

A black and white photograph of a single-story brick building. The building has a large display window on the right side and a smaller entrance on the left. A white car is parked in front of the building. The image is grainy and appears to be a photocopy.

Case # H-89-265
203 W. Water





City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor

Councilors:

Suzanne Huebner, City Manager

Councilors:

Larry A. Delgado, Dist. 1

Carlos A. Gallegos, Dist. 3

Debbie Jaramillo, Dist. 1

Frank Montaño, Dist. 3

Bernie Beenhouwer, Dist. 2

Peso Chavez, Dist. 4

Ouida MacGregor, Dist. 2

Phil Griego, Mayor Pro Tem

Dist. 4

GENERAL CASE INFORMATION

Case #H- 91-113 Meeting Date May 13, 1991 District Core

Agent's Name Warren Watson Address 1305 S. St. Francis Phone 988-1606

Owner's Name C.G. Rein Address 203 W. Water Phone

Project Address 203 W. Water

PUBLICLY VISIBLE FACADES: North () South (X) East () West ()

HISTORICAL SIGNIFICANCE: Number 269 Area No. 1 Age 1921-27

Significant () Contributing (X) Non-Contributing ()

Survey Sheet Attached (X) Survey Sheet Not Available () Not Surveyed ()

APPROVAL REQUIREMENTS: New Construction () Exterior Renovation (X)

Demolition () Basal Square Footage:

PROPOSAL: Blue awning over window

BOARD ACTION

This is to certify that the Historic Design Review Board met at the regularly scheduled bi-monthly meeting and acted on the above referenced case. The decision of the Board was to approve (), deny (), table (), conditionally approve () your request. You shall make part of your building permit application any conditions imposed by the Board which are listed as follows:

See Minutes Attached

For further information please call 984-6657.

Sincerely,

Melanie Deason
Urban Design Review Specialist

NOTE: HDRB approvals are valid for six (6) months.

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

* * * * * B U I L D I N G P E R M I T * * * * *

Application Number 12-00002035 Date 10/18/12
Property Address 203 W WATER ST
Application type description ALTER/REPAIR EXT COMM/INDUST/INST
Subdivision Name
Property Zoning NOT AVAILABLE
Application valuation 1452

Owner

Contractor

SANTA FE PROVIDENCE
5409 ARVILLA AVE
ALB, NM
ALBUQUERQUE NM 87110
(505) 660-1090

SANTA FE AWNING
28 BISBEE CT STE B7
SANTA FE NM 87508
(505) 474-6460

--- Structure Information 000 000 NEW AWNING
Construction Type TYPE V-B
Occupancy Type MERCANTILE WHOLESALE/RETL
Flood Zone MIN. FLOODING/OUTSIDE 500

Permit BUILDING PERMIT COMMERCIAL

Additional desc

Phone Access Code 1058759

Permit Fee 105.85

Plan Check Fee 41.89

Issue Date 10/18/12

Valuation 1452

Expiration Date 10/16/14

Special Notes and Comments

I, THE OWNER OR AGENT FOR THE OWNER HAVE
RECEIVED THE FOLLOWING REVIEW SHEETS. I
UNDERSTAND I AM TO COMPLY WITH ALL
CONDITIONS INDICATED ON THE REVIEW
SHEETS. INITIALS JM

Fee summary. Charged Paid Credited Due

For permits issued AFTER 08/01/2009, you MUST use VIPS
for scheduling inspections! Call in by 3:00 PM for a next-
day inspection (based on availability). 955-6110

APPROVED BY

APPLICANT

DATE

DATE

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, altering, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

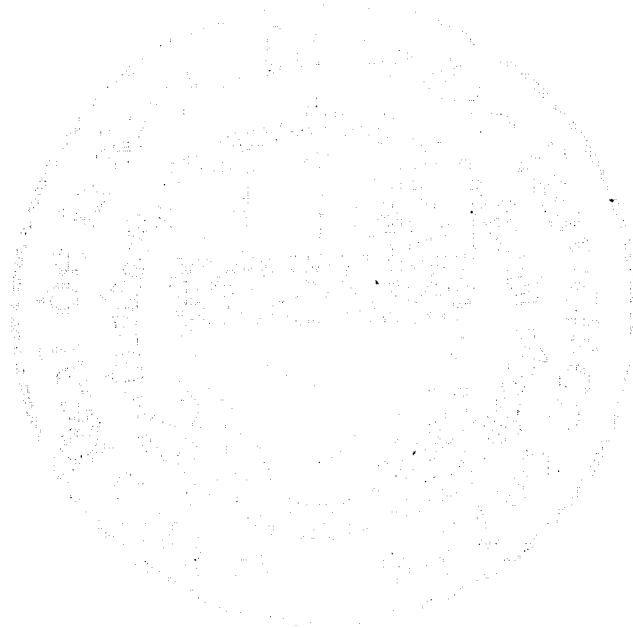
DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.

B1008.indd10/09

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

* * * * * B U I L D I N G P E R M I T * * * * *

Application Number		12-00002035		Page	2
				Date	10/18/12
Permit Fee Total	105.85	105.85	.00		.00
Plan Check Total	41.89	41.89	.00		.00
Grand Total	147.74	147.74	.00		.00



For permits issued AFTER 08/01/2009, you MUST use VIPS
for scheduling inspections! Call in by 3:00 PM for a next-
day inspection (based on availability). 955-6110

APPROVED BY

DATE

APPLICANT

DATE

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, altering, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.

BID08.Indd10/09

Application Tracking #
12-2035

203
City of Santa Fe

BUILDING PERMIT APPLICATION

B00220112278T37

PLEASE USE A BALL POINT PEN (PRESS FIRMLY)

Type Residential Accepted by SC Date Accepted 10/5
Amount Paid: Plan Check Fees 41.00 Water Budget Fee \$ _____ Balance Due Permit Fee \$ 105.85
Land Use Classification: ☐ Floodplain ☒ Historical
Type of Construction: ☐ New ☒ Addition ☐ Alteration ☐ Remodel
Occupancy Group: A Division: 1
I II III IV V FR 1hr HT N A B C D E F H I M R S U 1 1.1 1.2 2 2.1 3 4 5 6 7
Zone District _____ Occupant Load _____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 203 W. Water St Suite or Space # _____
Subdivision _____ Lot: _____ Block: _____
Lot Square Footage Total _____
PROPOSED WORK: (Check all that apply)
☐ New Construction ☐ Walls/Fences ☐ Signs:
☐ Additions ☐ Grading/Utilities/Landscaping ☐ Free Standing ☒ Wall Mounted
☐ Exterior Alterations/Repairs ☐ Pools/Sheds Existing # _____ sq. ft.
☐ Interior Remodel ☒ Other Proposed # 8.33 sq. ft. Balance
Total 8.33

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc. (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested)
awning bolted to wall

PROPOSED USE: describe what facility is to be used for i.e. new single family residence, new fast food restaurant, new time share residence, new grocery store, etc.

