

Full Scale



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 10/4/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor:

DR
STAFF INITIALS

Sobia Sayeda, HPD Planner Technician Senior

SS
STAFF INITIALS

Date Submitted:

10/4/16

Contact Name:

CHRIS PURVIS

Phone Number:

982-5461

Project Address: 715 GREGORY LANE

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

SLIGHT ALTERATION TO EXISTING HDRB CASE # H-16-069
ELIMINATE WINDOW ON SOUTH ELEVATION IN BEDROOM #2 AS SUBMITTED.
6' HIGH IRREGULAR TOPPED LATILLA FENCE BETWEEN THE HOUSE AND NORTH SIDE, BETWEEN THE HOUSE AND SOUTH SIDE, AND ALONG SOUTH PROPERTY LINE TO THE EXISTING COYOTE FENCE AT THE REAR.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

Yes No

PERMIT or PERMIT REVISION REQUIRED
ROUTE TO HISTORIC DIVISION SS

Yes No

INTERIM HISTORIC INSPECTION SS

Yes No

FINAL HISTORIC INSPECTION SS

A. CHRISTOPHER PURVIS
ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

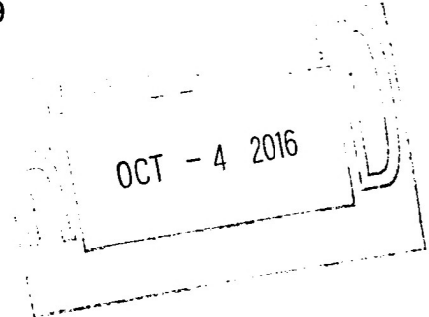
Tuesday, October 4, 2016

RE: 715 Gregory Lane

CASE # 16-069

Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1	Site /Roof Plans Proposed	9/26/16
A-3	Floor Plan	9/26/16
A-4	House Elevations Proposed	9/26/16



Dear Sobia Sayeda and
Members of the Historic Districts Review Board

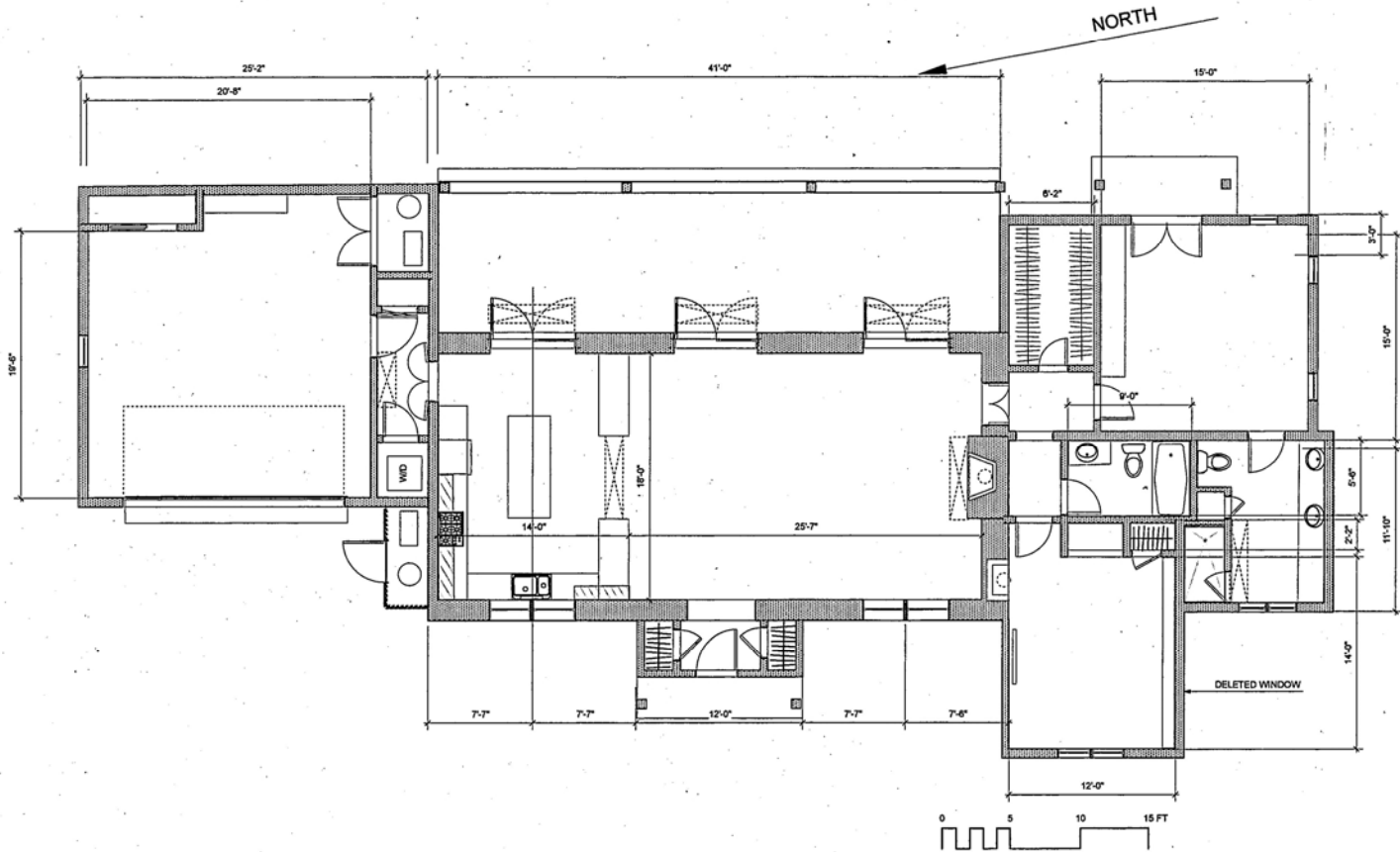
At the September 22nd meeting of the Historic Districts Review Board the board granted approval for this Territorial revival style house. We would like to make a few small changes to the submitted plans

