

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

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

January 17, 2025

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 Additional Site Photos
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Mr. Duran:

As requested, below please find the additional photos of the locations for the proposed closet additions. These two photos depict the locations at the Northeast and Southeast corner of the existing residence.

I hope the photos show the areas of interest in adequate detail for you reference. If you should have any questions or require any additional photos, please let me know. Your assistance with this request is appreciated and I can be available to meet at your convenience.

Sincerely,



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

cc: Charles Rennick, Owner

Attachments: Photos

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

January 17, 2025

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 Exception, Pre-existing Storage Shed
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Mr. Duran:

As the Owner's Representative for Charles Rennick, the owner of the residence located at 202 Irvine Street, I am requesting approval for an Exception to 14-5.2(I)(1)(a), (Exterior Materials), regarding a pre-existing storage shed) at the above noted residence. The existing residence is a Non-Conforming structure within the Westside-Guadalupe Historic District. The residence was built in a vernacular pueblo style, with of pentile construction, and the windows have been previously replaced. In approximately 2013, a bathroom was constructed at an existing east portal of the residence, through approval by the Historic Review Board.

The existing Storage Shed, located at the southwest property corner, is a non-permeant structure, and in review of historical City arial photographs, appears to have been placed on the property between 2001 and 2005, prior to acquisition by the current owner. The Storage Shed is approximately 8' x 24' with a low shed roof, sloping down from approximately 7'-10" to 6'-3" (an approximate 2:12 slope). The roof is galvanized corrugated metal, and the exterior wood sheathing is painted blue. There are three wood access doors on the north side, which are also painted a matching blue color. There is no other fenestration.

The current siting of the building also presents a non-conforming pre-existing Zoning condition, due to the side-yard and rear setback requirements. The Owner has agreed to correct the setbacks to meet the 5' requirement for an accessory structure from the side-yard and the rear property lines. The zoning correction, is proposed to be conducted in conjunction with a related request for other modifications to the property.

BASIS of REQUEST FOR EXCEPTION:

As an exception to 14-5.2(I)(1)(a), the following justifications are provided to address the required criteria noted in bold below:

- (i) Do not damage the character of the district:** Approval of the requested exception will not damage the character of the district based on three aspects.
 - a. The existing Storage Shed has very low visibility from the street, as the property is enclosed by walls and fencing. The Storage Shed is only visible from Irvine street and due to the low height of the Storage Shed and the Hight of the wall and gate (see photos below), only a small portion of the roof is visible. The low visibility of the structure presents only a minor element to the streetscape, which could be unnoticed in casual observations.
 - b. The corrugated roofing material is consistent with other uses in the district. The property immediately to the south, incorporates corrugated metal in the design of property gates, (see photos below).
 - c. The existing Storage Shed exterior finish color will be mitigated by repainting the exterior surface in a color to match the existing residence stucco. That color is recommended to match the stucco color Palomino, which is an approved color for the District.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and: Approval of the requested exception would prevent hardship to the Owner, based on two aspects.

- a. The pre-existing Storage Shed was existing prior to the current Owner's acquisition of the property, and would create a hardship in terms of removing an asset that was presented to the current owner at the time of purchase.
- b. The impact of replacing the existing storage use would create a functional hardship on the Owner, through either reduced or remote storage required.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Approval of the requested will strengthen unique character and enhance continued residence in the district based on two aspects.

- a. A number of similar storage structures can be identified in the immediate area of the property. Many other owners within the District rely on this type of supplemental storage to increase the livability of the traditional residences. Residences constructed during this time-frame often did not typically accommodate for more modern storage needs.
- b. The Storage Shed in question, is not inconsistent with other uses in the District and it does provide for increased utility and enhances functionality, resulting in broader options for residents.

