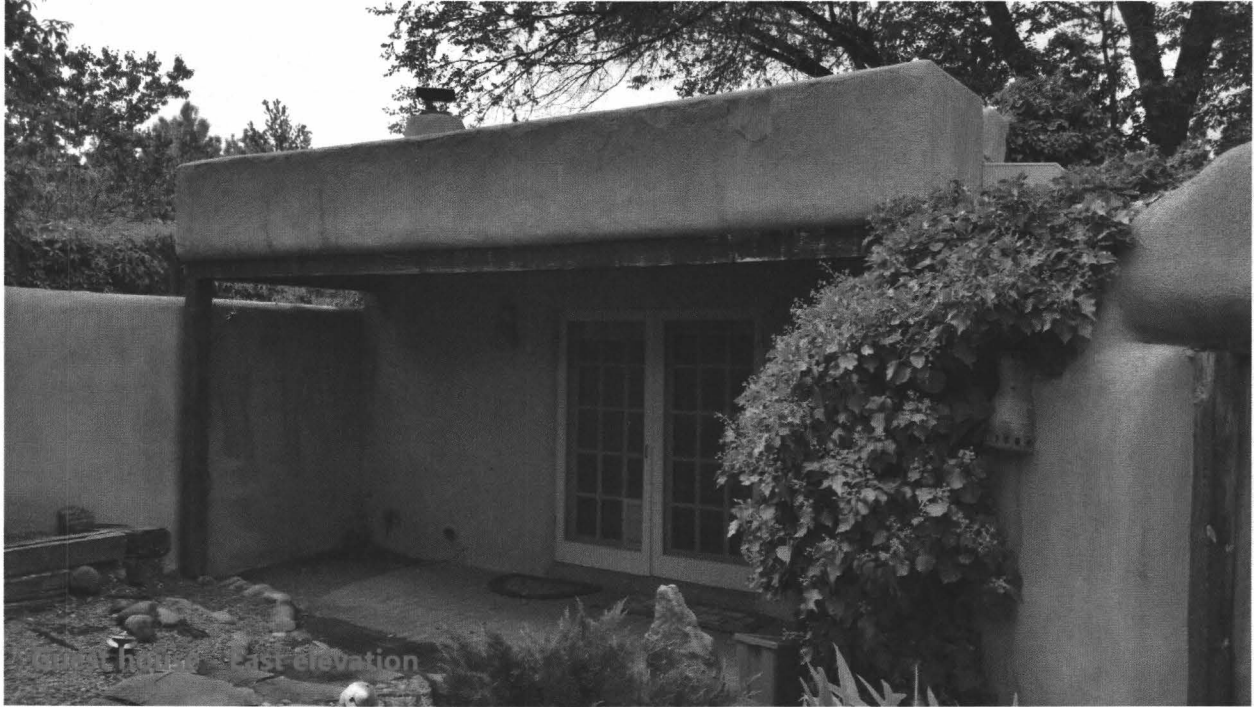


East Elevation - shed/cad court



East Elevation - bedrooms

998 Acequia Madre

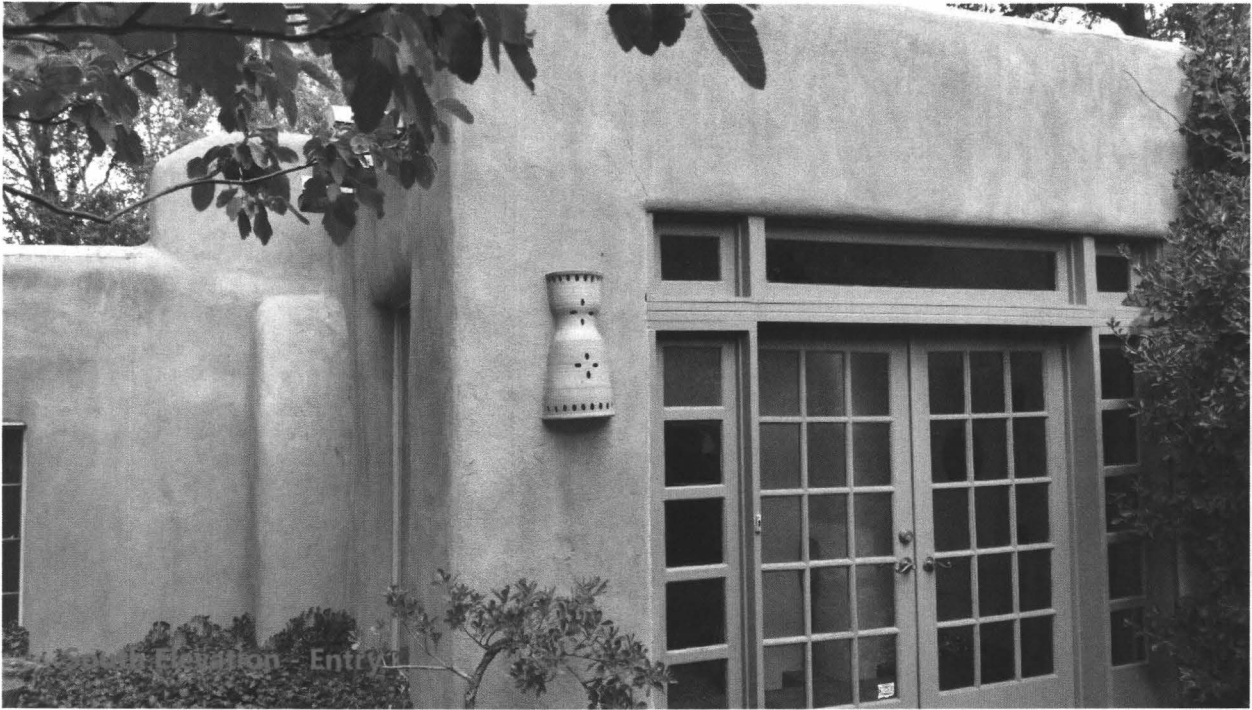


Great house - East elevation

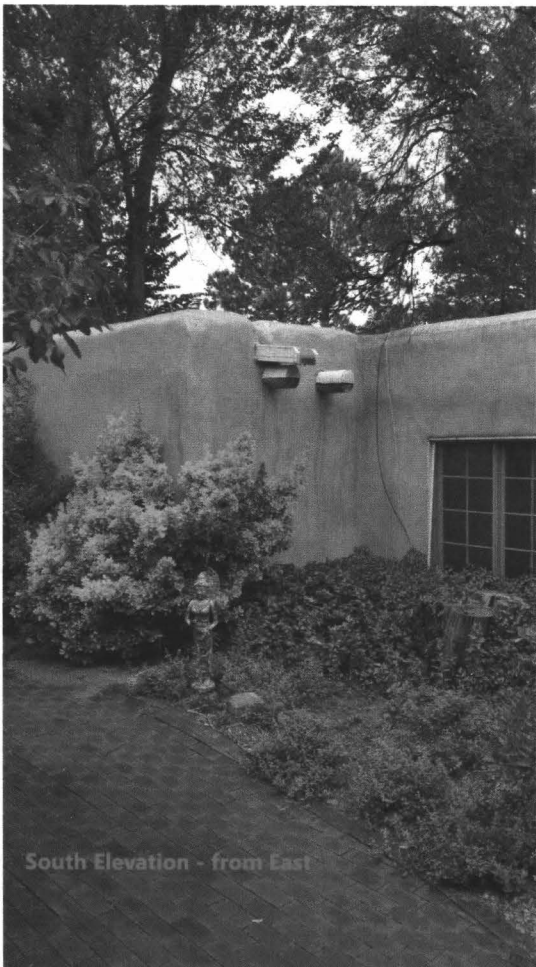


Guest house - North elevation

