

M I C H A E L A . B O D E L S O N
A R C H I T E C T

11 East Wildflower Drive

Santa Fe, New Mexico 87506

(505) 603-2446

December 18, 2024

Mr. Paul Duran, Planner, <paduran@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 202 Irvine Street – Request for 2-Additions/Window Relocation/Gas-Log Fireplace & Shed Relocation
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Ms. McCulley:

As the Owner's Representative for Charles Rennick, the owner of the residence located at 202 Irvine Street, I am requesting approval for the construction of two (2) small closet additions, relocate one (1) window and convert a wood stove to a gas-log fireplace at the residence. The existing building is a Non-Conforming structure within the Westside-Guadalupe Historic District. The building was built in a vernacular pueblo style, constructed of pentile, and the windows have been previously replaced. In approximately 2013, a bathroom was constructed at an existing east portal of the residence, through an approval by the Historic Review Board.

The proposed work includes: addition of two closets (total ~125 square feet) at each corner of the east elevation. The proposed additions will relocate a window to the south elevation. The proposed additions to the residence will provide a more functional and useable floor plan. An existing wood burning stove will be replaced with a masonry gas-log fireplace and stucco chimney. All exterior finishes will match the existing stucco color and the parapet profile will match the existing residence. An 8-foot tall, pre-existing, non-conforming storage shed at the southwest corner of the lot will be relocated to meet accessory structure setback requirements.

The overall heights of the proposed additions are 11'-1", including parapets. The window relocation will remove an existing window from the east elevation and install it on the south elevation, to provide more natural light in that room. In the Living Room, a wood stove will be replaced with a gas-log fireplace/chimney, for more efficient heating, (matching existing stucco). Please see the plans and elevations for a graphic depiction.

I hope this letter and related drawings clearly convey the intended scope-of-work in regards to the proposed additions and modifications. If you should have any questions or require any additional information, please let me know. Your assistance with this request is appreciated and I can be available at your convenience.