I hope this letter and related graphic materials clearly convey adequate justification for the request Exception. 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 to meet at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bodelson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

cc: Charles Rennick, Owner

Attachments: Photos

The Rennick/Buell Residence Renovations

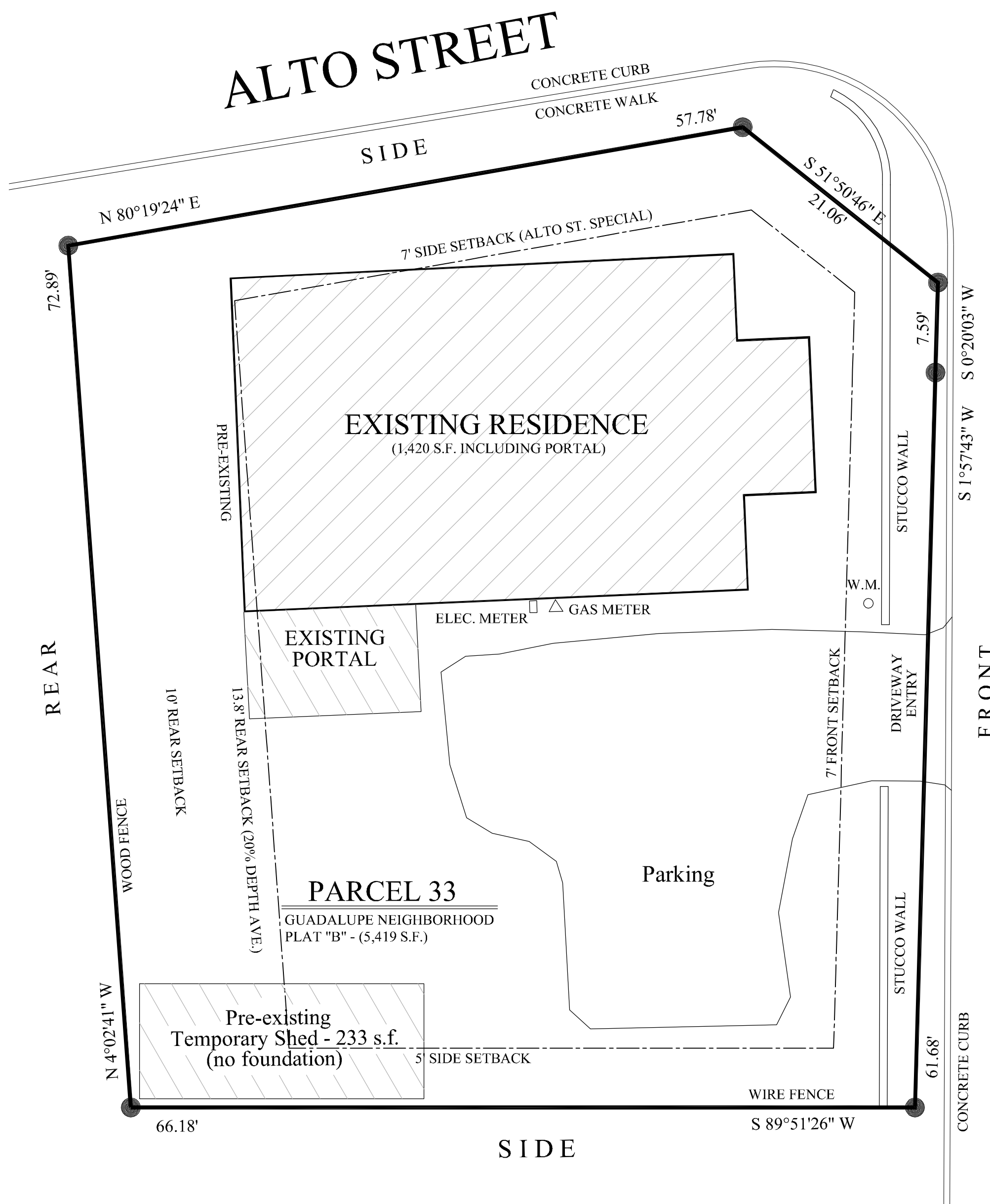
202 Ervine Street