Construction Valuation \$ <u>1452.00</u>	SQUARE FOOTAGE			Type of Sewage Disposal ☐ Public Sewer ☐ Private System
	Existing	Proposed	Total	
Heated				No. of buildings _____ No. of stories _____ Will the proposed construction result in an increase in the number of residential units? ☐ Yes ☐ No How many? _____ Will the proposed construction result in an increase in water use? ☐ Yes ☐ No
Garage				
Patio /Porch				
Total Roofed				
Total Square Footage				Urinals _____ Water Fountains _____ Other _____
Number of Plumbing Fixtures Proposed				
Sinks _____ Showers _____ Tubs _____ Toilets _____				

Property Owner <u>Santafe Providence LLC</u> Mailing Address <u>Karen D Watrouse 5409 Arvilla Avenue</u> <u>Albuquerque NM 87110</u>	Contractor <u>Fabric Building Specialties</u> Mailing Address <u>28 Bisbee Ct. Suite B-7</u> State License # <u>57750</u> City License # <u>0185257</u> <u>DBA Santafe awning</u> Daytime Telephone # <u>505-660-1090</u>
OWNER/BUILDER ☐ CONTRACTOR ☒ Daytime Telephone # <u>505-660-1090</u>	

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Warren Watson Address 28 Bisbee Ct B-7, Santafe
Daytime Telephone 660-1090 Signature Applicant/Agent WWatson Date 8/16/12

THIS IS NOT A CONSTRUCTION PERMIT



**LAND USE DEPARTMENT
HISTORIC PRESERVATION DIVISION**

Date: August 3, 2012

To: Building Permit Division

From: David Rasch, Planner Supervisor
John Murphey, Planner Senior

DR

Project Address: 203 West Water Street (Noncontributing)

Please be advised that the work being proposed at the above-referenced address does not need to go to the Historic Districts Review Board for review. Please allow the applicant to submit for building permit.

Proposed Revisions:

- 1) Install 10'-wide/4'-projection fabric slanted roof with hanging valance awning over window. The fabric color will be "Tresco Brick."

Administrative approval is given per the applicant's submitted illustrations and an August 3, 2012 site visit made with staff.

☒ Requires Interim Inspection

☒ Requires Final Inspection

☒ Do not route to Historic Preservation Division

☒ Route to Historic Preservation

DR

DR

DR

DR

505.474.6460
 ALBUQUERQUE: 505.243.9089
 LAS CRUCES: 505.541.9486
 TOLL FREE: 866.989.8678
 FAX: 505.474.4929
 NM LIC# 57750

Santa Fe Awning.Com Albuquerque Awning.Com Las Cruces Awning.Com

FABRIC BUILDING SPECIALTIES, INC.

28 BISBEE COURT • SUITE B-7 • SANTA FE, NEW MEXICO 87508

Proposal

13922

13. mail
 Caswick K. H. H. H.
 A mail. H. H.

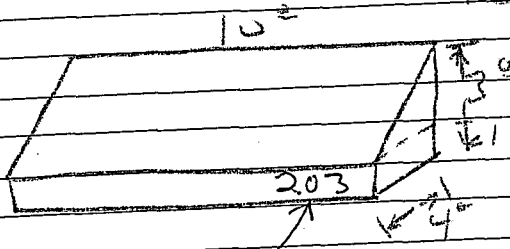
Contact (at home)		Page No.	of	Pages
PROPOSAL SUBMITTED TO Caswick K. H. H.		PHONE 988-2966	DATE 7/12/12	
STREET 203 West Water St.		JOB NAME		
CITY, STATE AND ZIP CODE Santa Fe 87501		JOB LOCATION		
ARCHITECT	DATE OF PLANS	JOB PHONE		

We hereby propose to furnish materials and labor necessary for the completion of:

Fabricate and install all (1) rigid frame awning over a picture window 10' x 3' Drop 4" post 10" valance

Fabric:
 Sunbrella

Tresco Brch
 4699



new proposal

1452
 118
 1570

(Black Binding)
 Captain Navy

(binding permit acquired by other)

WE PROPOSE: hereby to furnish materials and labor - complete in accordance with the above specifications, for the sum of:

TERMS: 50% Dep Bal Cur
 (Dep refundable if permit is denied)
 828544 828544

dollars (\$)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature [Signature]

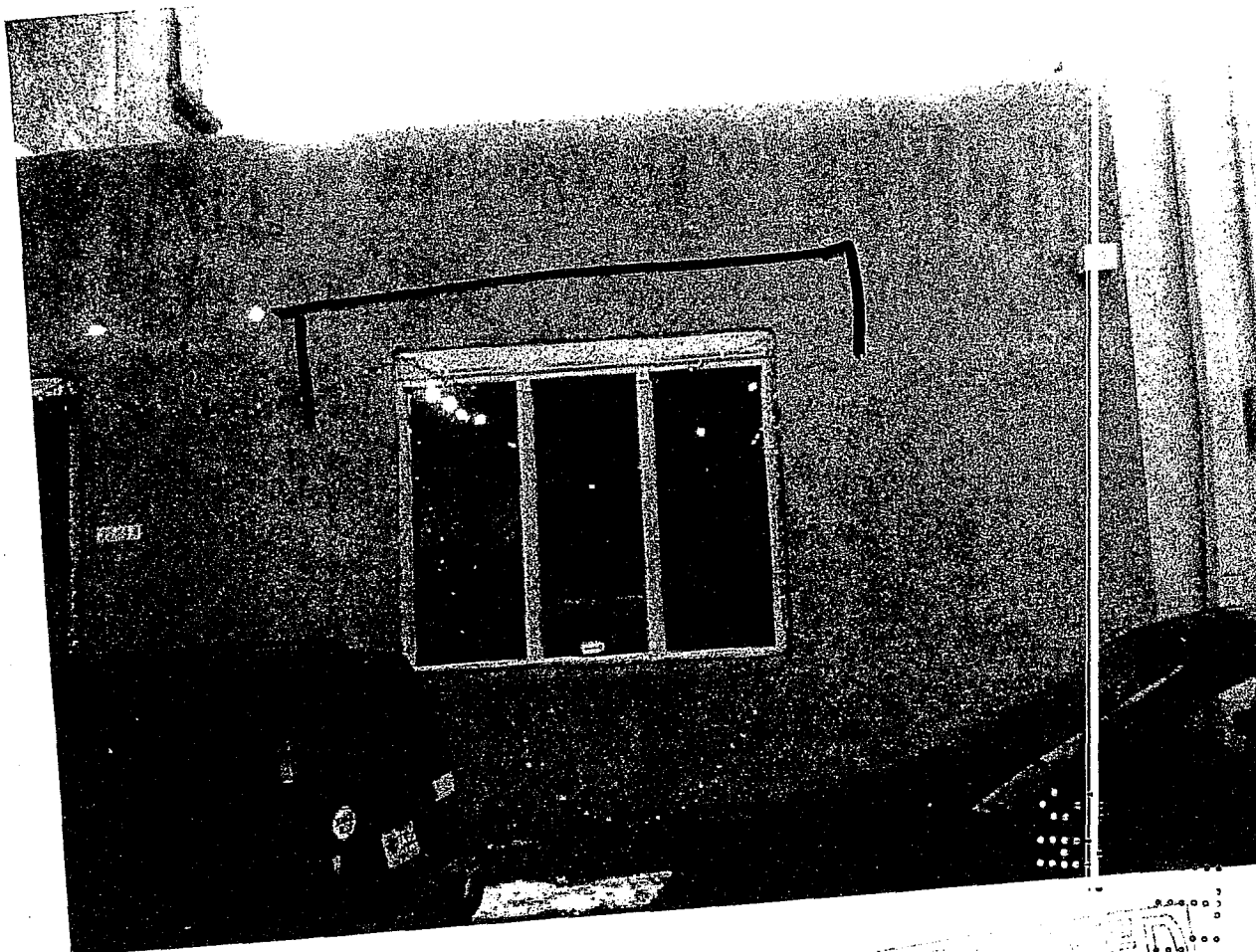
Note: This Proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