Sincerely,



Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Charles Rennick, Owner

Attachments: Building Photos

The Rennick/Buell Residence Renovations

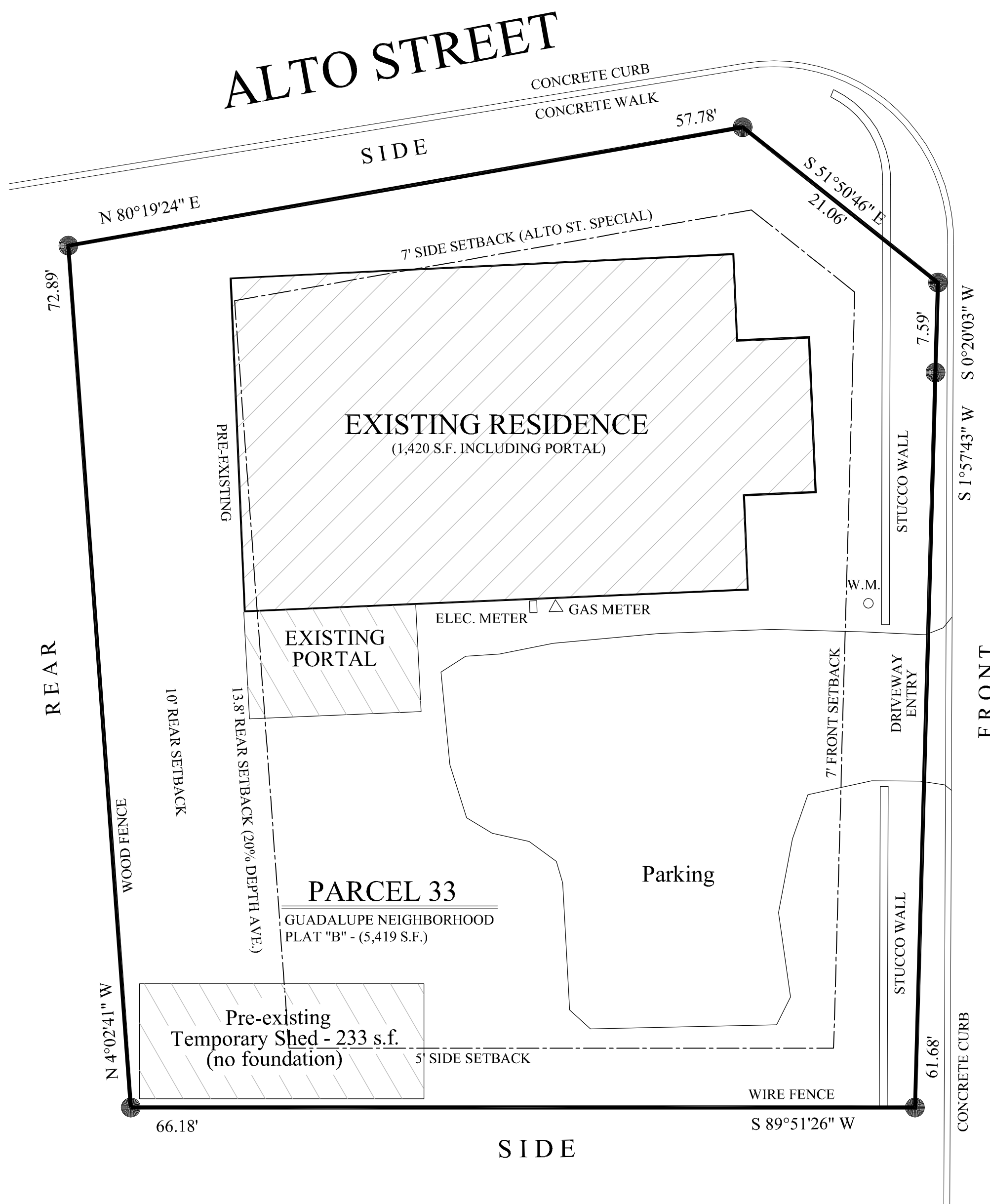
202 Ervine Street

DECEMBER 18, 2024

Santa Fe, New Mexico

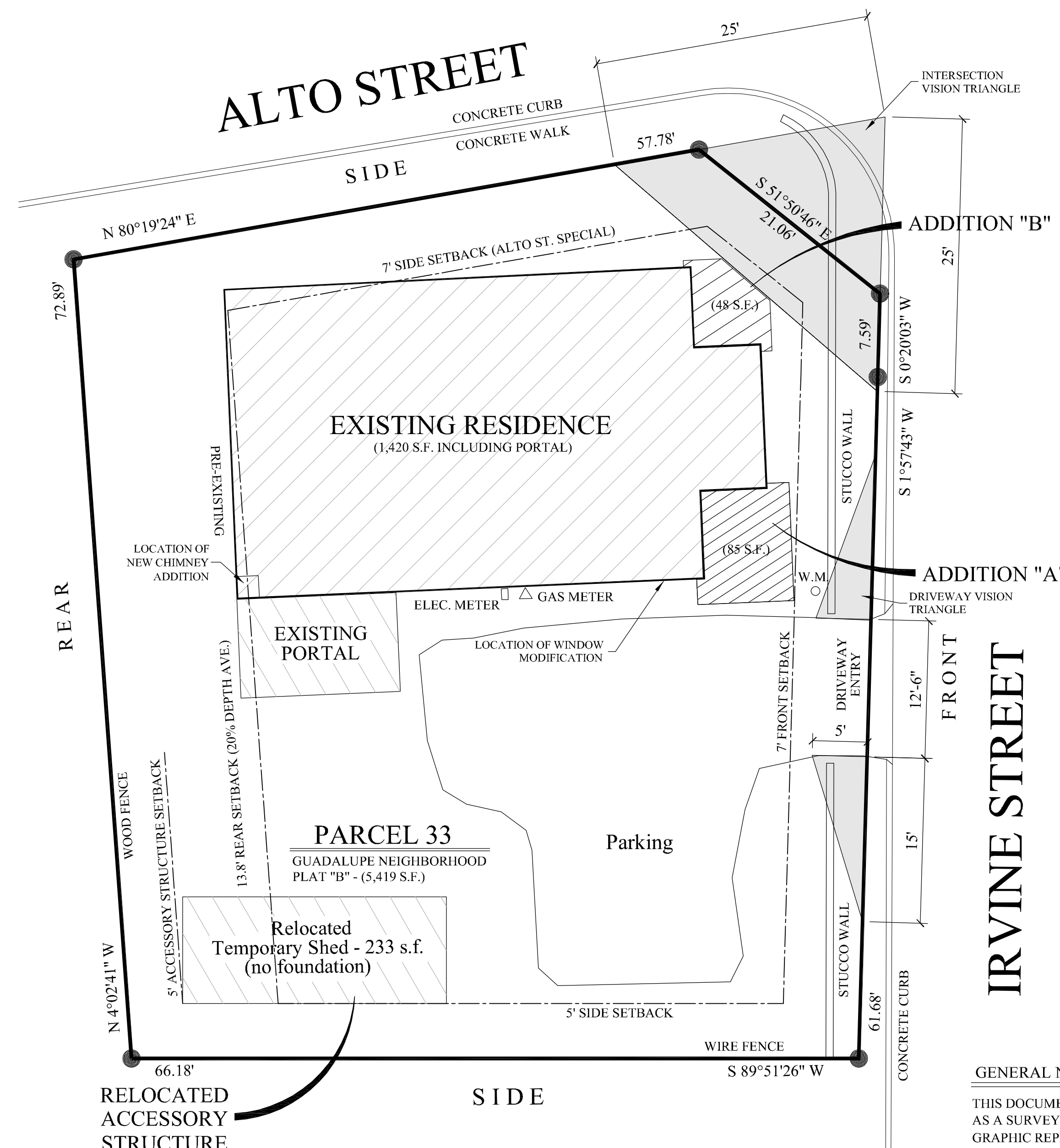
LIST OF DRAWINGS

- 1 TITLE SHEET & EXISTING/PROPOSED SITE PLANS
- 2 EXISTING AND PROPOSED FLOOR PLANS
- 3 EXISTING AND PROPOSED EAST ELEVATIONS
- 4 EXISTING AND PROPOSED SOUTH ELEVATIONS
- 5 EXISTING AND PROPOSED WEST ELEVATIONS
- 6 EXISTING AND PROPOSED NORTH ELEVATIONS



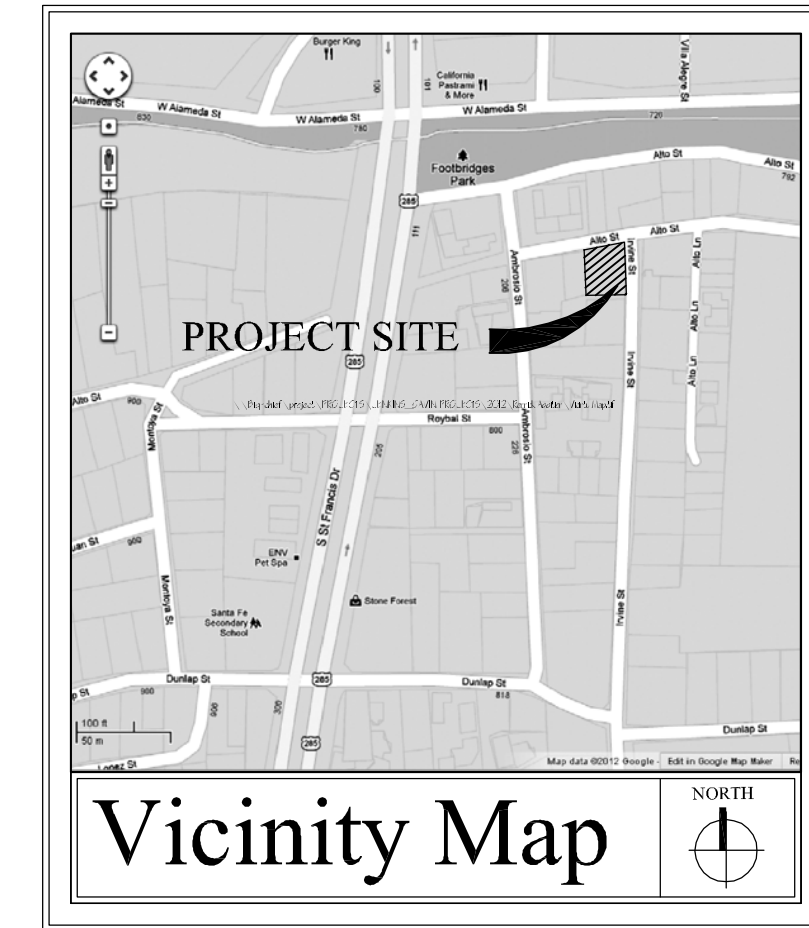
1 EXISTING SITE PLAN

SITE DATA AND INFORMATION
 SCALE: 1/8" = 1'-0"
 SITE DATA SHOWN WAS TAKEN FROM:
 LEGAL LOT OF RECORDED PLAT
 OWNER PROVIDED DATA BY PRIOR DESIGNERS
 CITY OF SANTA FE GIS DATA



2 PROPOSED SITE PLAN

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



PROJECT DATA	
CLASSIFICATIONS	
PRIMARY CODE	NEW MEXICO: 2021 IRC
OCCUPANCY TYPE (IBC)	RESIDENTIAL (R)
CONSTRUCTION TYPE (IBC)	V-S
SANTA FE ZONING	R-21
TYPE	ADDITION
HISTORIC DISTRICT	WESTSIDE-GUADALUPE
PROJECT SCOPE	
PROJECT TYPE	ADDITION
APPLICABLE CODE	IRC
EXISTING CONSTRUCTION NOTES	
FOUNDATION	STRIP W/ CONCRETE SLAB
WALLS	MASONRY / PLASTER
ROOF FRAMING	VIGAS / BEAMS WITH WOOD DECK
EXTERIOR	CEMENT STUCCO
ROOF TYPE	MODIFIED ASPHALT