998 Acequia Madre



Front Entry

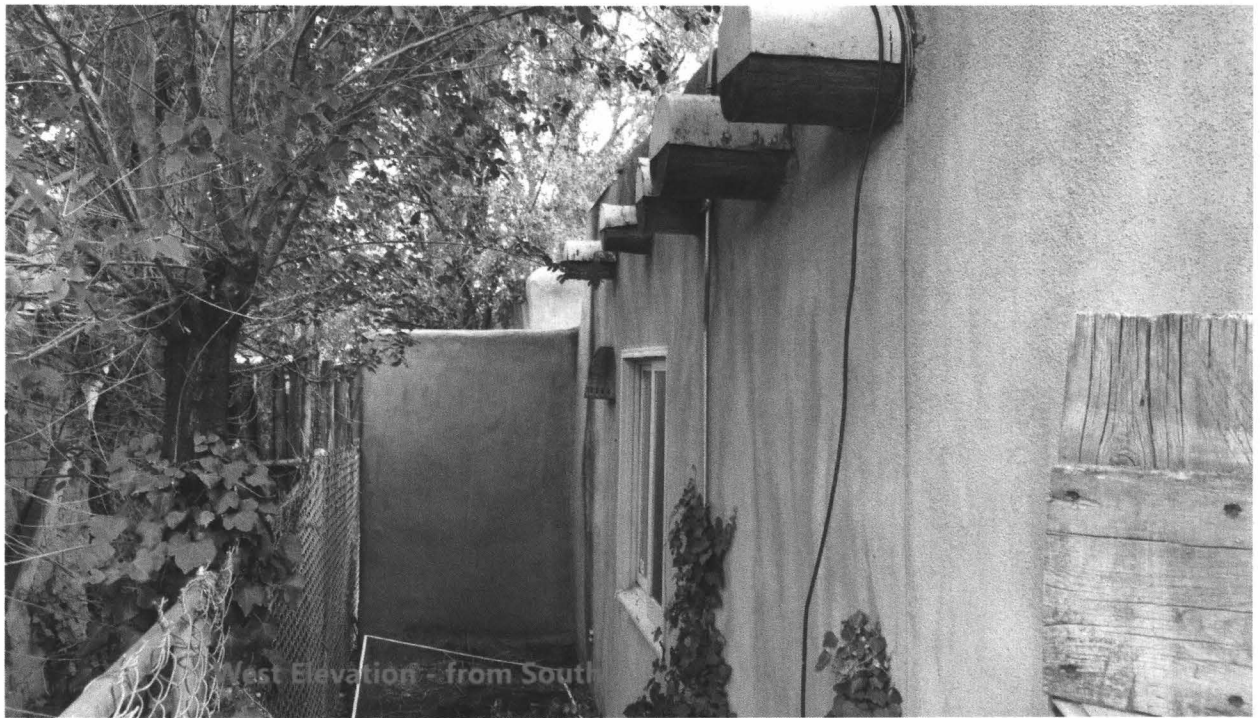


South Elevation - from East



South Elevation - from West

998 Acequia Madre



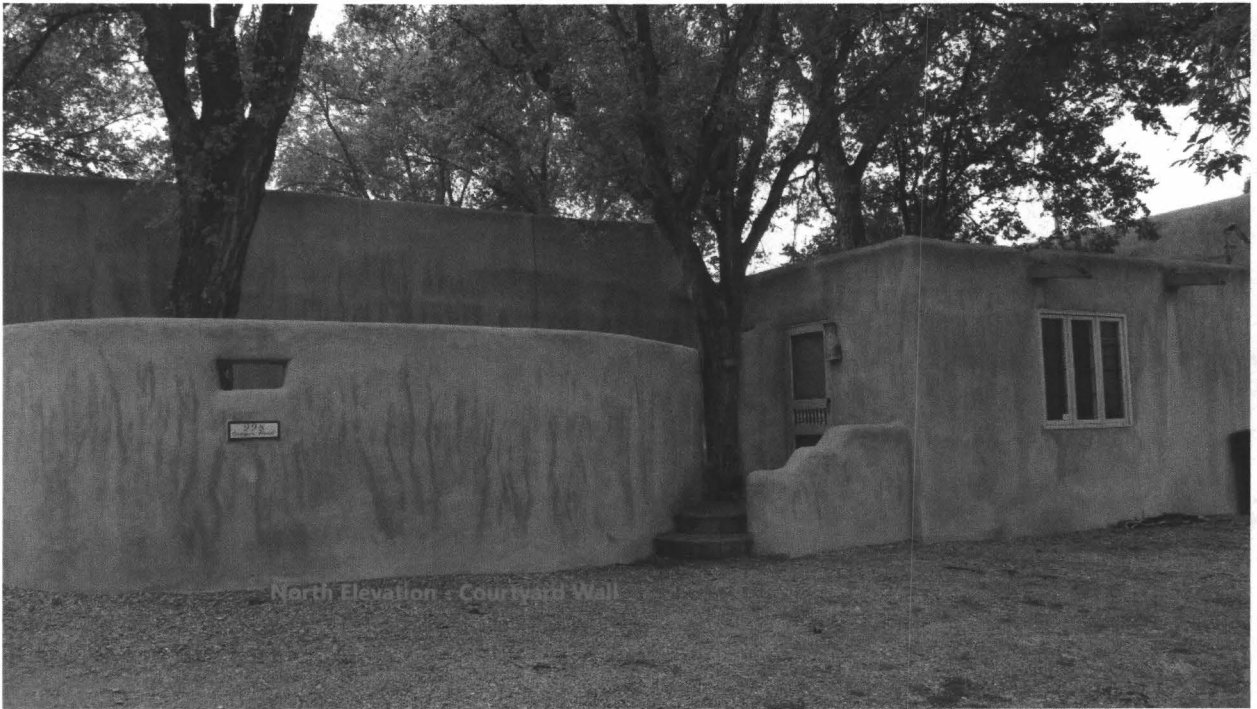
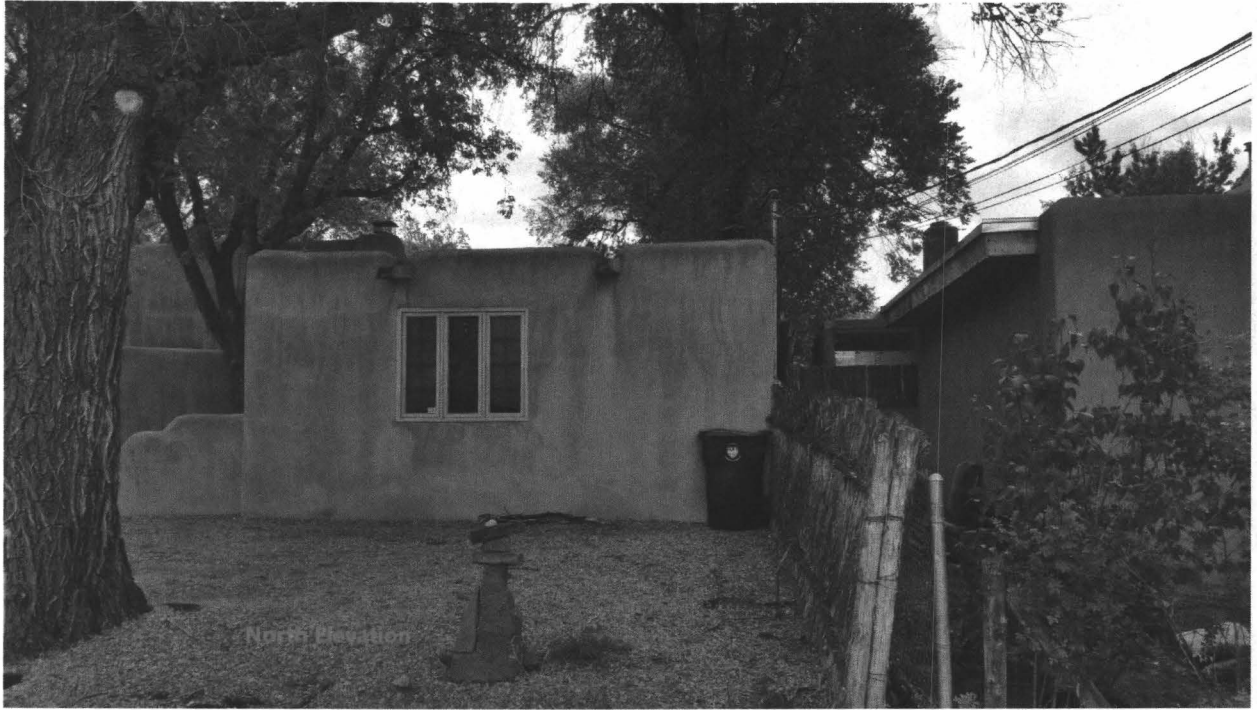
West Elevation - from South