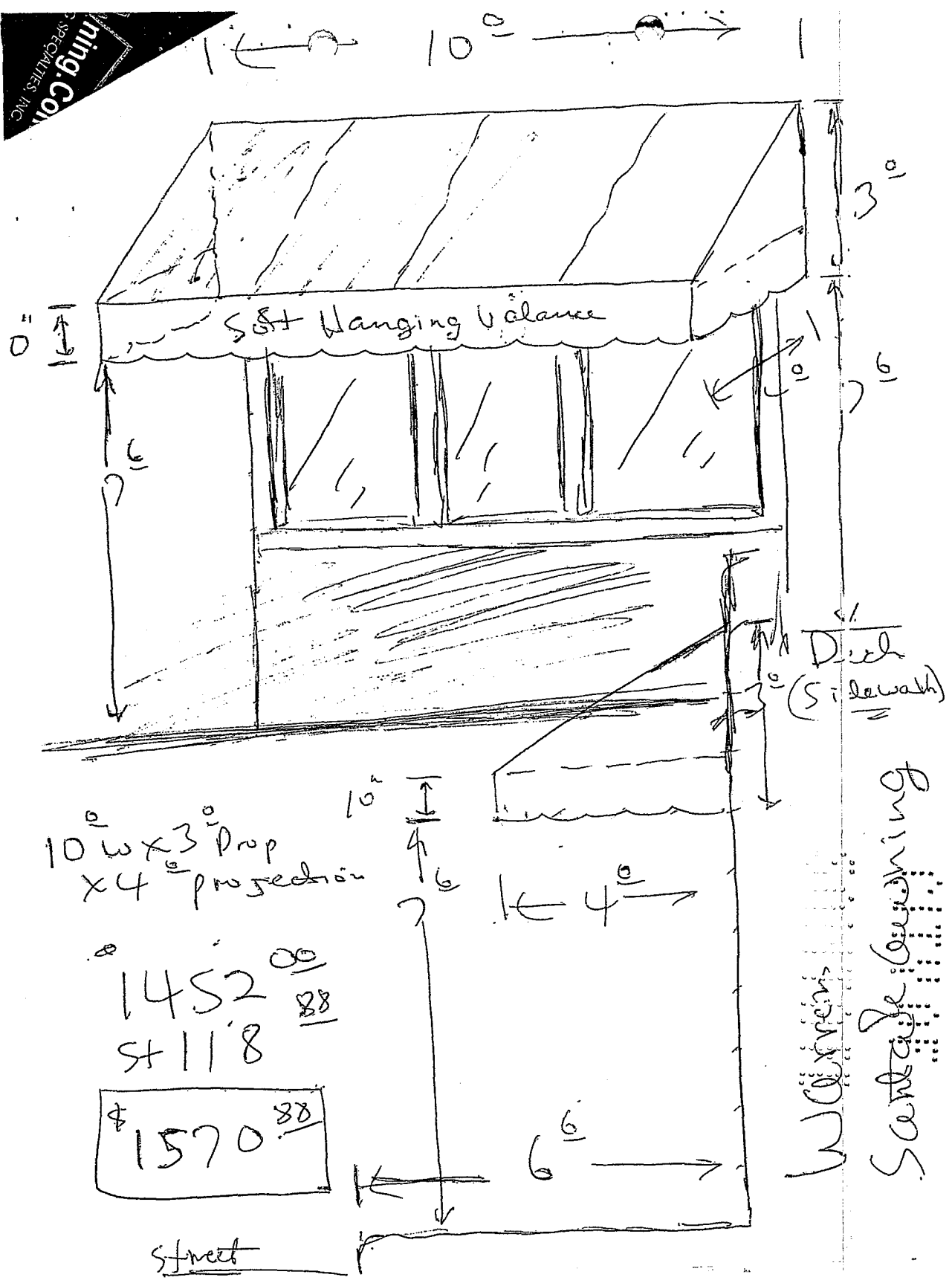
Signature

Date of acceptance:



RECEIVED
JUL - 5 2012

ning.com
SPECIALTIES, INC.