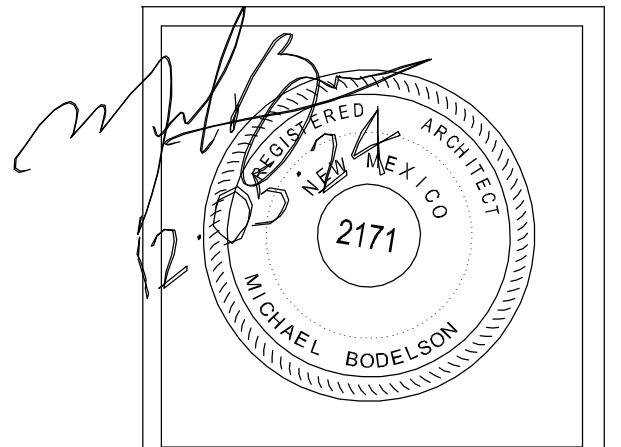
LOT COVERAGE CALCULATION		
AREA	ROOFED AREA	STATUS
EXISTING RES.	1,420	EXIST.
ADDITION-A	85	PROP.
ADDITION-B	48	PROP.
TEMP SHED	233	EXIST.
TOTAL	1,786	PROP.
40% MAXIMUM ALLOWABLE LOT COVERAGE: LOT AREA 5,419 S.F. X 40% = 2,167 S.F.		
PROPOSED LOT COVERAGE EQUALS: 1,786 / 5,419 = 33%		

GENERAL NOTES:

THIS DOCUMENT IS NOT A SURVEY AND SHOULD NOT BE RELIED ON AS A SURVEY. THE USE OF THIS DOCUMENT IS LIMITED TO THE GRAPHIC REPRESENTATION OF THE BUILDING ENVELOPE AND GENERAL LOT CONFIGURATION, FOR THE PURPOSES OF LOCATING THE PROPOSED SCOPES OF WORK

PROJECT SCOPE - GENERAL DESCRIPTION:

SCOPE OF WORK IS DESCRIBED AS 2 CLOSET ADDITIONS AND THE CONVERSION/RELOCATION OF A WOOD BURNING STOVE TO A GAS FIREPLACE.

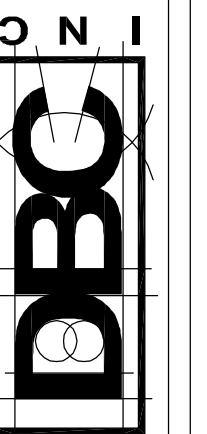


Michael A. Bodelson
 Architect
 Santa Fe, New Mexico

Office: (505) 984-2114
 Cell: (505) 699-8024
 Email: dave@dbconcretesupply.com

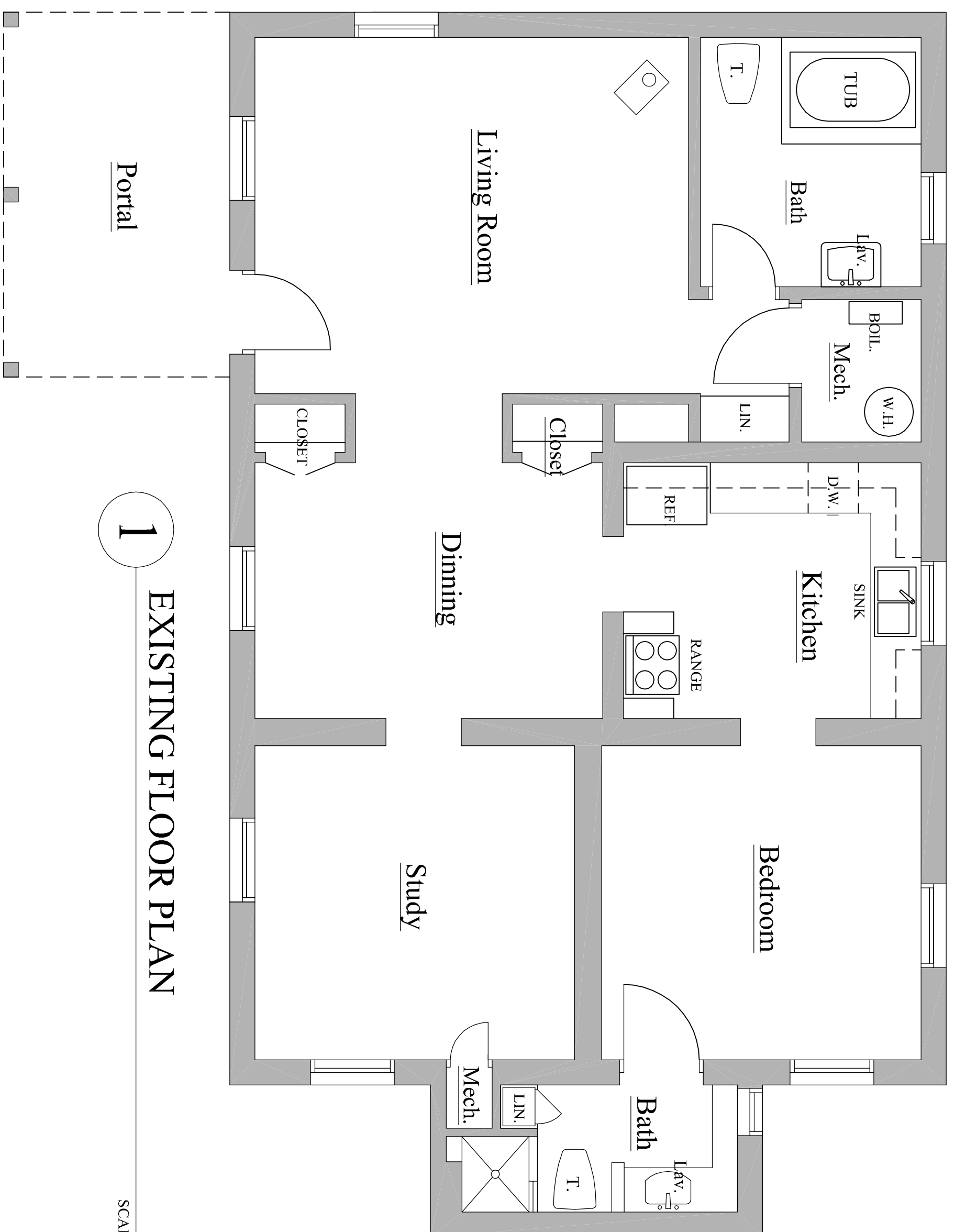
SHEET TITLE:
TITLE & SITE PLANS

PROJECT NAME:
Rennick/Buell Residence-Remodel
 202 Ervine Street - Santa Fe, New Mexico