998 Acequia Madre



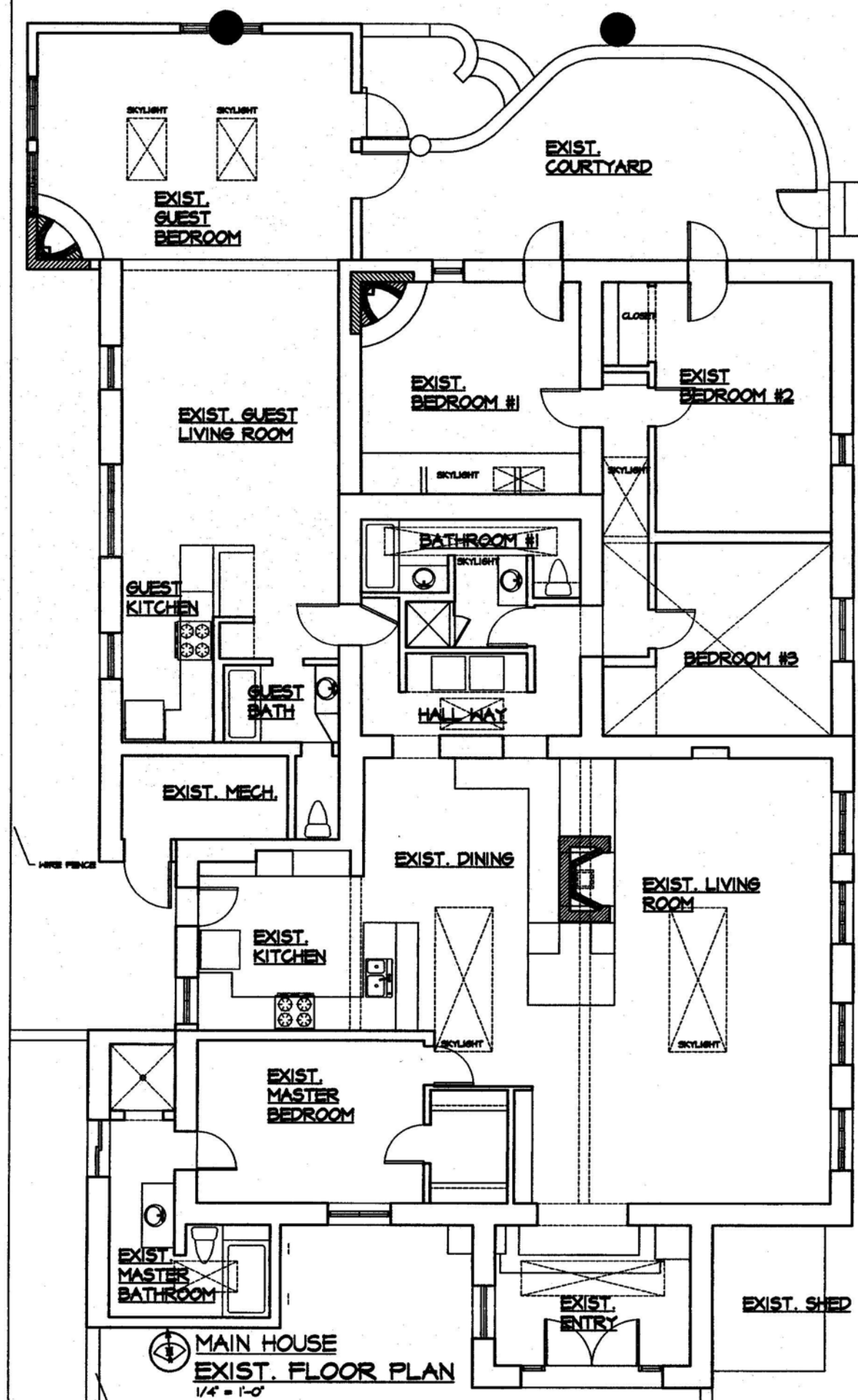




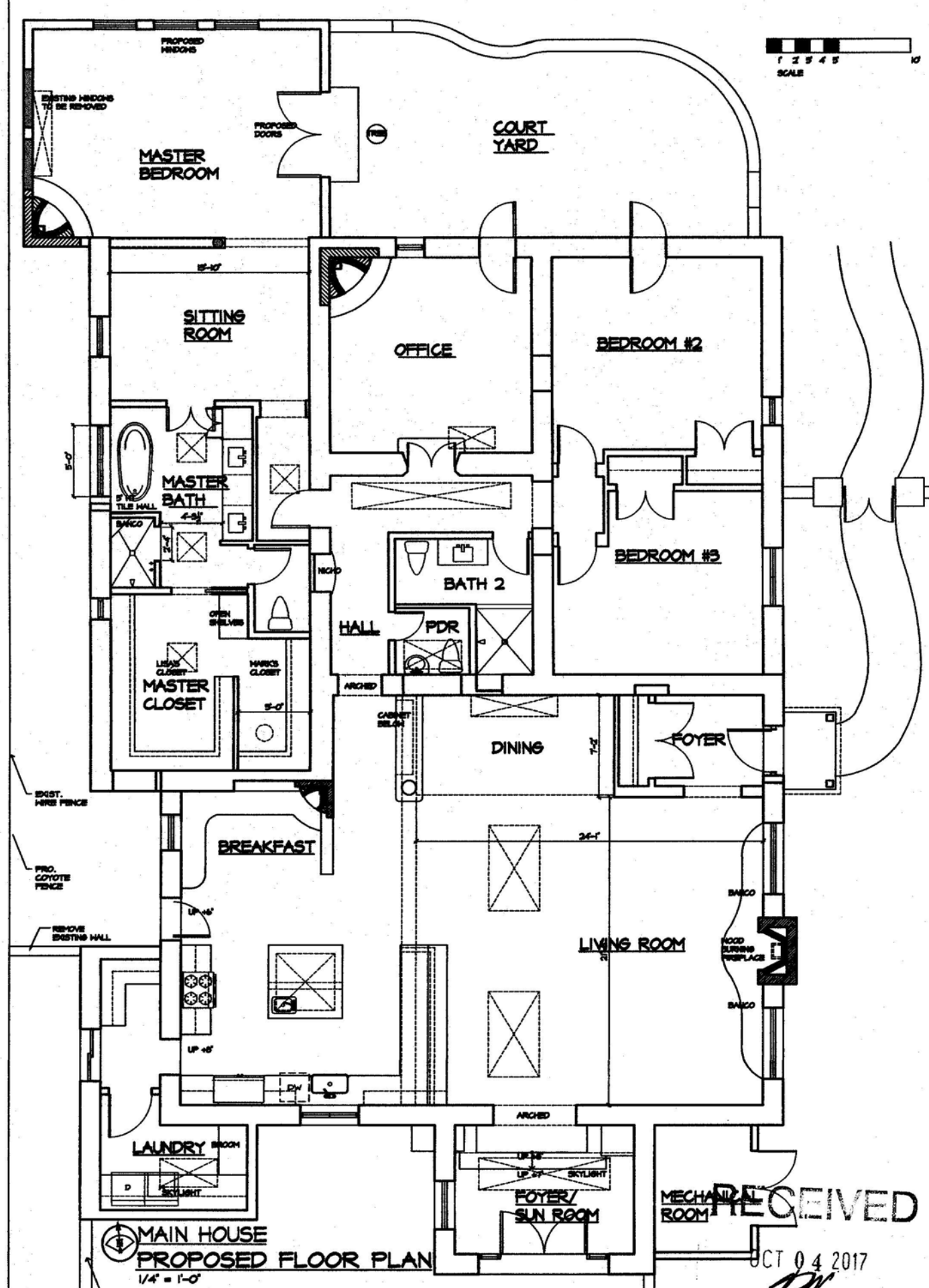


998 Acequia Madre

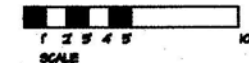
C:\Dropbox\2017\Brown\CAD\PRO_FLOOR.dwg Design Solutions, LTD 505.989.3241



MAIN HOUSE
EXIST. FLOOR PLAN
1/4" = 1'-0"



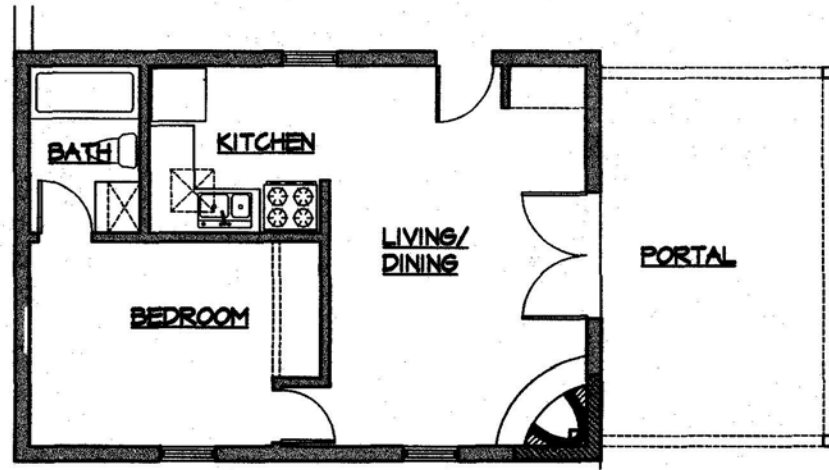
MAIN HOUSE
PROPOSED FLOOR PLAN
1/4" = 1'-0"



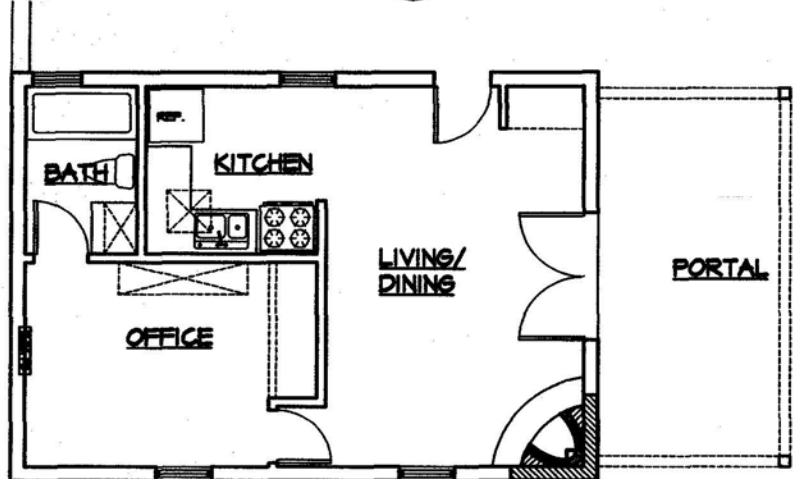
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DESIGN SOLUTIONS® DESIGN AND DRAFTING SERVICES TIM S. CURRY AND ASSOCIATES 1415 WEST ALAMEDA STREET SANTA FE, N.M. PH: 505.989.3241 FAX: 505.989.1052	
	
KOSKOVICH RESIDENCE 998 ACEQUIA MADRE SANTA FE, NEW MEXICO	
DATE	4 OCT 2017
REVISIONS	DATE
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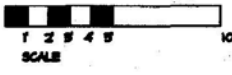
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 Land Use Dept.