- 1) Delete the window on the south side of bedroom #2
- 2) Add a 6 foot coyote fence between the house and the north side existing fence on the lot with a 3 foot coyote gate
- 3) Add a 6 foot coyote fence between the house and the south lot line then along that line back to the east side existing coyote fence

Please call if you have any questions on the project 982-5461

Sincerely,

Christopher Purvis.



NORTH

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

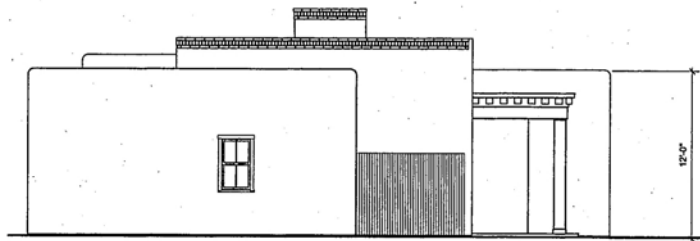
A. CHRISTOPHER PURVIS ARCHITECTS
200 West Main #117
Santa Fe New Mexico 87501 Tel 505 982-5461
E Mail Architects@ACP-AIA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

9/26/16
HDRB 8/9/16

A-2

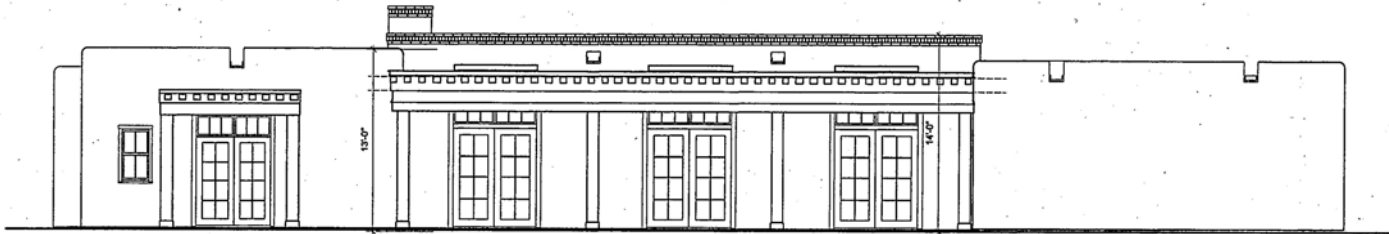
JOB NO. 3604



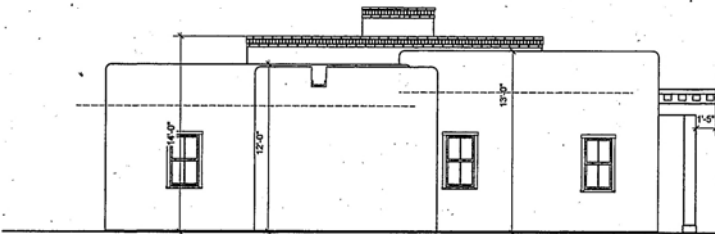
NORTH ELEVATION
Scale: 1/4" = 1'-0"

FINISHES
WINDOWS AND DOORS CLAD AND PAINTED WHITE
STUCCO EL REY CEMENTITIOUS BUCCSINK
BRICK IRONSPOT