10' w x 3' Prop
x 4' projection

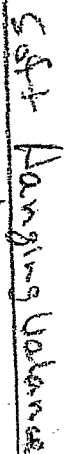
1452 00 88
St 11'8

\$ 1570 88

Street

Waxman
Santana Building

5/16 23 Lag bolts to



1911

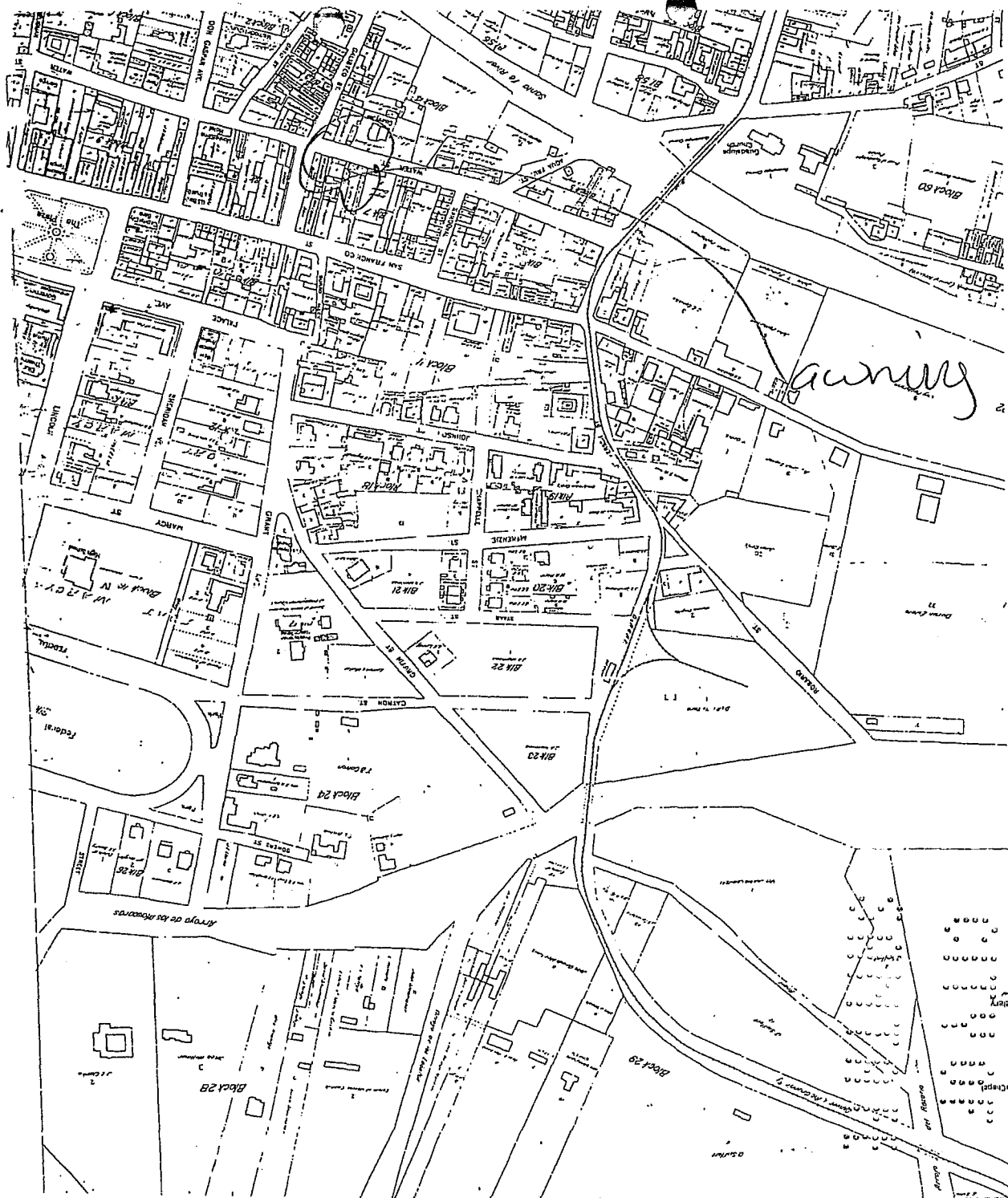
Erasmus

~~Gallery 3~~

Street / Curb Side walk

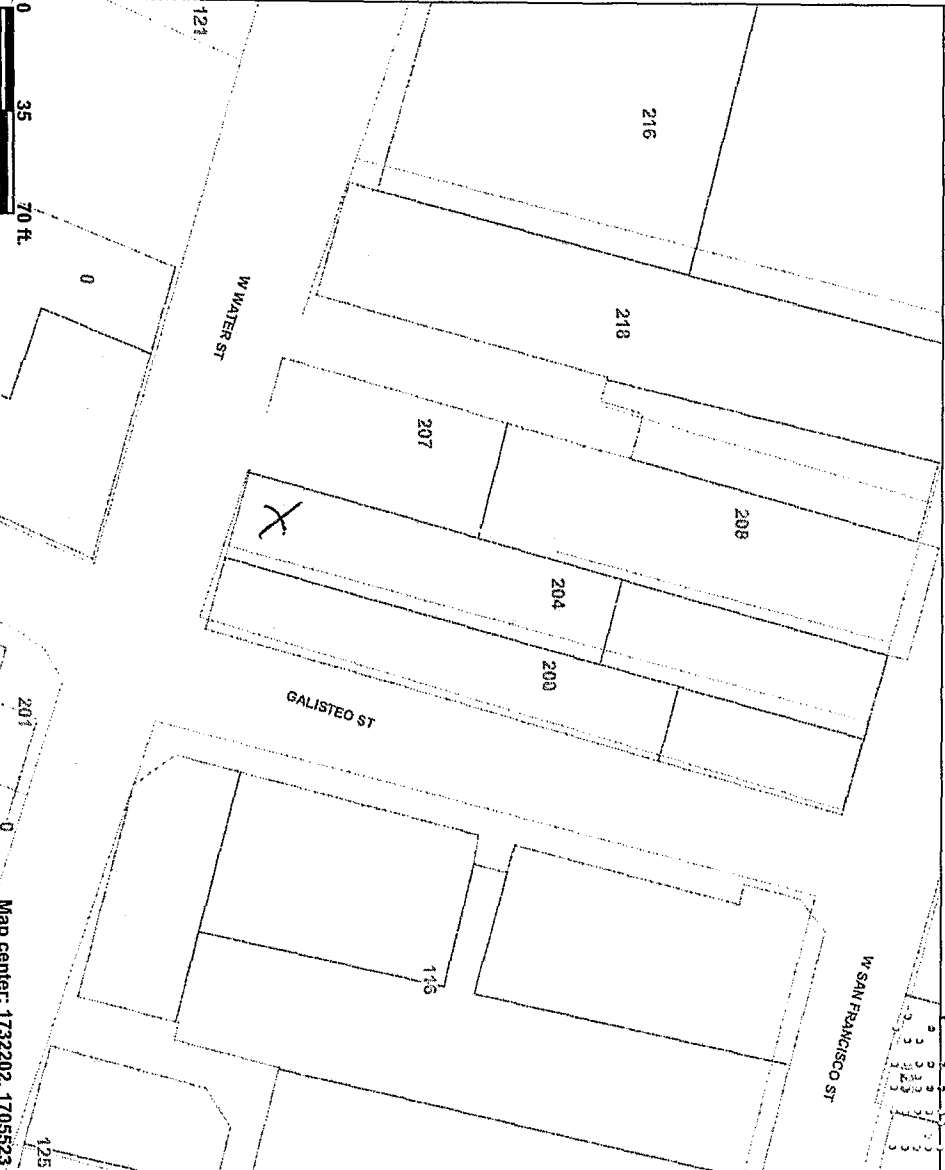
Fabrics: Sunbrella
Tessco Bridal

50-104-1





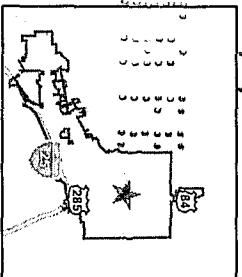
City of Santa Fe



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Map center: 1732202, 1705523



Legend

- City Limits
- Parcels
- Building Footprint
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets



Scale: 1:616

SEC CLERK RECORDED 10/01/2012

ITEM # 12-0861

LICENSE AGREEMENT
FOR ENCROACHMENTS
AFFECTING AIR SPACE WITHIN CITY RIGHT-OF-WAY

THIS AGREEMENT, made this 1st day of October, 2012 by and between the City of Santa Fe, New Mexico, a Municipal Corporation, (the "City"), and Athene Westergaard dba Casweek Galleries (the "Licensee") and Santa Fe Providence LLC ("Property Owner").