**CASITA
EXIST. FLOOR PLAN**
1/4" = 1'-0"



**CASITA
PROPOSED FLOOR PLAN**
1/4" = 1'-0"



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OCT 04 2017
Land Use Dept.

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1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH: 505 989 3241 FAX: 505 989 3056

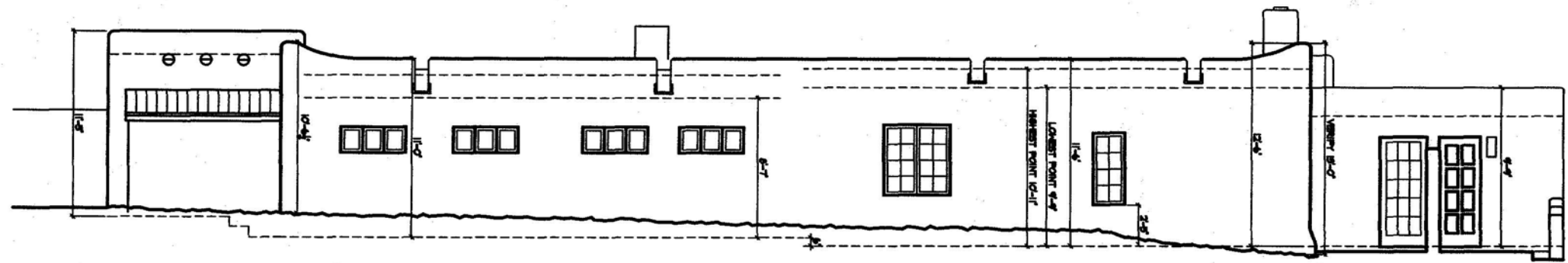


KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

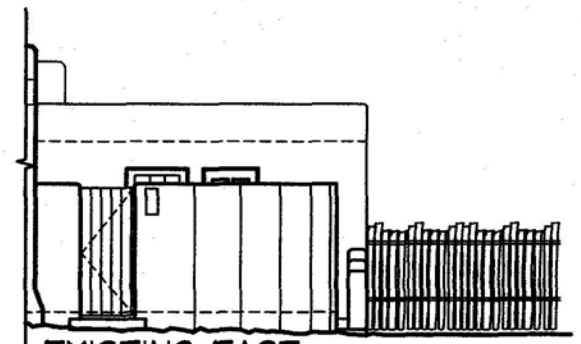
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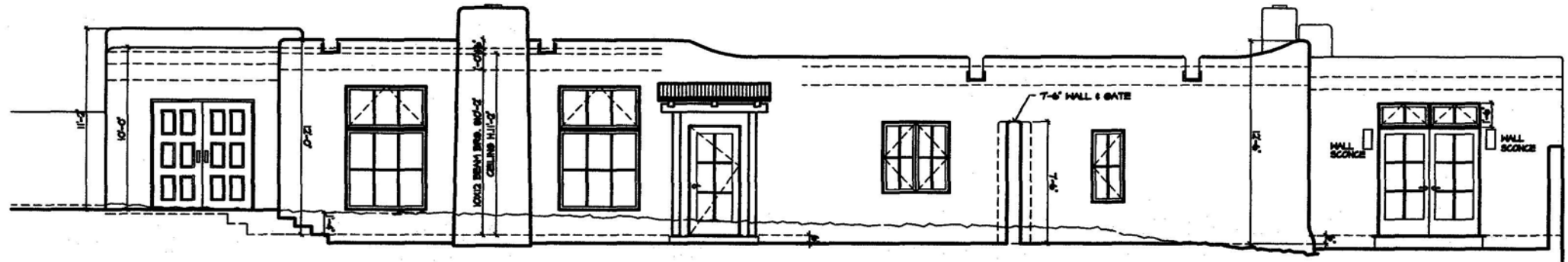
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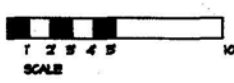
EXISTING EAST ELEVATION
1/4" = 1'-0"



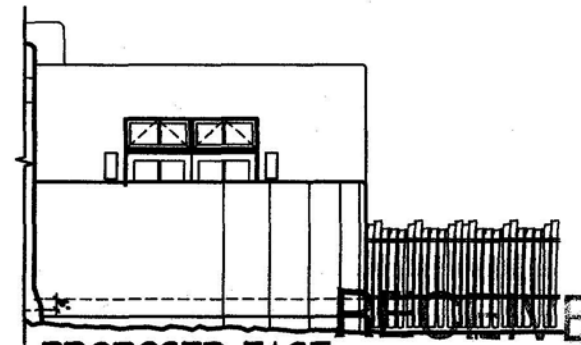
EXISTING EAST ELEVATION W/WALL
1/4" = 1'-0"



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



SCALE



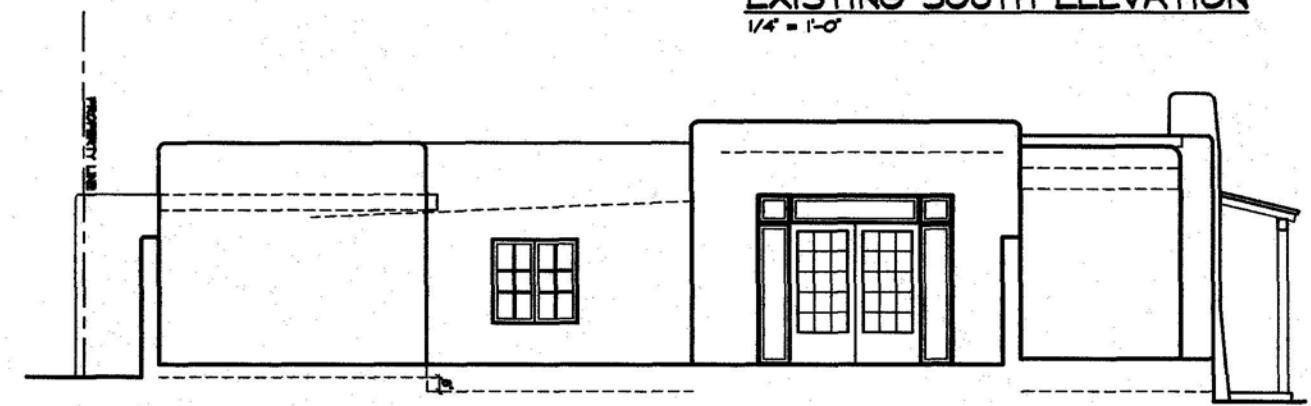
PROPOSED EAST ELEVATION W/WALL
1/4" = 1'-0"