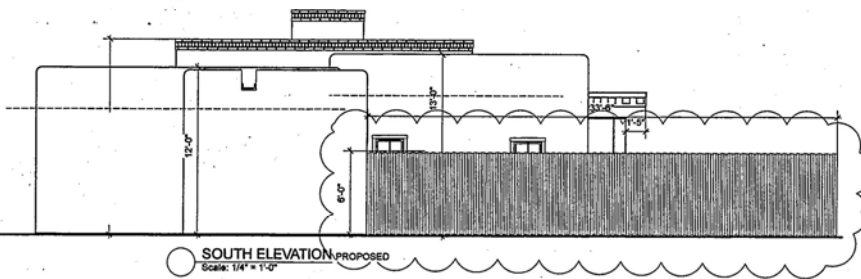
OCT - 4 2016



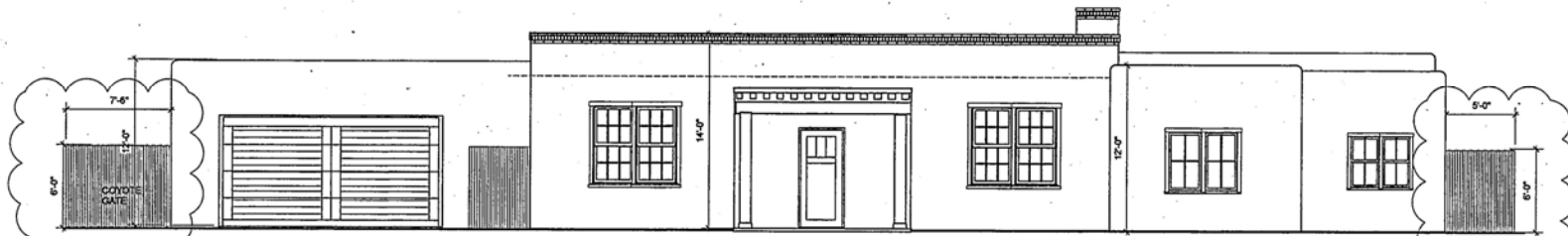
EAST ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION APPROVED
Scale: 1/4" = 1'-0"



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



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



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

A. CHRISTOPHER BLUMS
ARCHITECTS
200 West Muncy #117
Santa Fe, New Mexico 87501 Tel: 505.965.5461
E-Mail: Architecture@ACF-USA.com

FISHER HOUSE
715 GREGORY LANE
SANTA FE, NEW MEXICO

9/26/16
HDRB 8/9/16
A-3
JOB NO. 3604

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

Case #H-16-069**Address – 715 Gregory Lane****Agent's Name – Christopher Purvis****Owner/Applicant's Name – Jack and Helaine Fisher**

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2016, after it was postponed at the September 13, 2016 due to audio-visual technical difficulties, not the fault of the Applicant.