WITNESSETH:

In consideration of Licensee's promises herein, City hereby gives the Licensee a License, revocable and terminable as hereinafter provided, to enter on the property of the City as follows:

1. PREMISES. Subject to all of the terms and conditions of this License, the City allows the Licensee to use and occupy that portion of the air space over City right-of-way located in front of 203 West Water Street. The area of encroachment consists of a window awning with supporting metal framing as shown on Exhibit "A", and a hanging business sign and metal bracket as shown on Exhibit "B" attached hereto and made a part hereof.
 - a. The City agrees to allow the use of the air space right of way for the purpose of the installation of new window awning with metal frame and a hanging business sign with bracket. No other use, by the Licensee, on the right-of-way shall be allowed.
 - b. No further encroachment shall be allowed in any manner, by Licensee, beyond those actions necessary to maintain the awning, frame, sign and bracket.
 - c. Failure of the Licensee to restrict the use of the Premises as provided herein shall be deemed a substantial breach of this Agreement and shall constitute grounds for immediate termination by the City.
2. TERM. This License shall commence on the date entered in this License and continue until this License is terminated as provided in Article 4 herein.
3. PAYMENT. For this License, the Licensee shall pay the City the sum of one hundred dollars (\$100), in addition to a development review fee of four hundred dollars (\$400), payable in advance upon execution of this Agreement.
4. TERMINATION. The City may, upon 30 days written notice, revoke this License and the Licensee agrees, in that event, to peaceably and promptly surrender the Premises on the expiration date fixed in said notice, to remove all property placed on the Premises by Licensee and, if requested by the City, to restore the Premises to its original state at the time of Licensee's entry thereon. The Licensee may terminate this Agreement at any time upon 30 days written notice to the City. Upon termination of this License by either party, there shall be no refund of the license fee or any portion

thereof.

5. NO INTEREST CREATED. The Licensee agrees that no interest or estate of any kind whatsoever in the Premises is conveyed by virtue of this License or occupancy or use hereunder, and no assignment of this License or any interest herein and no sub-license shall be made by the Licensee.
6. INSURANCE. The Licensee, at its own cost and expense, shall carry and maintain in full force and effect during the term of this License Agreement, comprehensive general liability insurance covering bodily injury and property damage liability, including coverage, in a form and with an insurance company acceptable to the City, with limits of coverage in the maximum amount which the City could be held liable under the New Mexico Tort Claims Act for each person injured and for each accident resulting in damage to property. Such insurance shall provide that the City is named as an additional insured and that the City will be notified within 10 days of cancellation for any reason. The Licensee shall furnish the City with a copy of a "Certificate of Insurance" as a condition prior to issuing this Agreement.
7. INDEMNIFICATION. The Licensee shall indemnify, hold harmless and defend the City from all losses, damages, claims or judgments, including payments of all attorneys' fees and costs on account of any suit, judgment, execution, claim, action or demand.
8. NEW MEXICO TORT CLAIMS ACT. Any liability incurred by the City of Santa Fe in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et.seq. NMSA 1978, as amended. The City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision of this Agreement modifies or waives any provision of the New Mexico Tort Claims Act.
9. RECORDING-SHORT FORM MEMO. This License Agreement shall be recorded in its entirety.
10. OBLIGATION OF LICENSEE. The Licensee shall comply with the following conditions:
 - a. This License is subject to the provisions of SFCC Section 14.8.4 and other applicable City code requirements.
 - b. The approval of this License does not constitute issuance of a building permit. Required permit shall be applied for from the Building Permit Division.
 - c. Awning, metal frame, hanging sign and bracket shall be kept well maintained.

APPROVED THIS 1st DAY OF October, 2012.

CITY OF SANTA FE, A MUNICIPAL
CORPORATION

Robert Romero
ROBERT P. ROMERO, CITY MANAGER

ATTEST:

YOLANDA Y. VIGIL
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

Judith Amor
GENO ZAMORA, CITY ATTORNEY 8/29/12

APPROVED: Melville L. Morgan
DR. MELVILLE L. MORGAN,
FINANCE DIRECTOR 9/25/12

21117.460150
BUSINESS UNIT/LINE ITEM

LICENSEE:

Athene Westergaard
ATHENE WESTERGAARD

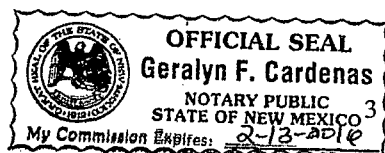
ACKNOWLEDGMENT

STATE OF NEW MEXICO)) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 21st day of September 2012, by Athene Westergaard.


Notary Public

My Commission Expires: February 13, 2016
(Seal)



SFC CLERK RECORDED 10/01/2012
SFC CLERK RECORDED 10/01/2012

SANTA FE PROVIDENCE LLC

Karen Watrouse
KAREN WATROUSE
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 27th day of September 2012, by Karen Watrouse, Managing Member of Santa Fe Providence, LLC.

[Signature]
Notary Public

My Commission Expires: 10/23/2013

(Seal)



OFFICIAL SEAL
GIL RODRIGUEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 10/23/2013