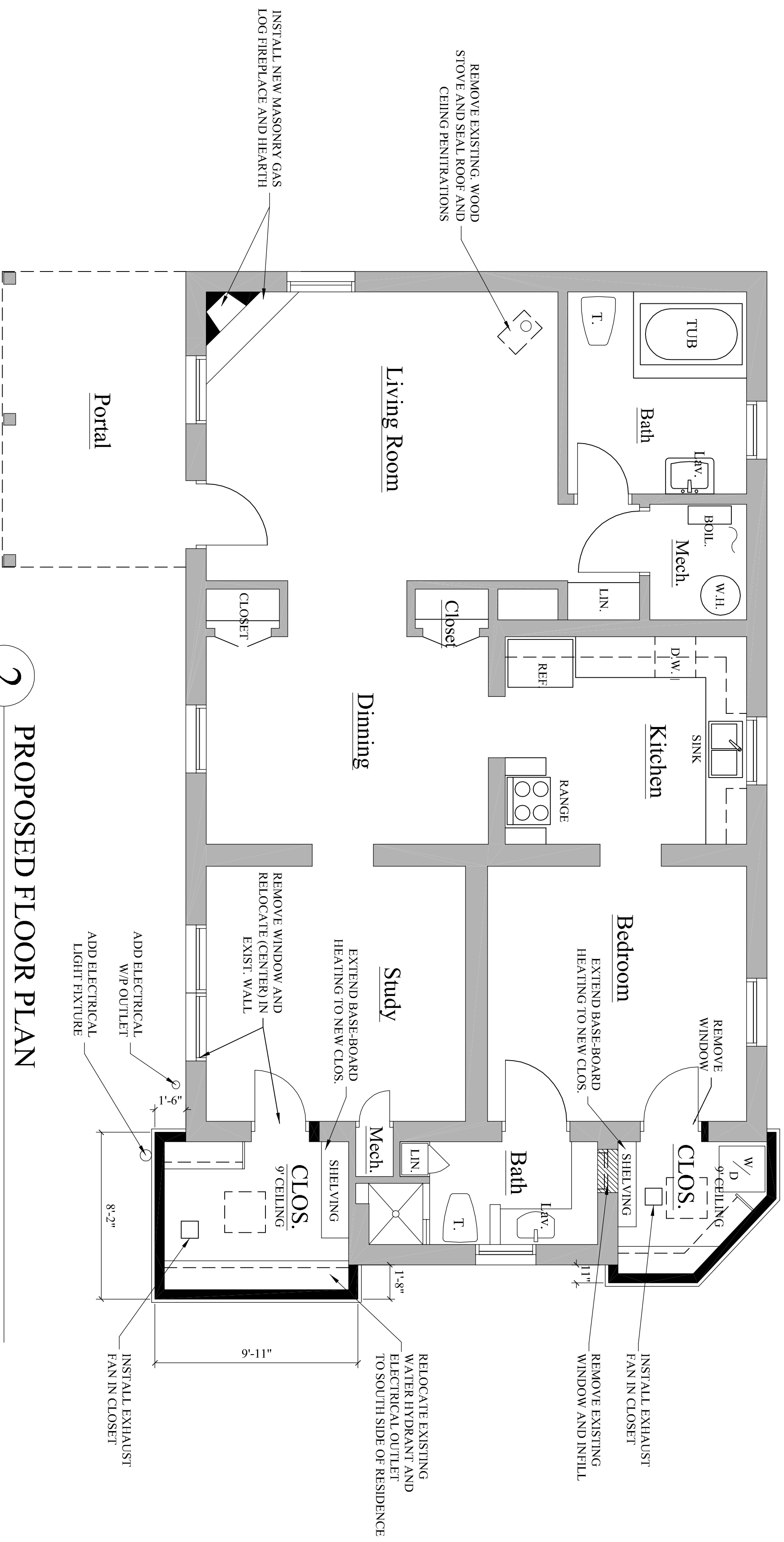
NO. 1 Colony Court
 Santa Fe, New Mexico
 dbconcretesupply.com

DESIGNED: M. BODELSON	
DRAWN: MB	
CHECKED: MB	
DATE: 12-18-24	
PLOT SCALE: INDICATED	
JOB NO: 003-99	
COMP. FILE:	
REVISIONS	
DATE: 11-13-24	BY: MB



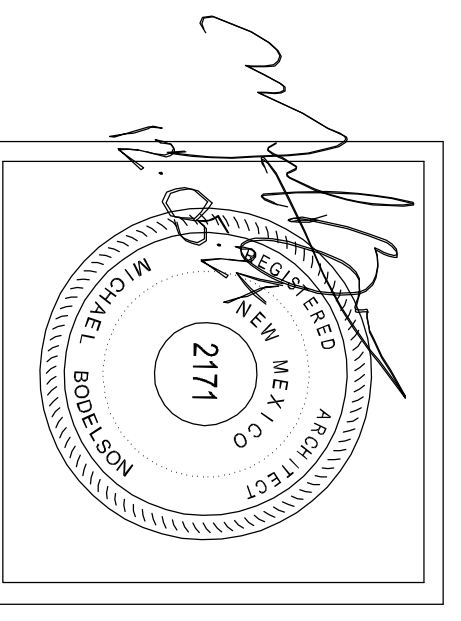
1 EXISTING FLOOR PLAN

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



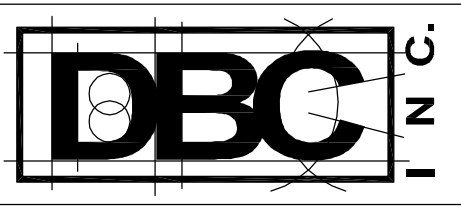
2 PROPOSED FLOOR PLAN

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



Michael A. Rodelison
Architect
Santa Fe, New Mexico

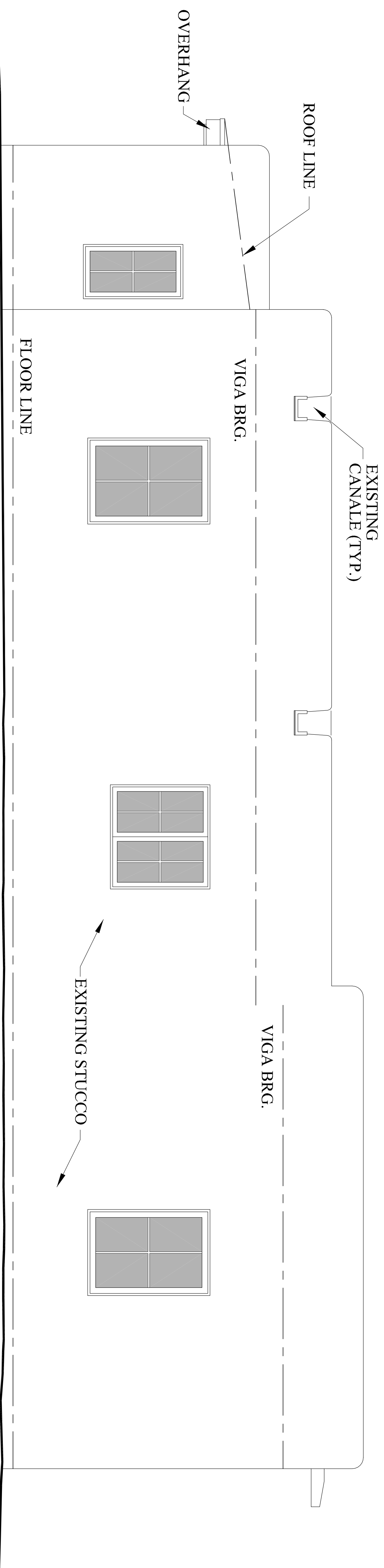
Office: (505) 984-2114
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Email: dave@dbconcretesupply.com



PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

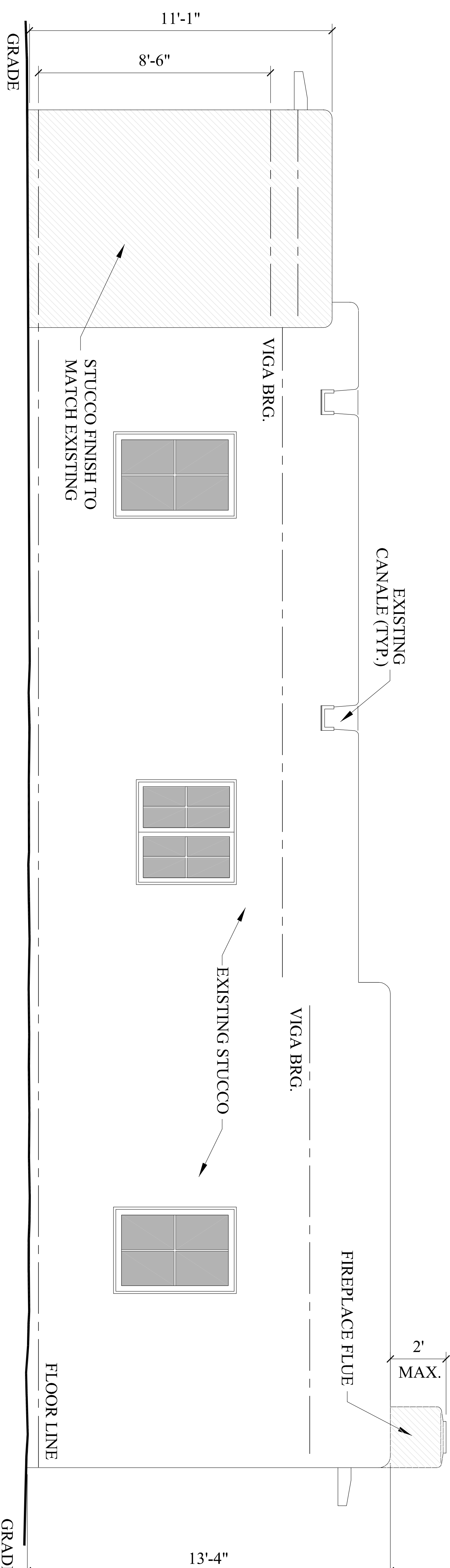
NO. 1 Colony Court
Santa Fe, New Mexico
dbconcretesupply.com

DESIGNED: M. FOTZEL, SON
DRAWN: MRS
CHECKED: MRS
DATE: 12-05-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
REVISIONS:
DATE:
BY:



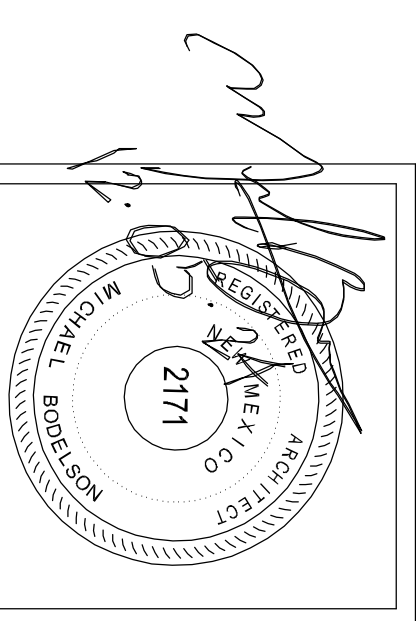
7 NORTH ELEVATION - EXISTING

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



8 NORTH ELEVATION - EXISTING

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



Michael A. Badolison
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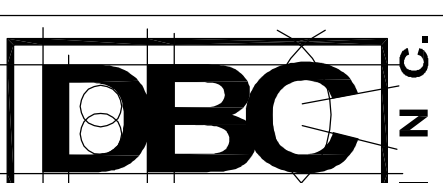
SHEET TITLE:

NORTH ELEVATIONS

PROJECT NAME:

The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
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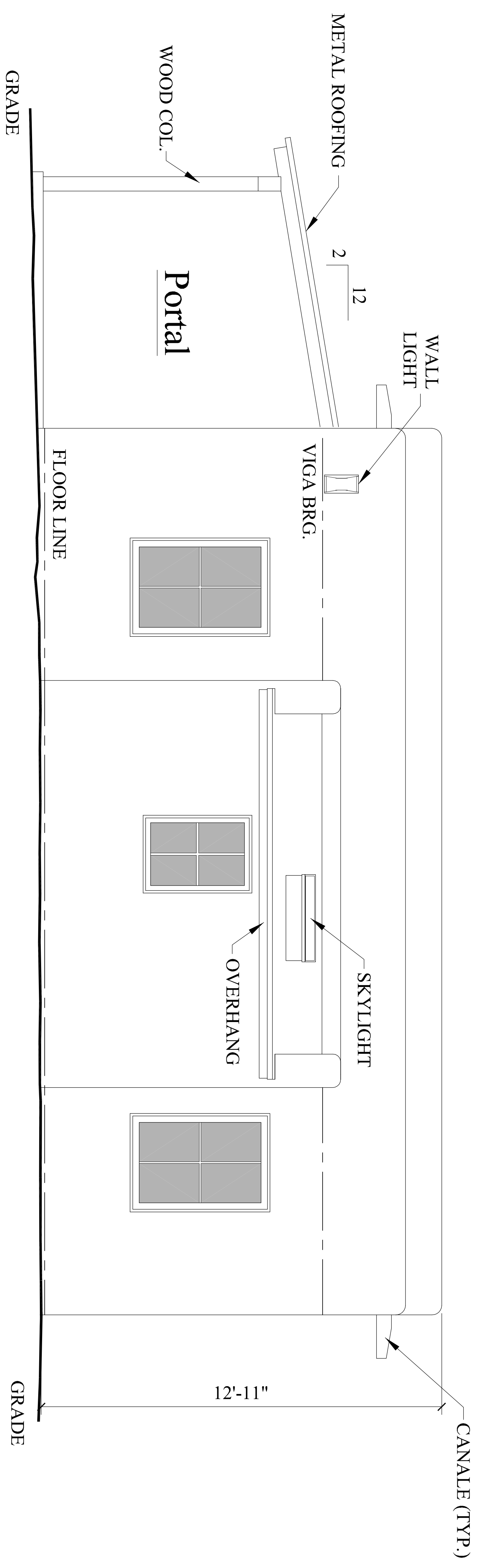


Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbconcretesupply.com

DESIGNED: M1 BOBEL SON
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:

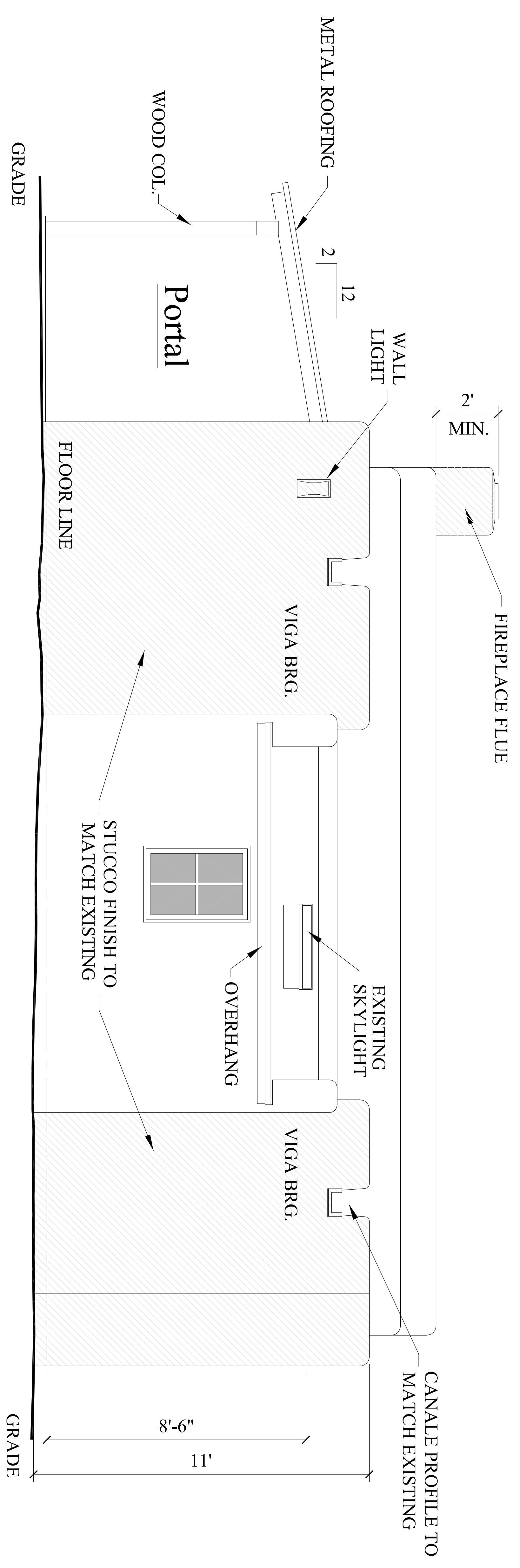
SHEET 6 OF 6 SHEETS

6



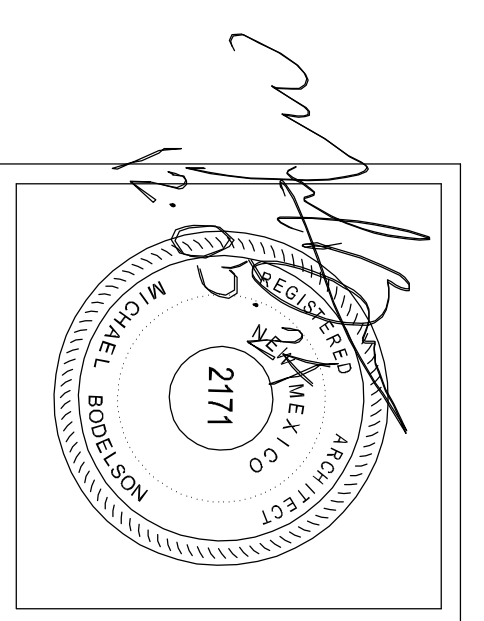
1 EAST ELEVATION - EXISTING

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



2 EAST ELEVATION - PROPOSED

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

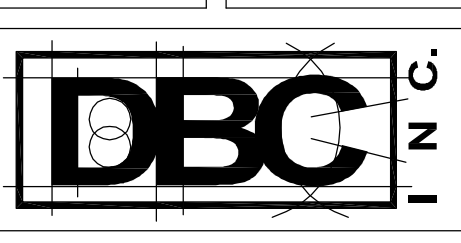


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SHEET TITLE:
EAST ELEVATIONS

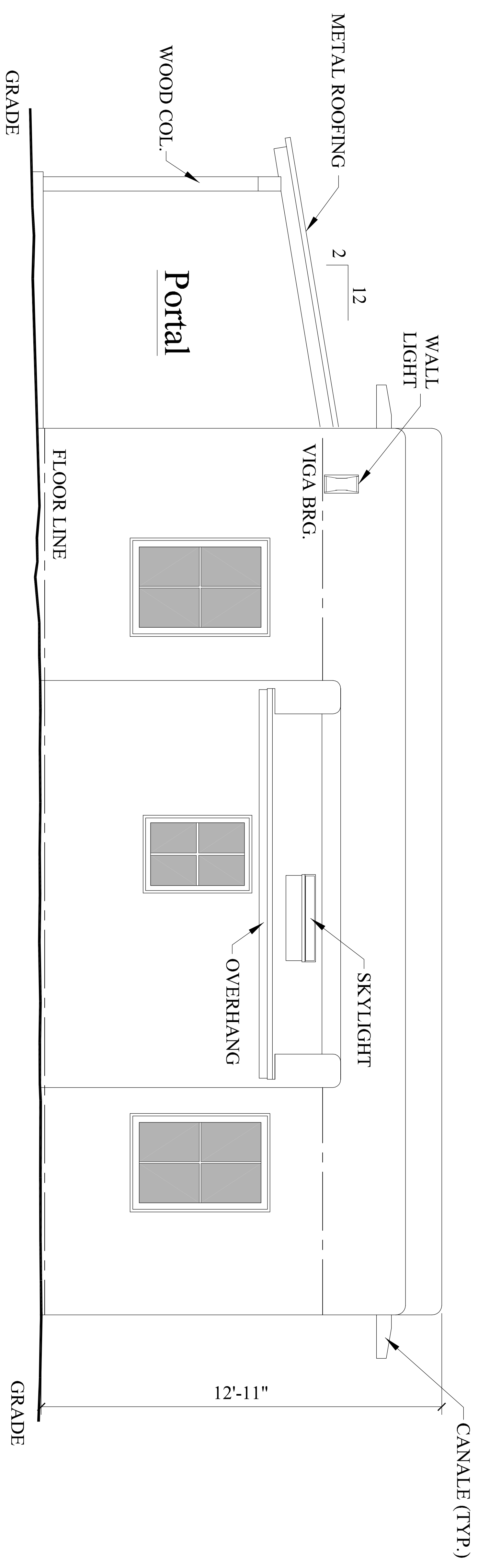
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The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