715 Gregory Lane is a 11,347 square-foot vacant lot in the Don Gaspar Area Historic District. The Applicant proposed to remodel the property with the following 5 items:

1. Construct a 2,915 square-foot, single-family residence with attached two car garage in Territorial Revival style to a height of 14'-0" where the maximum allowable height is 16'-1". (There is only 1,800 square feet of heated space.) Stucco is proposed to be El Rey cementitious "Buckskin" color, brick coping is "Endicott Ironspot" Windows, doors, trim and garage doors are wood clad painted "white" color.
2. Skylights are proposed and will not be publicly visible.
3. An entry portal on the west elevation is proposed; wood elements and detail are proposed to be painted white.
4. A portal on the east elevation is proposed; wood elements and detail are proposed to be painted white. Three proposed skylights will not be publicly visible.
5. An entry portal on the west elevation is proposed; wood elements and detail are proposed to be painted white.

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 this Application in that it complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.
4. The project is, without limitation, 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 Don Gaspar Area Historic District (Section 14-5.2(H))
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 presented and as recommended by staff.
 - a. No additional conditions.

IT IS SO ORDERED ON THIS 11th DAY OF OCTOBER 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

11 October 2016
Date:

FILED:

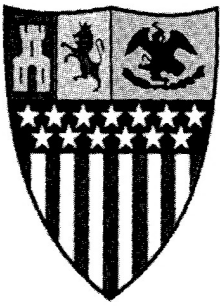
Yolanda Y. Vigil
City Clerk

10/12/16
Date:

APPROVED AS TO FORM

Zary Smith Asst CA
Assistant City Attorney

10-1-16
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:

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: Christopher Purvis, agent for Jack and Helaine Fisher, owners, proposes to construct a 2,915 sq. ft. residence to a height of 14'0" on a vacant lot where the maximum allowable height is 16'1".

Case number: H-16-069
Project Type: HDRB

PROJECT LOCATION (S): 715 Gregory Lane

PROJECT NAMES:

OW – Jack and Helaine Fisher
Santa Fe, NM 87501

223 NorthGuadalupe #509

AP – Christopher Purvis
Santa Fe, NM 87501

200 West Marcy Unit 147
505-982-5461

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 22, 2016. The decision of the Board was to approve the application as submitted. For further information please call 955-6605.

Sincerely,

Sobia Sayeda
Planner Technician 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: September 13, 2016
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation DR
FROM: Sobia Sayeda, Senior Planner Technician in Historic Preservation SS

CASE # H-16-069

ADDRESS: 715 Gregory Lane
Historic Status: NA
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

BACKGROUND & SUMMARY:

715 Gregory Lane is an 11,347 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to remodel the property with the following 5 items:

1. Construct a 2,915 Sq. Ft. single family residence with attached two car garage in Territorial Revival style to a height of 14'-0" where the maximum allowable height is 16'-1". Stucco is proposed to be ElRey cementitious "Buckskin" color, brick coping is "Endicott Ironspot" Windows, doors, trim and garage doors are wood clad painted "white" color.
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-



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>8/9/16</u>		<u>715 CREGORY LANE</u>	
Property Owner of Record: <u>JACK + HOLMUS FISHER</u>		Proposed Construction Description:	
Applicant/Agent Name: <u>CHRISTOPHER PURVIS</u>		<u>NOV HOME + GARAGE</u>	
Contact Person Phone Number: <u>(505) 982-5461</u>		TOTAL ROOF AREA: <u>2915</u>	
Zoning District: <u>RM 21</u>		Lot Coverage: <u>26</u> %	
Overlay: <input checked="" type="checkbox"/> Escarpment <u>Historic District</u>		<input type="checkbox"/> Open Space Required: _____	
<input type="checkbox"/> Flood Zone*		Setbacks:	
<input type="checkbox"/> Other: <u>N/A</u>		Proposed Front: <u>7'</u> Minimum: <u>7'</u>	
Submittals Reviewed with PZR:		2 nd Front? _____	
<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans		Proposed Rear: <u>15'</u> Minimum: <u>15'</u>	
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Proposed Sides: <u>7.5R 5'</u> Minimum: <u>5'</u>	
Supplemental Zoning Submittals Required for Building Permit:		Height: Proposed <u>11'</u>	
<input checked="" type="checkbox"/> Zero Lot Line Affidavit		Maximum Height: _____ or	
Access and Visibility: <input type="checkbox"/> Arterial or Collector**		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance	
<input type="checkbox"/> Visibility Triangle Required <u>N/A</u>		<input type="checkbox"/> Regulated by Escarpment District	
Use of Structure: <input checked="" type="checkbox"/> Residential		Parking Spaces:	
<input type="checkbox"/> Commercial Type of Use: _____		Proposed <u>1</u> Accessible <u>N/A</u>	
Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>		Minimum: <u>2</u>	
* Requires an additional review conducted by Technical Review Division.		Bicycle Parking**:	
** Requires an additional review conducted by the Traffic Engineering Division.		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.