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

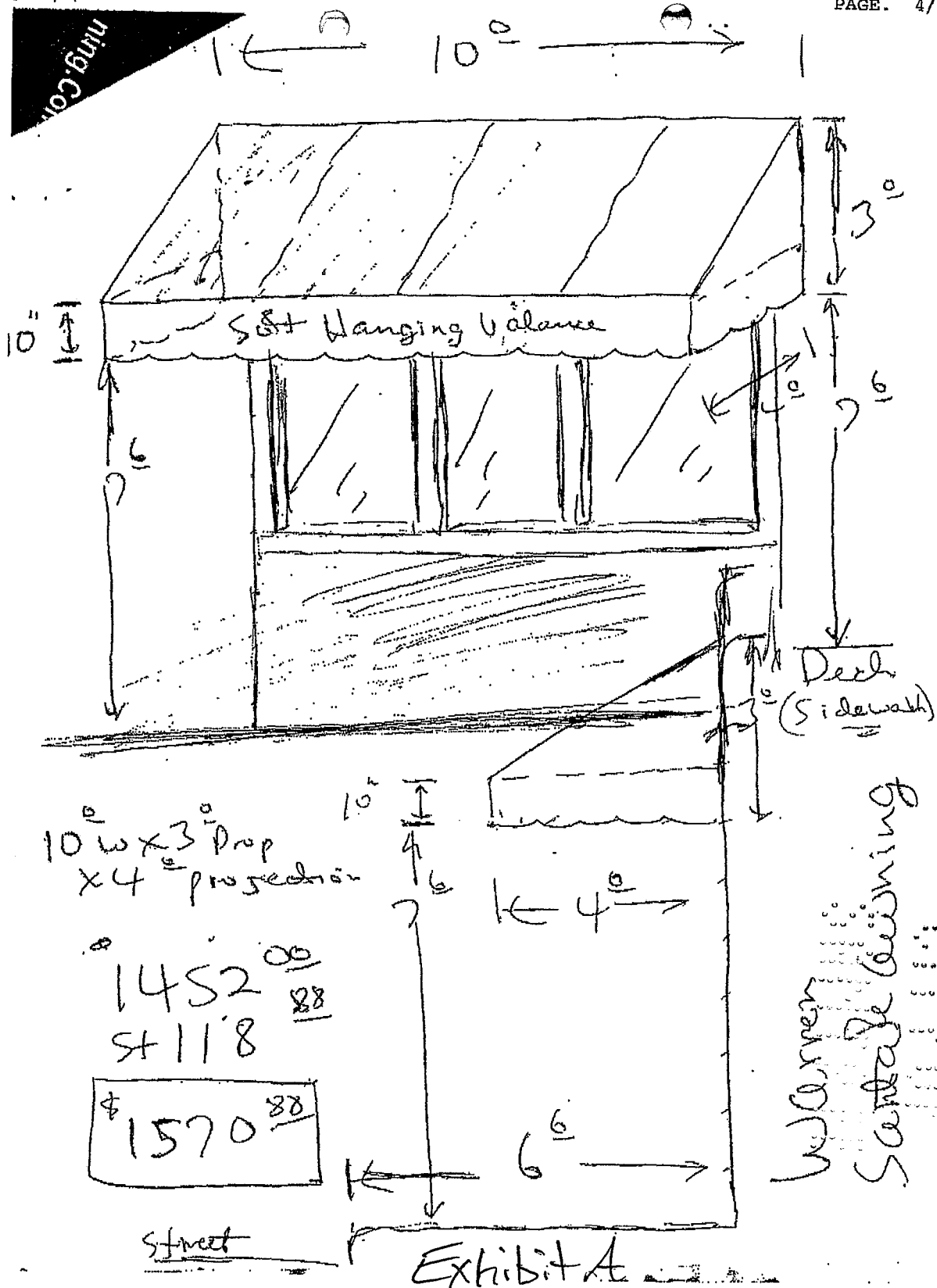
LICENSE AGREEMENT
PAGES: 6

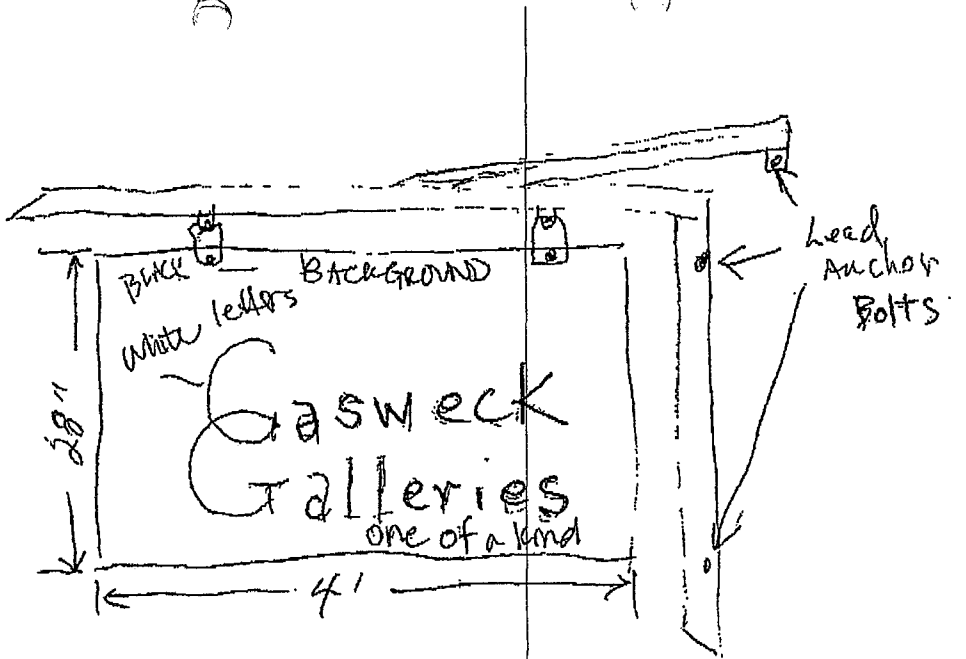
I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of October, 2012 at 10:45:05 AM
And Was Duly Recorded as Instrument # **1683132**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza

Deputy [Signature] County Clerk, Santa Fe, NM





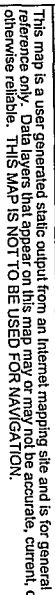


ALUMINUM SIGN
1/4" thick

Black
2" square tubing
steel

9'6" to sidewalk floor

Exhibit B



- City Limits**
+ Full Address Labels
+ Address Points
Parcels
Airport Clear Zones
 Santa Fe River

FEMA Preliminary Floodplain
February 18, 2011 (100 yr)
FEMA Floodplain Effective June
17, 2008 (100 yr)

- Historic Districts**
Don Gaspar
Downtown And Eastside
Historic Review District
Transition
Westside-Guadalupe
Escarpment Districts
FOOTHILL
RIDGE
Major Roads and Highways



Scale: 1:616

BP250U01

City of Santa Fe
Application Tracking Step Selection by Revision

10/17/12
09:34:46

Application number : 12 00002035
Address : 203 W WATER ST
UPC Code : - - - - -
Application type : ALTER/REPAIR EXT COMM/INDUST/INST
County Assessor Acct Num . . :
Tenant name, number :

Type options, press Enter.

2=Change 4=Delete 5=View 6=Fast log 8=Action log maintenance
9=In/out maint

Opt	Agency description	Rev	Path Step	Req	In	Est	Cmpl	Resulted	Stat	By
-	ZONING		A 01	Y	10/09/12	10/12/12	10/12/12	AP	DTG	
-	FLOOD PLAIN PROCESS		B 01	Y	10/09/12	10/12/12	10/10/12	AP	NOB	
-	BUILDING		C 01	Y	10/09/12	10/12/12	10/16/12	AP	LRC	

Bottom

F3=Exit F5=Land inquiry F6=Add F7=Revisions F8=Misc info inquiry
F9=Corrections report F10=View 2 F11=Sort by agency F24=More keys