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



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

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KOSKOVICH RESIDENCE
996 ACEQUIA MADRE
SANTA FE, NEW MEXICO


DATE:	4 OCT 2017
REVISIONS:	DATE

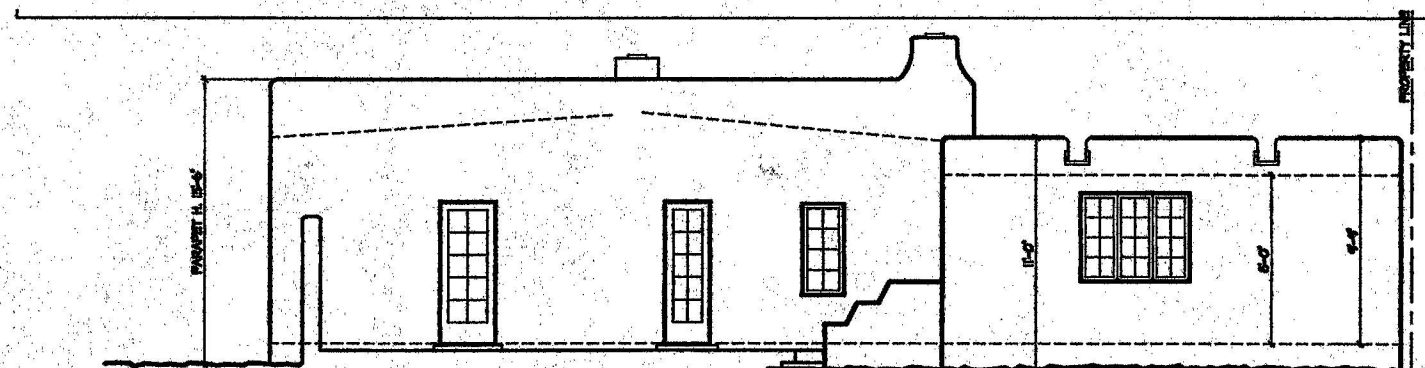
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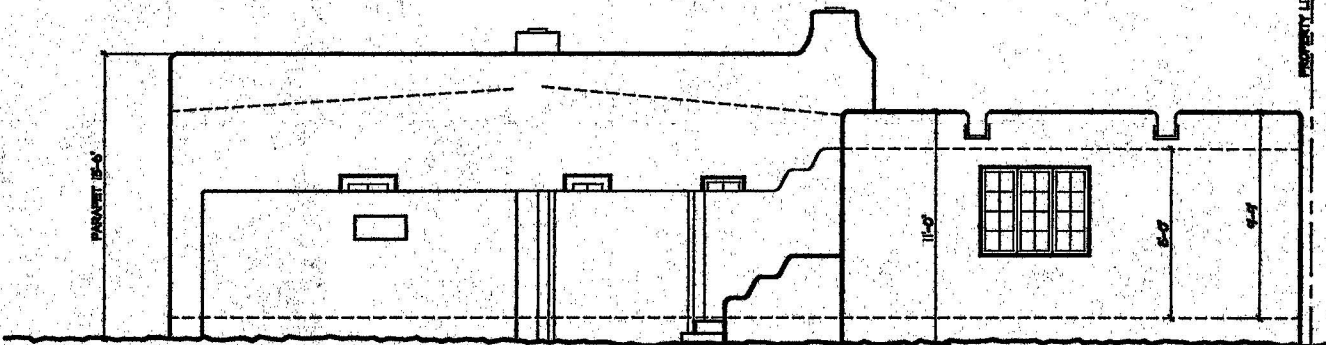
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BY: _____

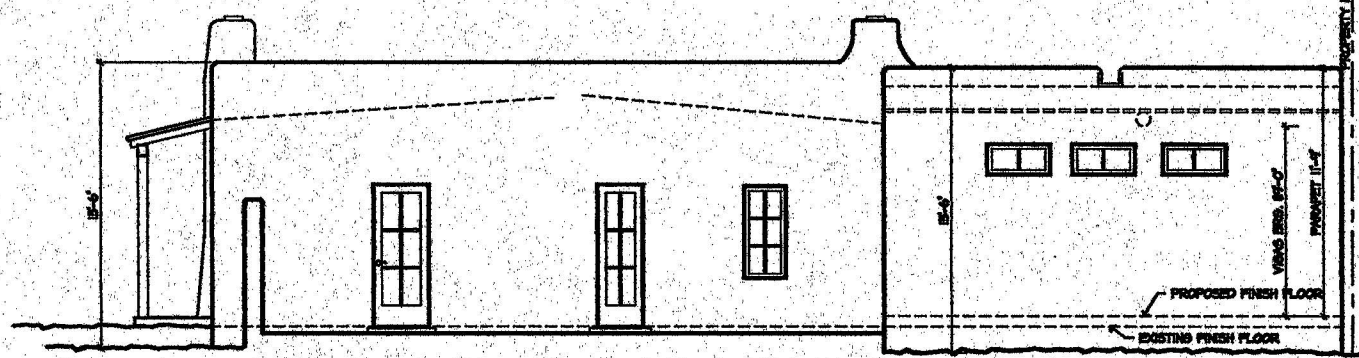
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KOSKOVICH RESIDENCE 998 ACEQUIA MADRE SANTA FE, NEW MEXICO	
DATE:	4 OCT 2017
REVISIONS:	DATE
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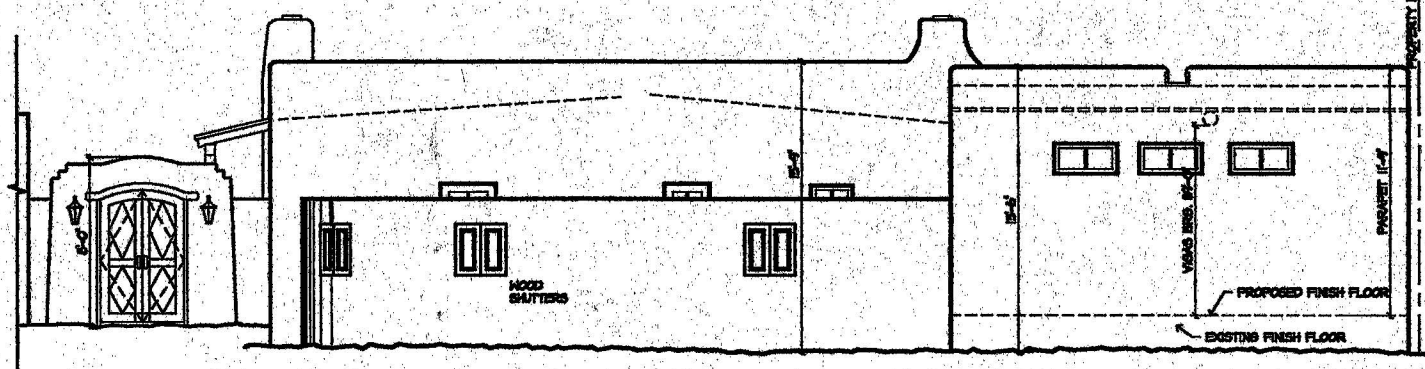
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1/4" = 1'-0"