CHRISTOPHER PURVIS 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] 8/9/16
SIGNATURE DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: _____

REVIEWER: [Signature] DATE: 8/9/16

A. CHRISTOPHER PURVIS
ARCHITECTS

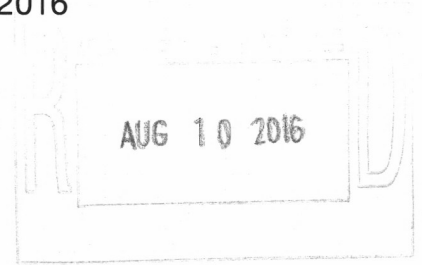
Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Tuesday, August 9, 2016

RE: 715 Gregory Lane

Enclosed (1) 24"x36" and (1) 11"x17" copies

A-1	Site /Roof Plans Proposed	8/9/16
A-2	House Floor Plans Proposed	8/9/16
A-3	House Elevations Proposed	8/9/16



Photographs of the existing Site
Application, Vicinity Map

Dear David Rasch and
Members of the Historic Districts Review Board

We hereby request your review and approval of the proposed Territorial Revival House , and
Garage at 715 Gregory Lane.

We propose a 1800 sqft house in Buckskin Cementitious Stucco with white TDL double hung
windows and white doors. The brick will be endicott ironspot It is proposed to be 14'0" at its
highest point above finished floor The allowable height is 16'0".

We Propose an attached 540 sqft 2 car garage that will be 12 feet high and the doors will be
wood clad painted white .

The total roofed square footage of the project is 2915 sqft.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

Endicott medium ironspot 46

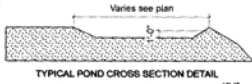
RETENTION REQUIRED CUBIC FOOTAGES

16 CUFT RETENTION FOR 1 SQ.FT. OF ROOF
 RETENTION REQUIRED FOR ROOFED AREA 3010 X .16 =
 466 CUFT.
 RETENTION PROVIDED BY DESIGN
 POND A 370 SQFT 12" DEPTH 370 CUFT
 POND B 230 SQFT 6" DEPTH 115 CUFT
 TOTAL 485 CUFT

