



City of Santa Fe, New Mexico

memo

DATE: January 14, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director 
Gary Moquino, Historic Preservation Division Director, *GM*
Maggie Moore, Acting Assistant Land Use Director, *MM*

FROM: Lani McCulley, Senior Planner, Historic Preservation Division 

2024-009615-HDRB, 715 Gregory Lane, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Karen Teutsch, owner, proposes to construct a 215 sq. ft. addition at a height of 12'-0", and a 475 sq. ft. freestanding casita to a height of 11'-8" where the maximum allowable is 16'-1".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: H-16-069, height calculation

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommend approval of the proposed project and find that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Sample motions:

- a. Approve or deny Case #2024-009615 to allow these alterations to 715 and 715A Gregory

Lane.

BACKGROUND & SUMMARY:

The single-family residence at 715 Gregory Lane was constructed in 2016-2017 and is listed as non-contributing to the Don Gaspar Area Historic District due to its age. The 2,915 sq. ft. territorial revival style main residence with garage was approved in 2016 under case H-16-069.

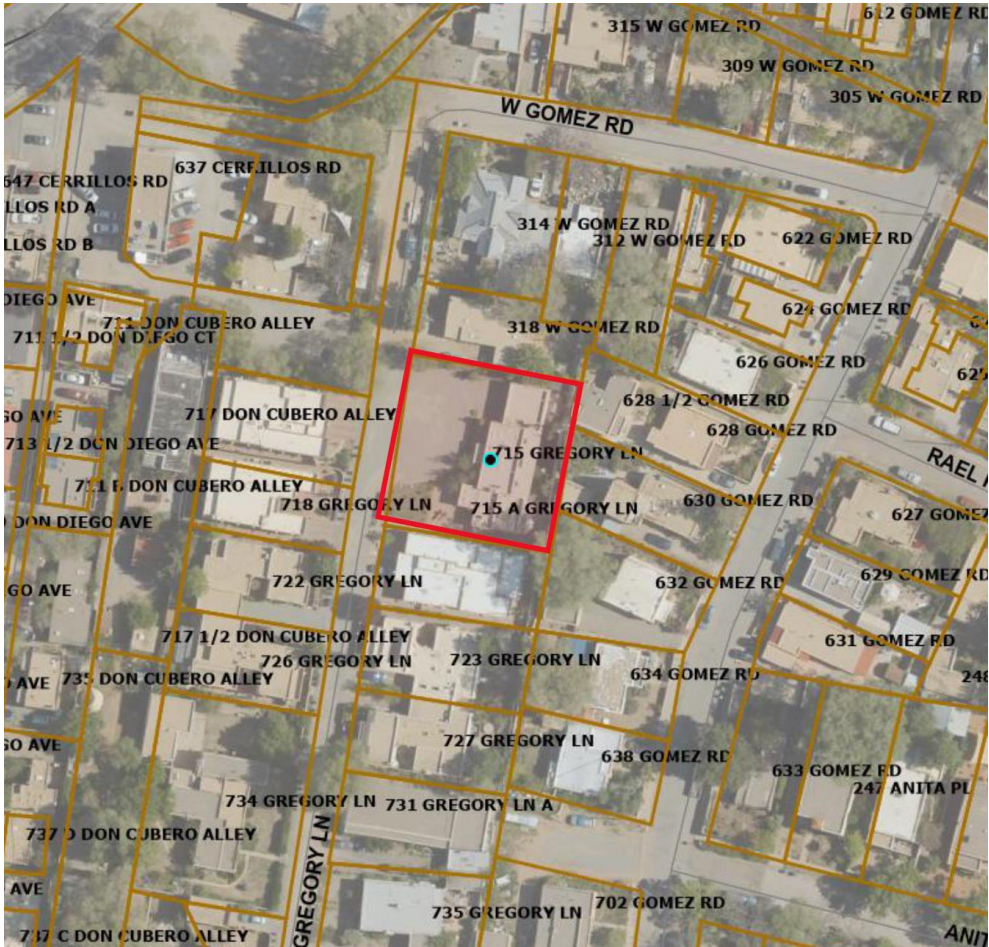


Figure 1. Property Location



Figure 2. Structure west or front elevation.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Construct a 215 sq. ft. addition at a height of 12’-0” where the maximum allowable is 16’-1”.
 - a. The existing garage is 12’0” in height and the addition will be the same height. The stucco will match the existing El Rey Buckskin color, the new windows and doors will be white with a 3-lite door in taupe and there will be two skylights. The interior of the space will be remodeled to include a bedroom, bathroom, office space and a single vehicle garage.
 - b. Install a ground mounted compressor on the east side of the garage.
 - c. Construct a 42” high coyote fence to screen the HVAC compressor on the northeast corner of the garage.
- 2) Construct a 475 sq. ft. freestanding casita to a height of 11’-8” where the maximum allowable is 16’-1”.
 - a. The casita will be stuccoed with El rey cementitious Buckskin Color, the parapet will be territorial in detail with Endicott Ironspot brick, and the windows will be wood TDL aluminum clad in white. There will be a small portal on the north side painted white with territorial dental details, a skylight in the entryway, and a wall sconce at each exterior door.
 - b. Install a ground mounted compressor on the south side of the casita .
 - c. Construct a 42” high coyote fence to screen the HVAC compressor on the south of the casita interior to the existing coyote fence.
- 3) Construct a coyote fence with pedestrian gate to a height of 5’10” on the northeast corner of the casita running east to connect with the main residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (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.

(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in case of ground solar collectors by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.
- (f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

- (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.
 - (h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
 - (i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.
- (2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)