10/17/12
Jef
11/15

12-2035

City of Santa Fe
Cashiers Office
Santa Fe, NM 87504
(505)955-4333

10/05/2012 1:06:30 PM
Your cashier was LEONA
B0022J1112278 T37

Building Permits
WARREN WATSON
11001.420300

\$41.89

Total \$41.89

MasterCard \$41.89
XXXXXXXXXXXXXXXXXXXX7386

Customer Signature

Change \$0.00

City of Santa Fe
Cashiers Office
Santa Fe, NM 87504
(505)955-4333

10/18/2012 12:16:01 PM
Your cashier was LORRAINE
B002501112291 T42

Building Permits
FAVRIC BLDG 12-2035
11001.420300
21706.420400

\$95.85

\$10.00

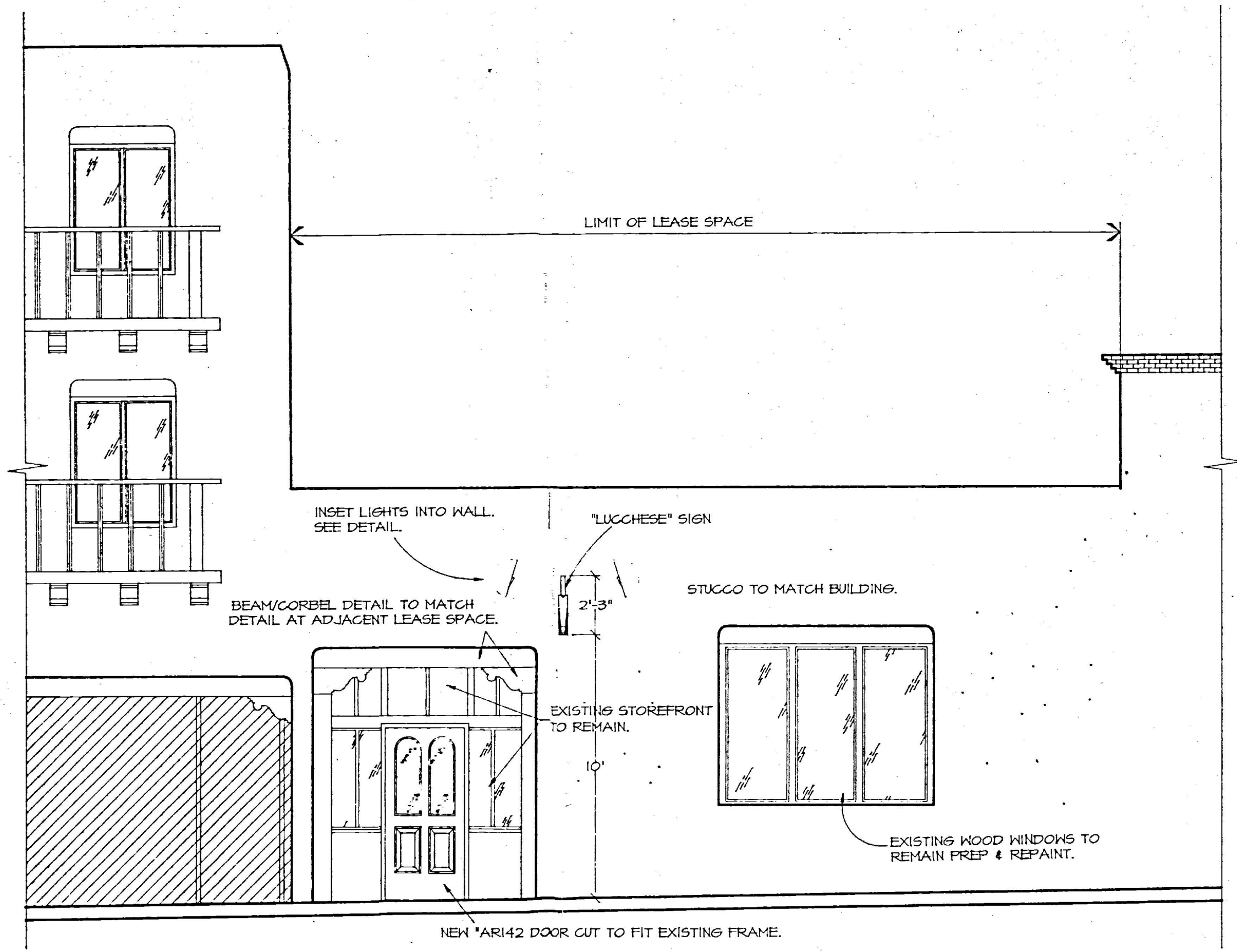
Total \$105.85

Visa \$105.85
XXXXXXXXXXXXXXXXXXXX5692

Customer Signature

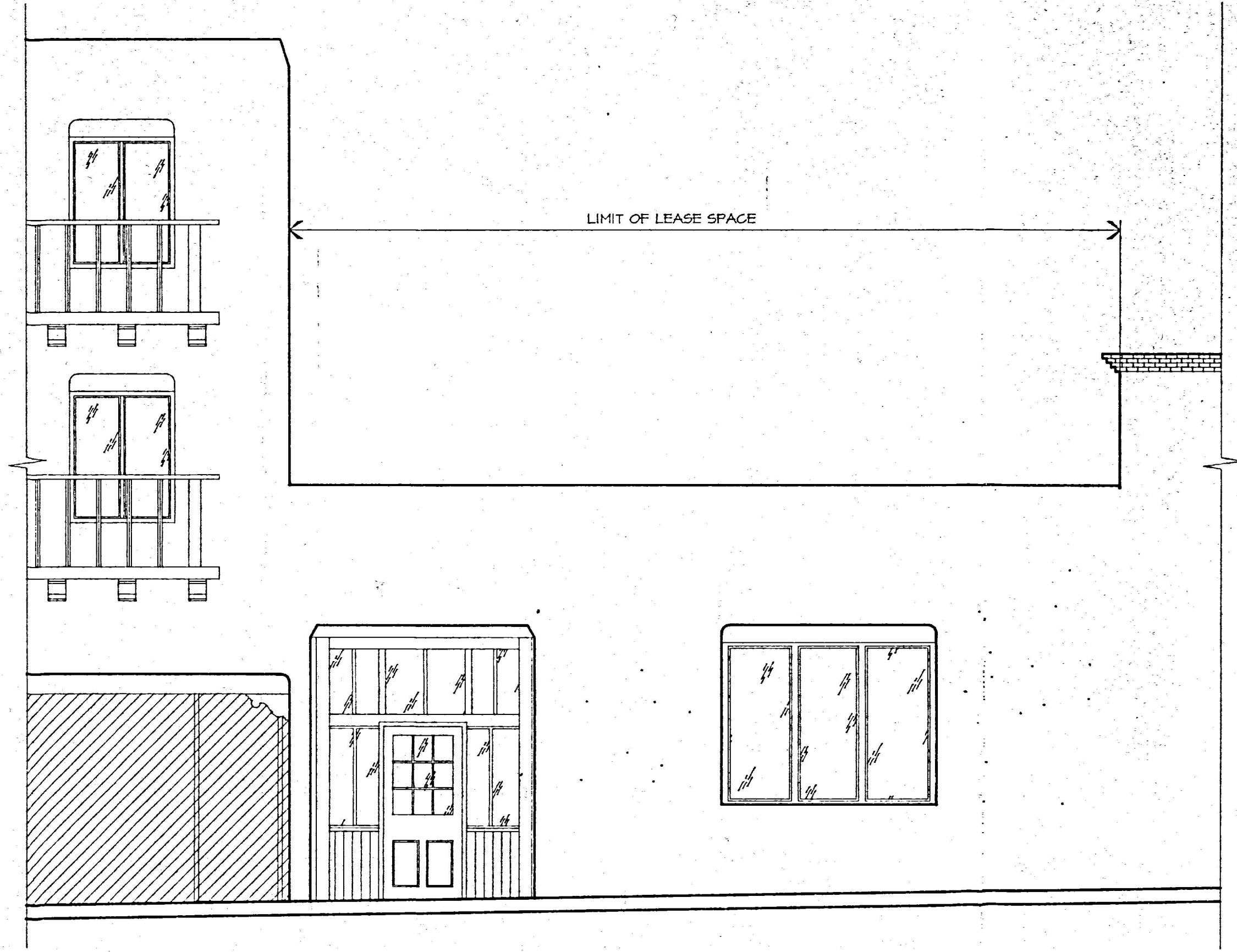
Change \$0.00

Thank you!