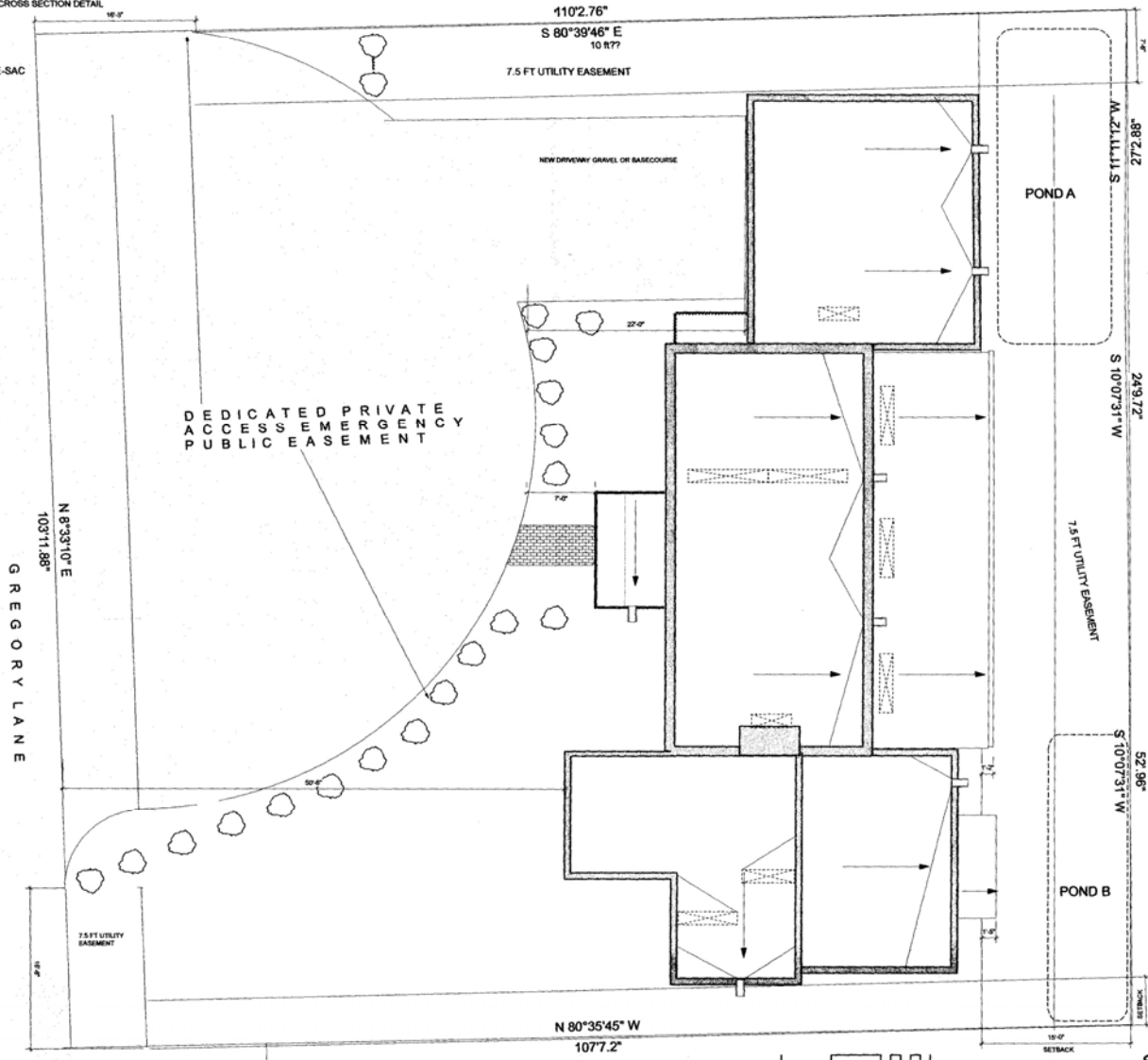
HEATED 1800 SQFT
 GARAGE 545 SQFT
 PORTALS 570 SQFT
 ROOFED 2915 SQFT

LOT AREA 11347 SQFT
 LOT COVERAGE 26%

ADDITIONAL ROOFED AREA
 ROOFED AREA = 2915 SQ.FT.



DIRECTIONS TO SITE
 LEAVE THE PLAZA ON PALACE TO CERRILLOS TURN LEFT ON
 DON DIEGO LEFT ON WEST BUENA VISTA LEFT ON GREGORY
 LANE PROPERTY IS ON RIGHT AT END OF STREET



AUG - 3 2016

RECEIVED.
 AUG 9 2016
 Land Use Dept.