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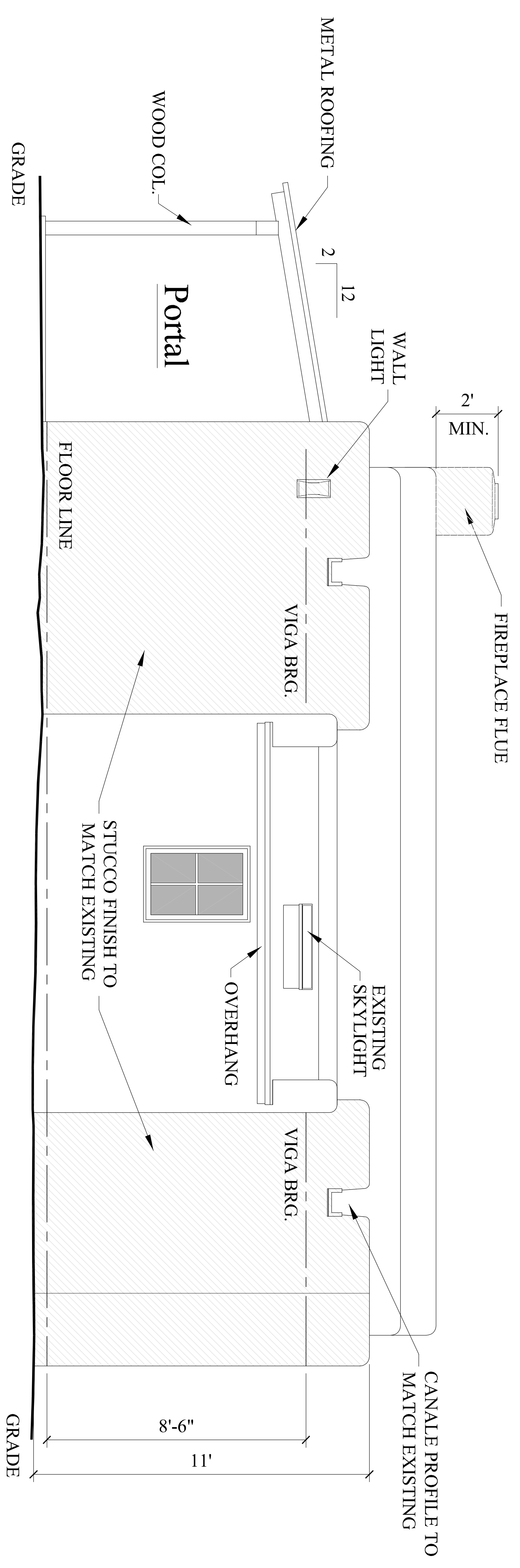
NO. 1 Colony Court
Santa Fe, New Mexico
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DESIGNED: AI ROPEL SONN
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:



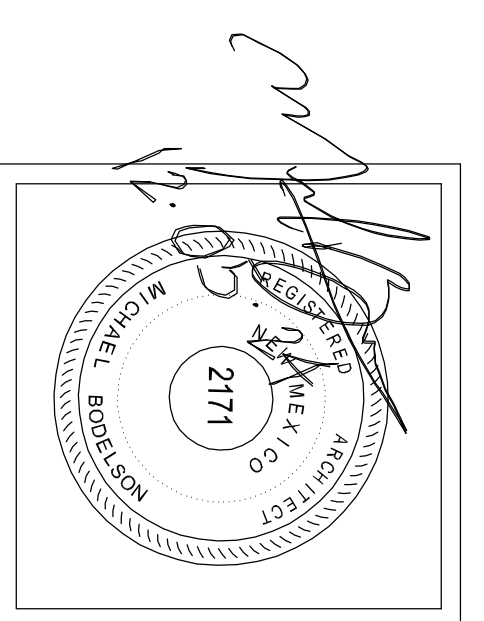
1 EAST ELEVATION - EXISTING

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



2 EAST ELEVATION - PROPOSED

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

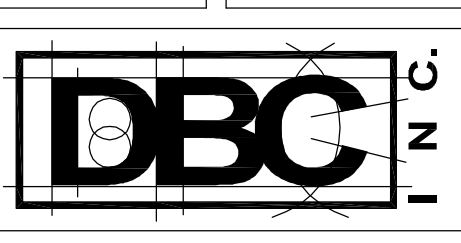


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SHEET TITLE: EAST ELEVATIONS