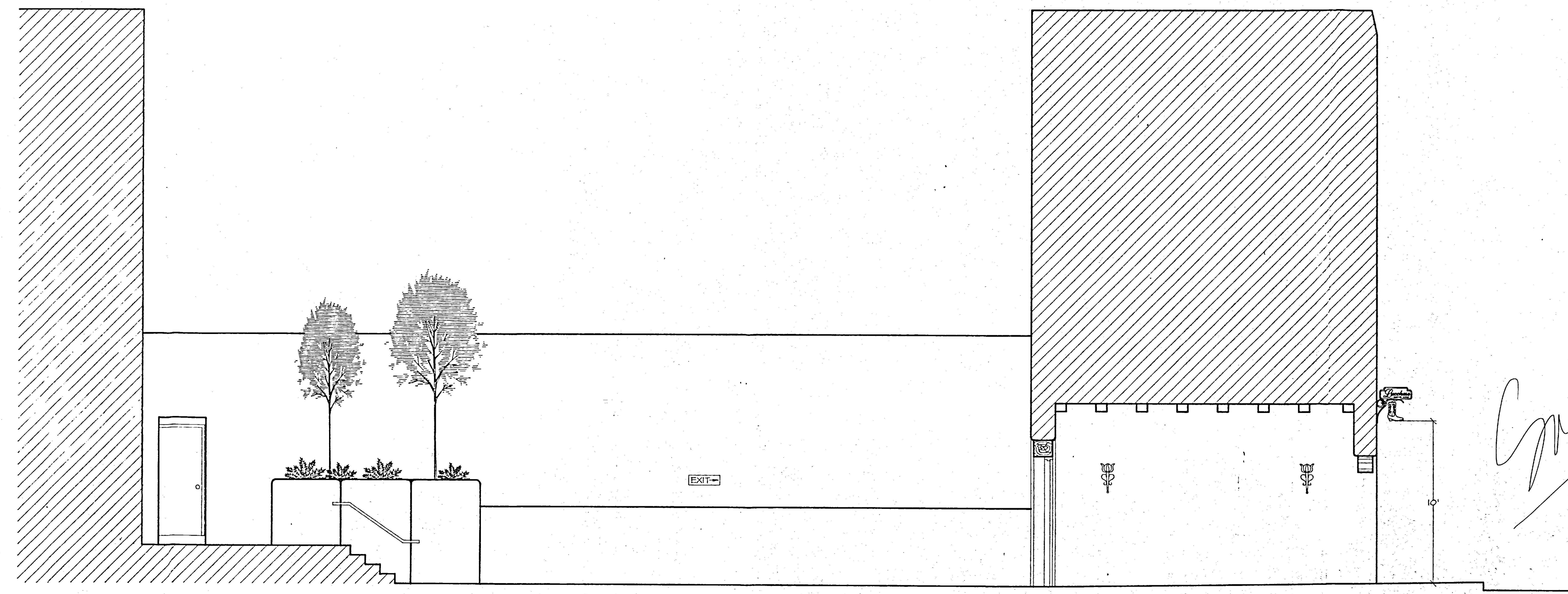
1-A EXTERIOR SOUTH ELEVATION
A-3 SCALE: 1/4"=1'-0"

16'-0"



1-B EXIST. EXTERIOR SOUTH ELEVATION
A-3 SCALE: 1/4"=1'-0"

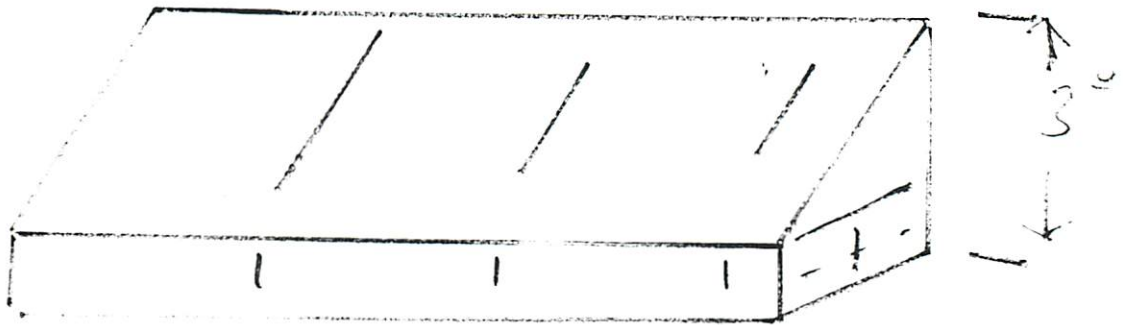
PLANNING AND LAND USE
HISTORICAL DESIGN REVIEW BOARD
APPROVAL: *Supervised*
DATE: 8.9.94
STAFF: Sharm Woods, Ch



2 EXTERIOR WEST ELEVATION
A-3 SCALE: 1/4"=1'-0"

Completed

← 9'6" →



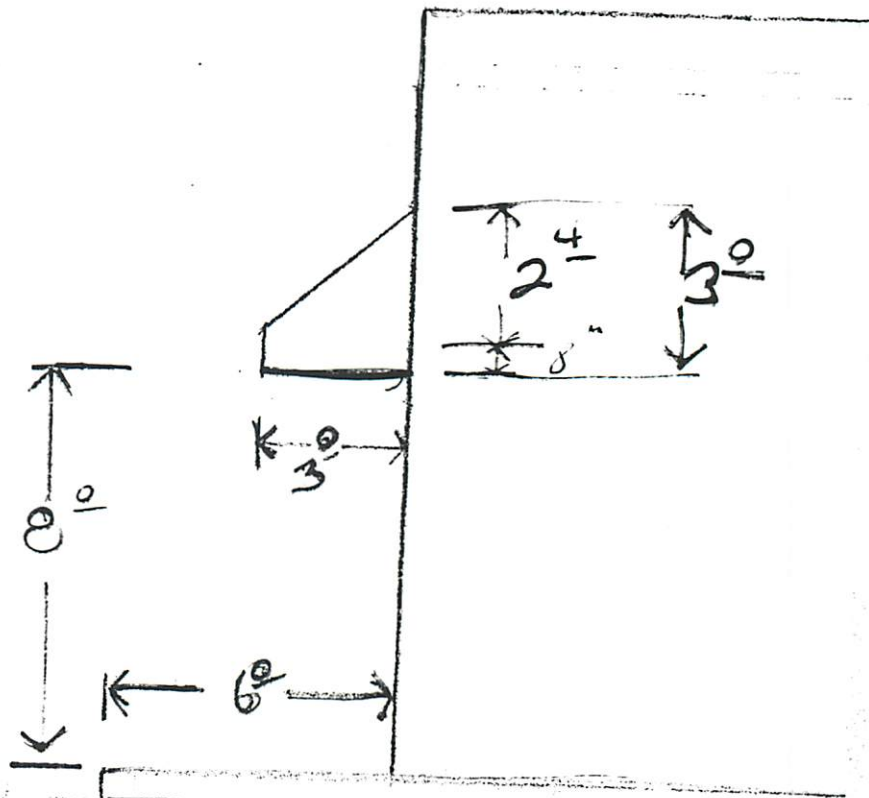
Frame

1" Galv. Steel Tubing

Fabric Sunshela

Gas Blue

158"



HISTORIC DESIGN REVIEW BOARD

- ☐ Final Approval
- ☐ Cond. Approval
- ☐ Disapproval

Comments:

Date

Chairman

Eastern Elevation