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

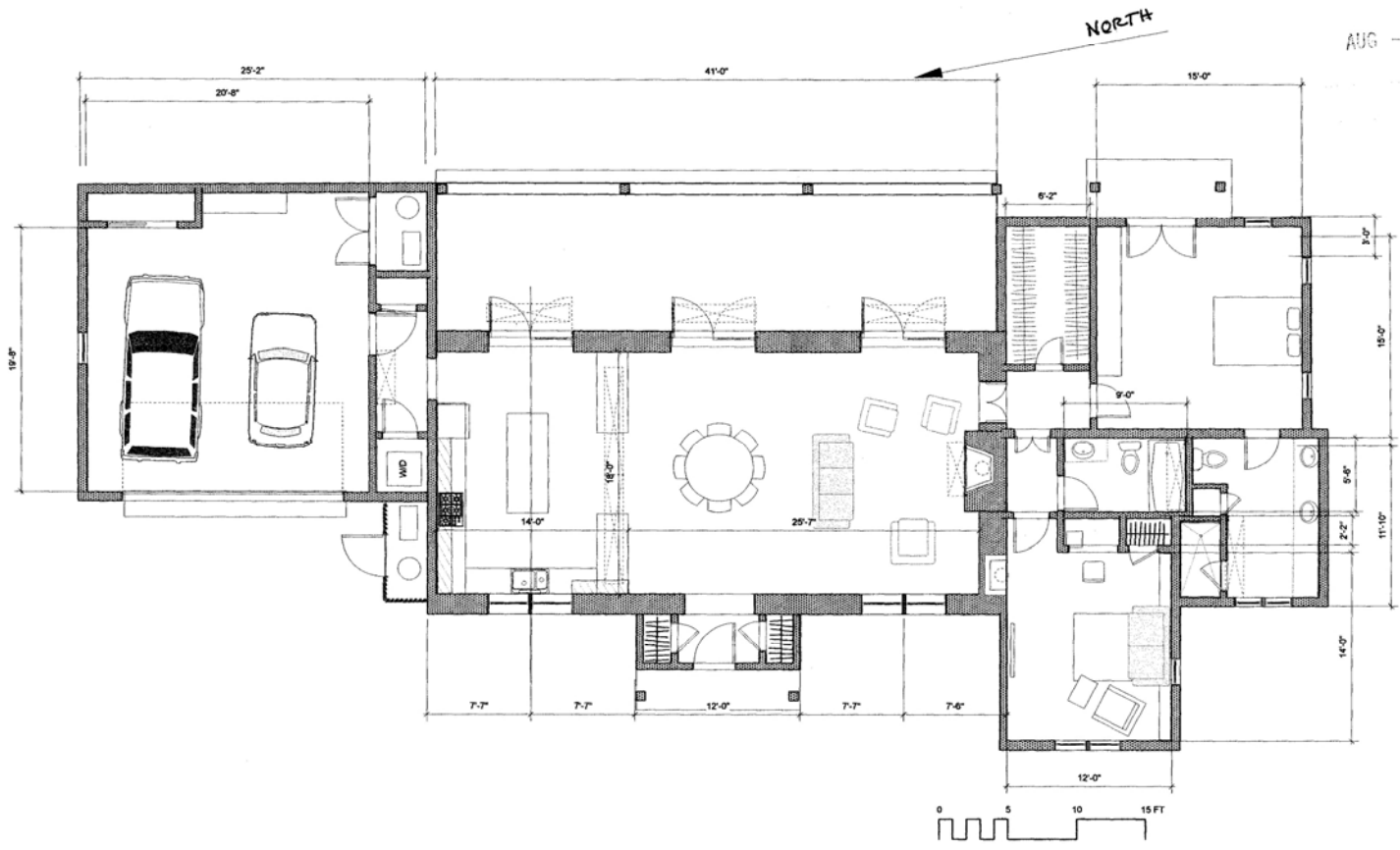
A. CHRISTOPHER BURVIS ARCHITECTS
 200 West Marcy #147
 Santa Fe, New Mexico 87501 Tel: 505 982 5461
 E-Mail: Architects@ACP-USA.com

FISHER HOUSE
 715 GREGORY LANE
 SANTA FE, NEW MEXICO

HDRB 8/9/16

A-1

JOB NO. 3604



AUG - 9 2015

NORTH

RECEIVED

AUG 9 2015
DW
 Land Use Dept.