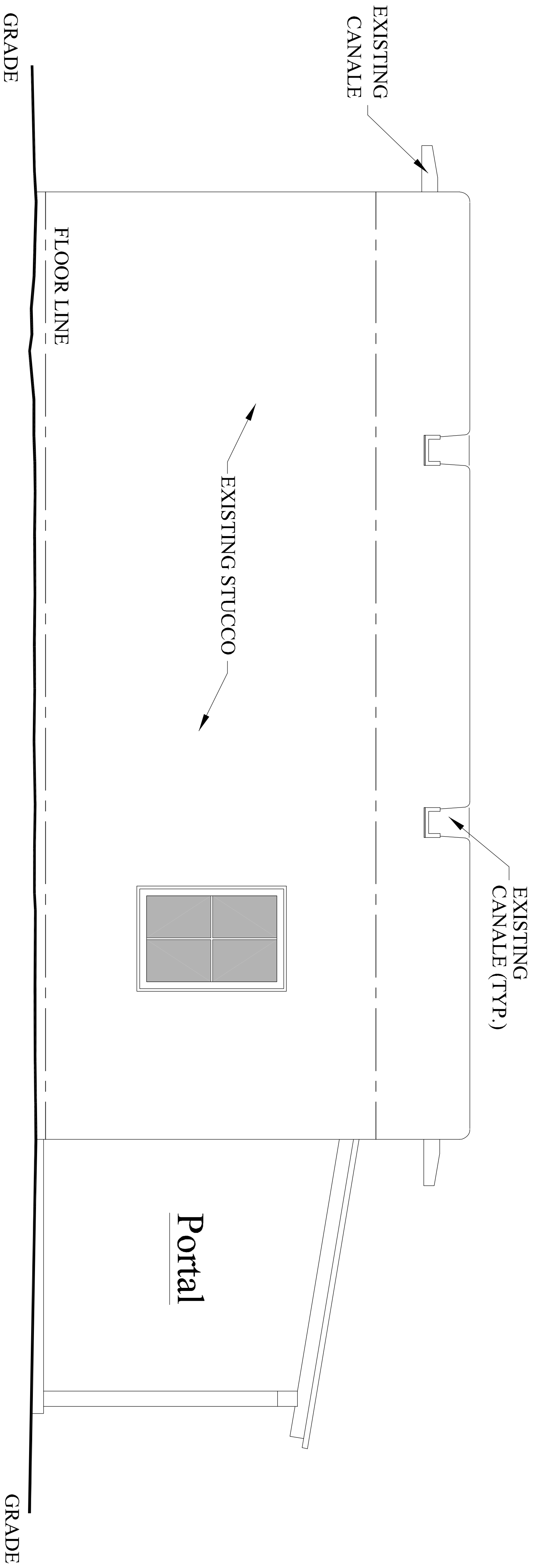
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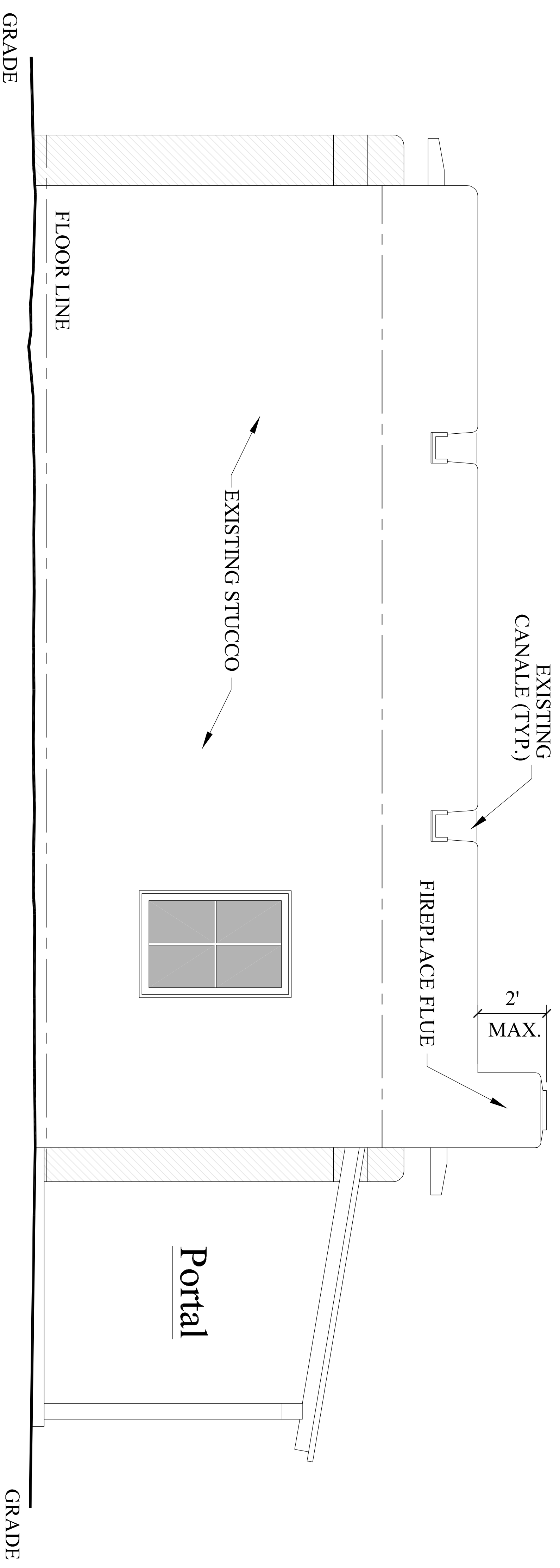
DESIGNED: M1 ROBERT SCOTT
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:



5

WEST ELEVATION - EXISTING

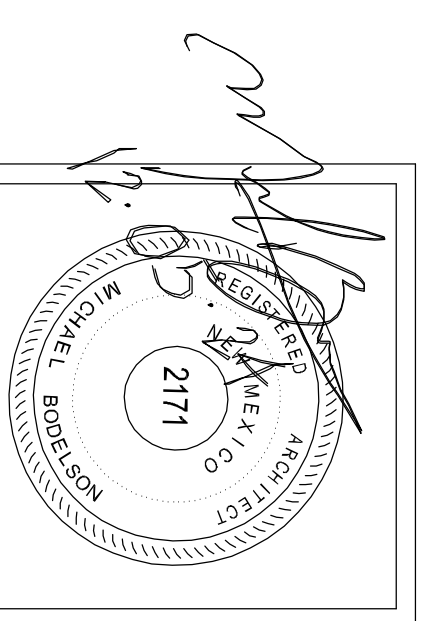
SCALE: 1/4" = 1'-0"



6

WEST ELEVATION - PROPOSED

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

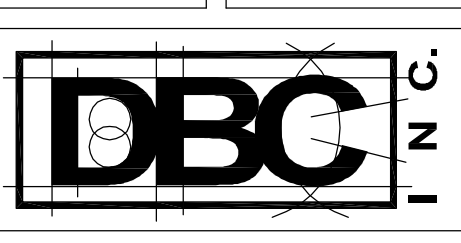


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WEST ELEVATIONS

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NO. 1 Colony Court
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DESIGNED: AJ BOZEL SONN
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:

SHEET **5** OF 6 SHEETS

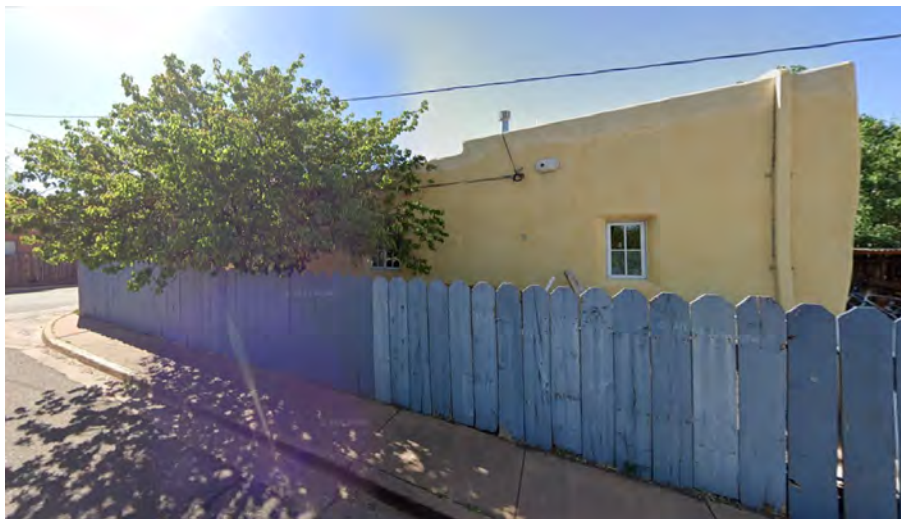
PHOTOS



East Elevation (View looking west)



Northeast Corner (Irvine & Alto Street)



North Elevation (View looking south)