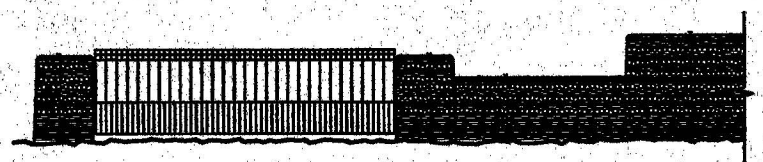
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1/4" = 1'-0"



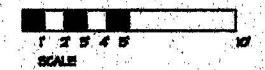
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION W/ WALL
1/4" = 1'-0"



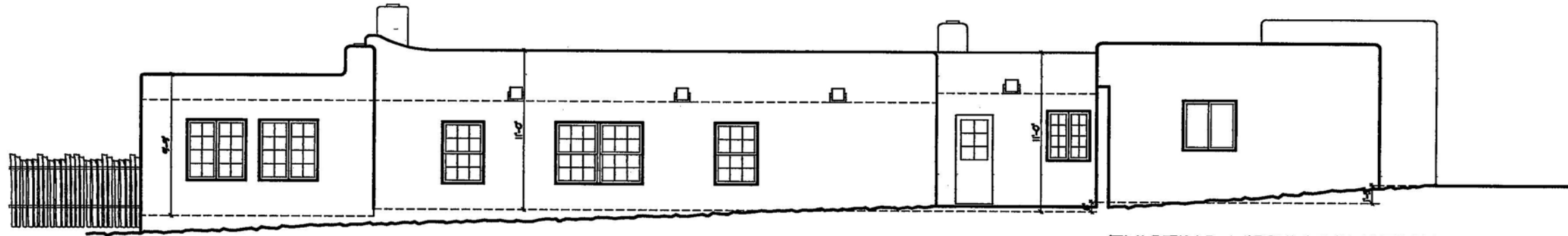
PROPOSED FRONT GATE & WALL
1/4" = 1'-0"



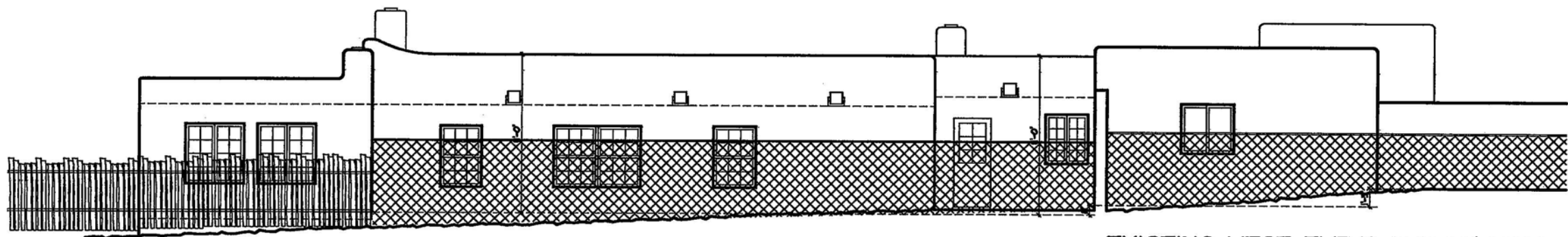
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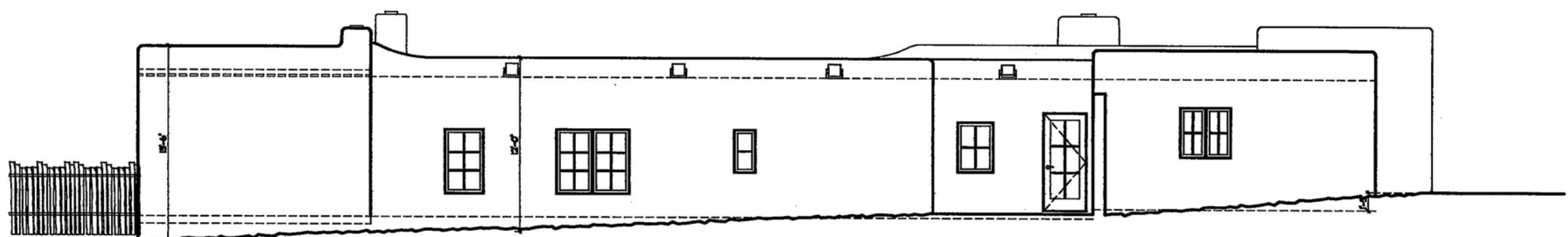
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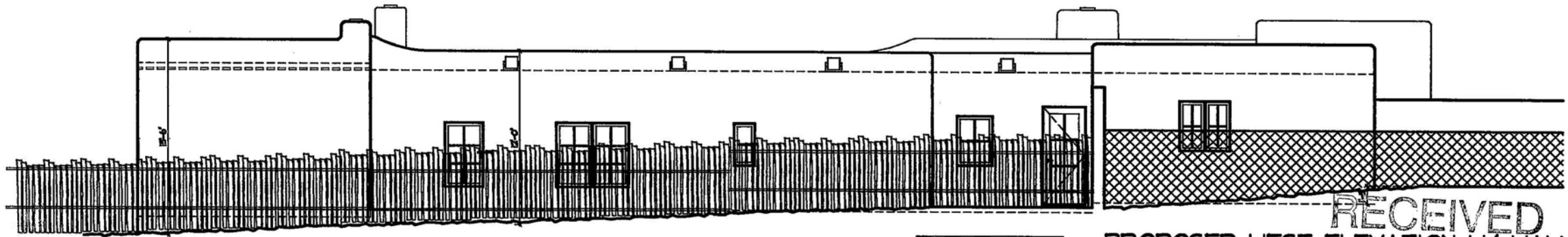
EXISTING WEST ELEVATION
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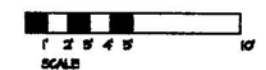
EXISTING WEST ELEVATION W/ WALL
1/4" = 1'-0"



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



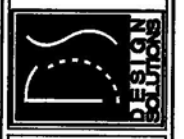
PROPOSED WEST ELEVATION W/ WALL
1/4" = 1'-0"



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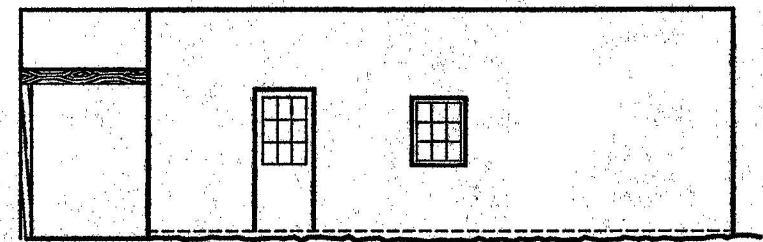
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 998 ACEQUIA MADRE
 SANTA FE, NEW MEXICO