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

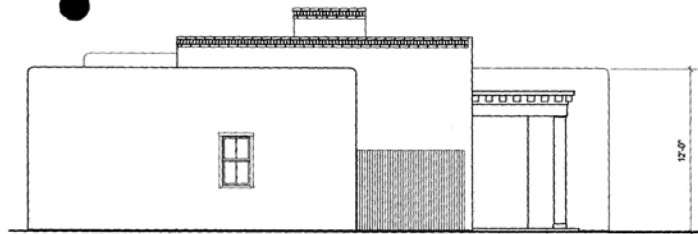
A. CHRISTOPHER RUPRECHT ARCHITECTS
 200 West Marcy #117
 Santa Fe, New Mexico 87501 Tel: 505-962-5461
 E-Mail: Architect@ACR-NA.com

FISHER HOUSE
 715 GREGORY LANE
 SANTA FE, NEW MEXICO

HDRB 8/9/16

A-2

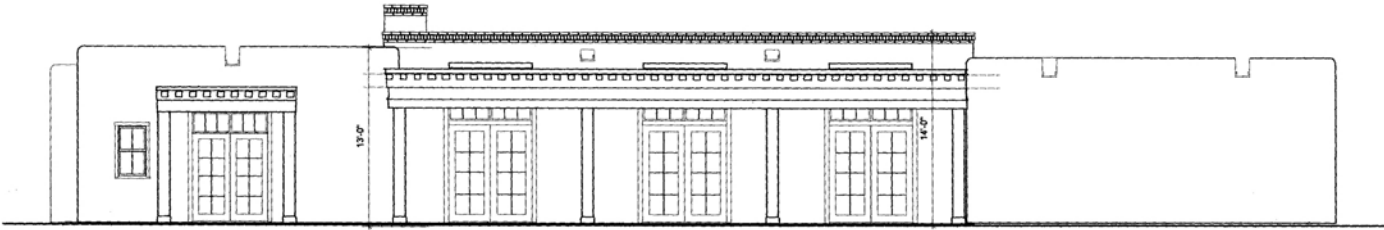
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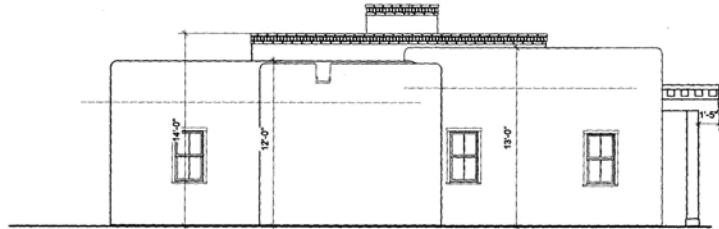
NORTH ELEVATION
Scale: 1/4" = 1'-0"

FINISHES
WINDOWS AND DOORS GLAZED AND PAINTED WHITE
STUCCO
BRICK EL REY CEMENTITIOUS BUCCSKIN
IRONSPOT

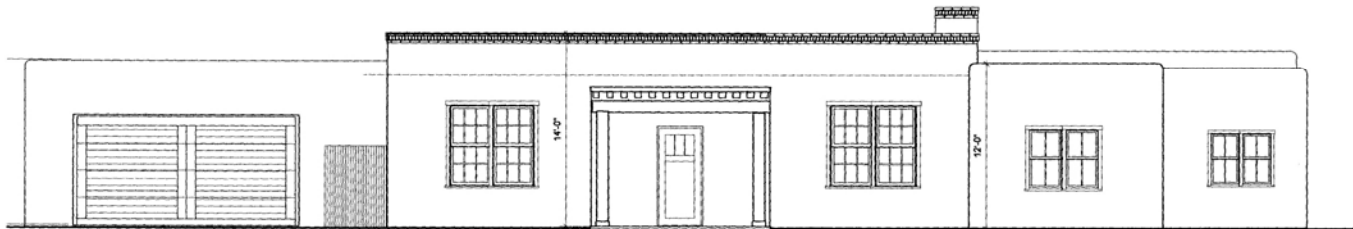
AUG - 9 2016



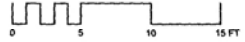
EAST ELEVATION
Scale: 1/4" = 1'-0"



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



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



RECEIVED

AUG 9 2016
Land Use Dept.

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

A. CHRISTOPHER BURVY ARCHITECTS
200 West Marcy #147
Santa Fe, New Mexico 87501 Tel: 505 962 5461
E-Mail: Architects@ACTAUSA.com

FISHER HOUSE
716 GREGORY LANE
SANTA FE, NEW MEXICO

HDRB 8/9/16

A-3

JOB NO. 3604