DATE	REVISIONS	DATE
4 OCT 2017		

ELEV.3

RECEIVED
OCT 04 2017

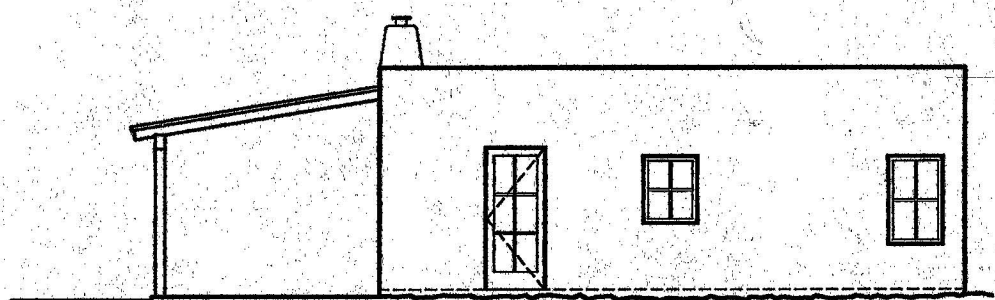
C:\Dropbox\2017\Brown\CAD\Elevations2.dwg Design Solutions, LTD 505.989.3241



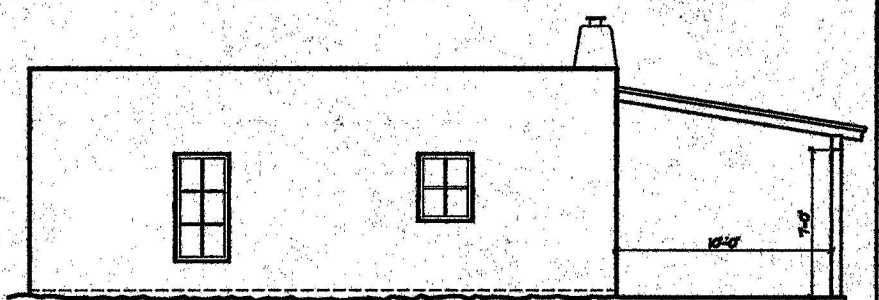
CASITA- EXISTING NORTH ELEVATION
1/4" = 1'-0"



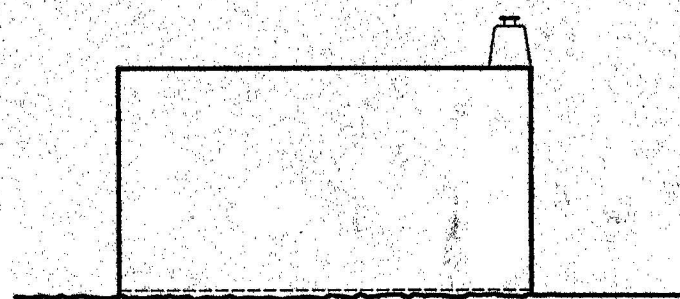
CASITA- EXISTING SOUTH ELEVATION
1/4" = 1'-0"



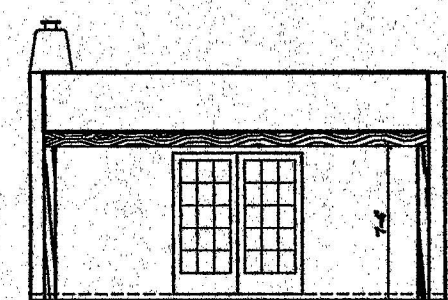
CASITA- PROPOSED NORTH ELEVATION
1/4" = 1'-0"



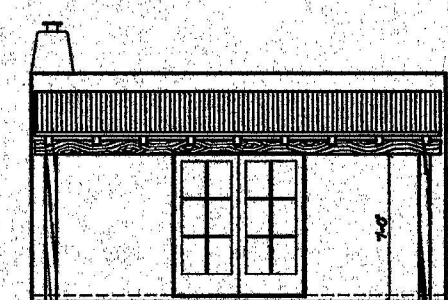
CASITA- PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



CASITA- EXISITNG & PROPOSED WEST ELEVATION
1/4" = 1'-0"



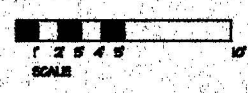
CASITA- EXISTING EAST ELEVATION
1/4" = 1'-0"



CASITA- PROPOSED EAST ELEVATION

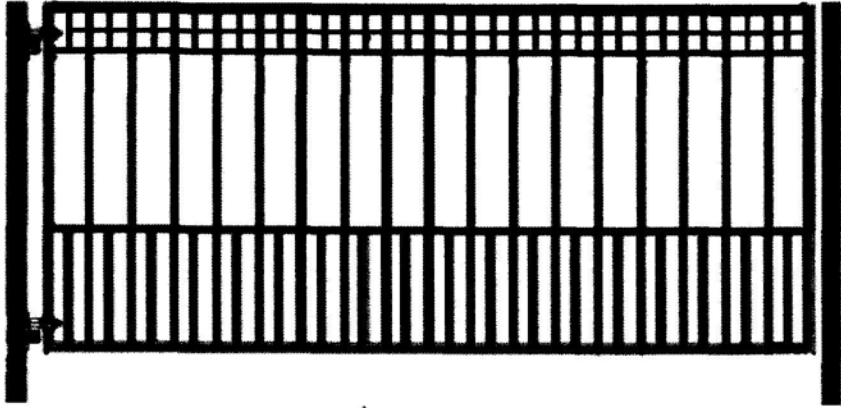
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OCT 04 2017
Land Use Dept.



APPROVALS:	DATE:
OWNER:	
DRAWN BY:	
CHECK BY:	
ENGINEER:	
DESIGN SOLUTIONS® DESIGN AND DRAFTING SERVICES TIM S. CURRY AND ASSOCIATES 1418 WEST ALAMEDA STREET SANTA FE, NM PH 505 989 3241 FAX 505 989 7005	
DESIGN SOLUTIONS	
KOSKOVICH RESIDENCE 998 ACEQUIA MADRE SANTA FE, NEW MEXICO	
DATE:	4 OCT 2017
REVISIONS:	DATE:
ELEV4	

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OCT 05 2017



Grate design



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 998 Acequia Madre

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Area [] Westside-Guadalupe [
(from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []

PROJECT PROPOSAL: Status Review / Remodel

CONSTRUCTION COST: \$ 300,000

BASE FEE: \$ 1,500 + EXCEPTION: \$ 1 + POSTER: \$ 25 = TOTAL: \$ 1525

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: LISA KOSKOVICH PHONE #: 214-703-5392

OWNER MAILING ADDRESS: 634 Garcia St. #7

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

EMAIL: LKOSKOVICH@gmail.com

APPLICANT: MARK BROWN PHONE #: 920-7013

MAILING ADDRESS: 634 Garcia St. #7

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

EMAIL: MARK@SF13BROWN.COM

PREAPPLICATION MEETING: Date: 8.4.17 Case Planner: Nicole Thomas

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at: 998 ACEQUIA MADRE

I/We authorize MARK BROWN to act as my/our agent to execute this application.

Signed: Lisa R. Kerkel Date: 8/17/17

Printed Name: LISA KOSKOVICH

AUG 18 2017

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.