DECEMBER 18, 2024

Santa Fe, New Mexico

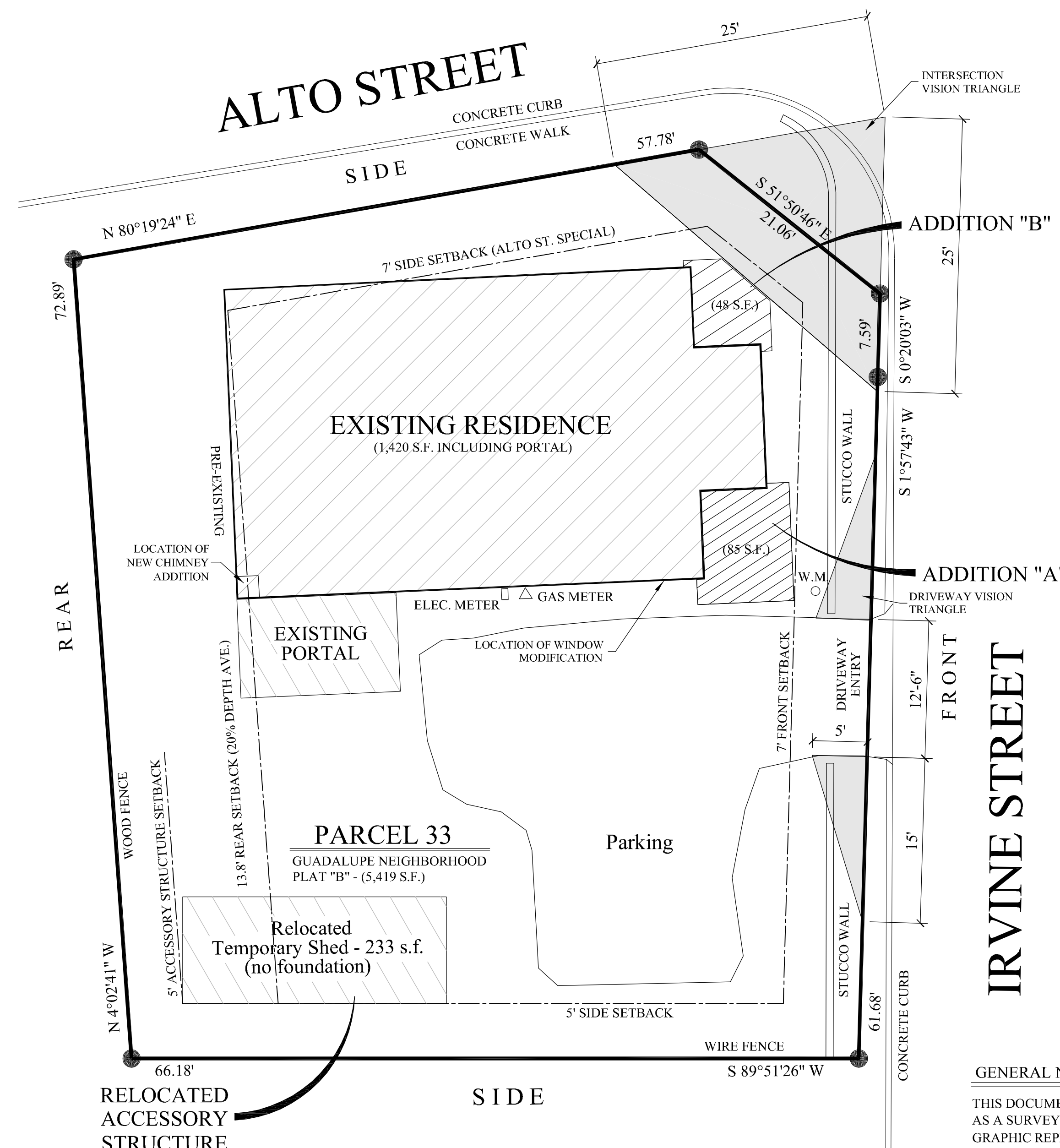
LIST OF DRAWINGS

- 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



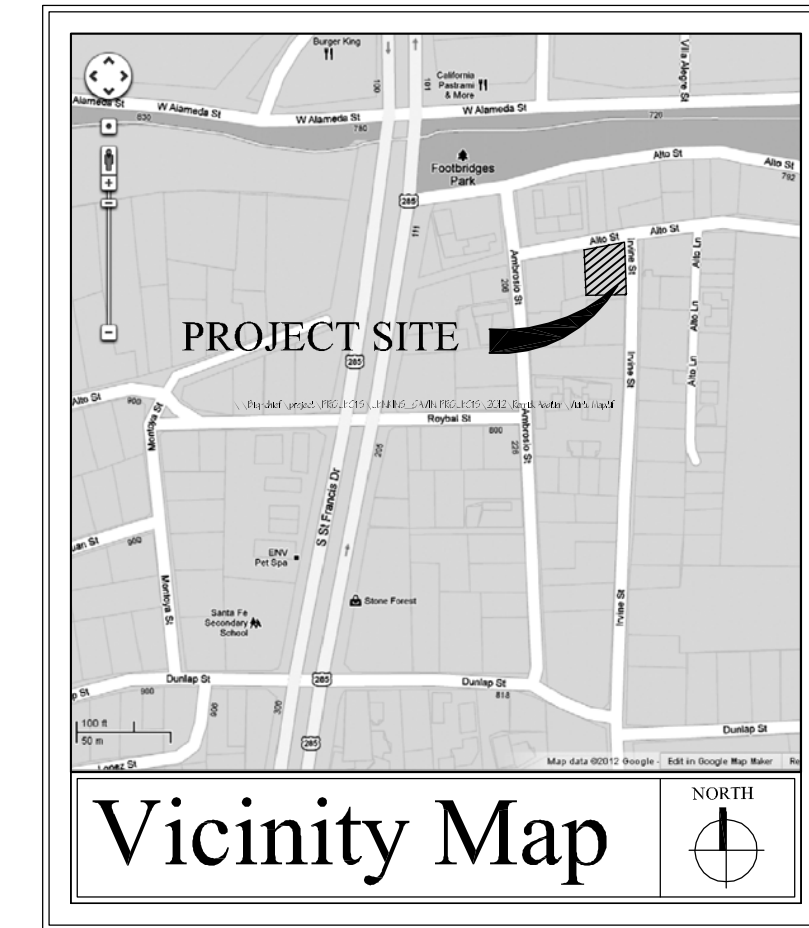
1 EXISTING SITE PLAN

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-SN
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

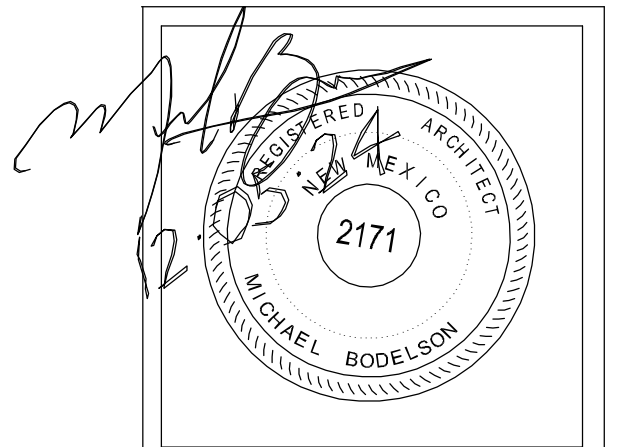
LOT COVERAGE CALCULATION		
AREA	ROOFED AREA	STATUS
EXISTING RES.	1,420	EXIST.
ADDITION-A	85	PROP.
ADDITION-B	48	PROP.
TEMP SHED	233	EXIST.
TOTAL	1,786	PROP.
40% MAXIMUM ALLOWABLE LOT COVERAGE: LOT AREA 5,419 S.F. X 40% = 2,167 S.F.		
PROPOSED LOT COVERAGE EQUALS: 1,786 / 5,419 = 33%		

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.

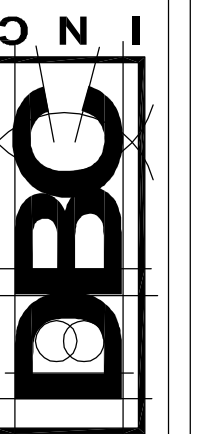


Michael A. Bodelson
 Architect
 Santa Fe, New Mexico

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

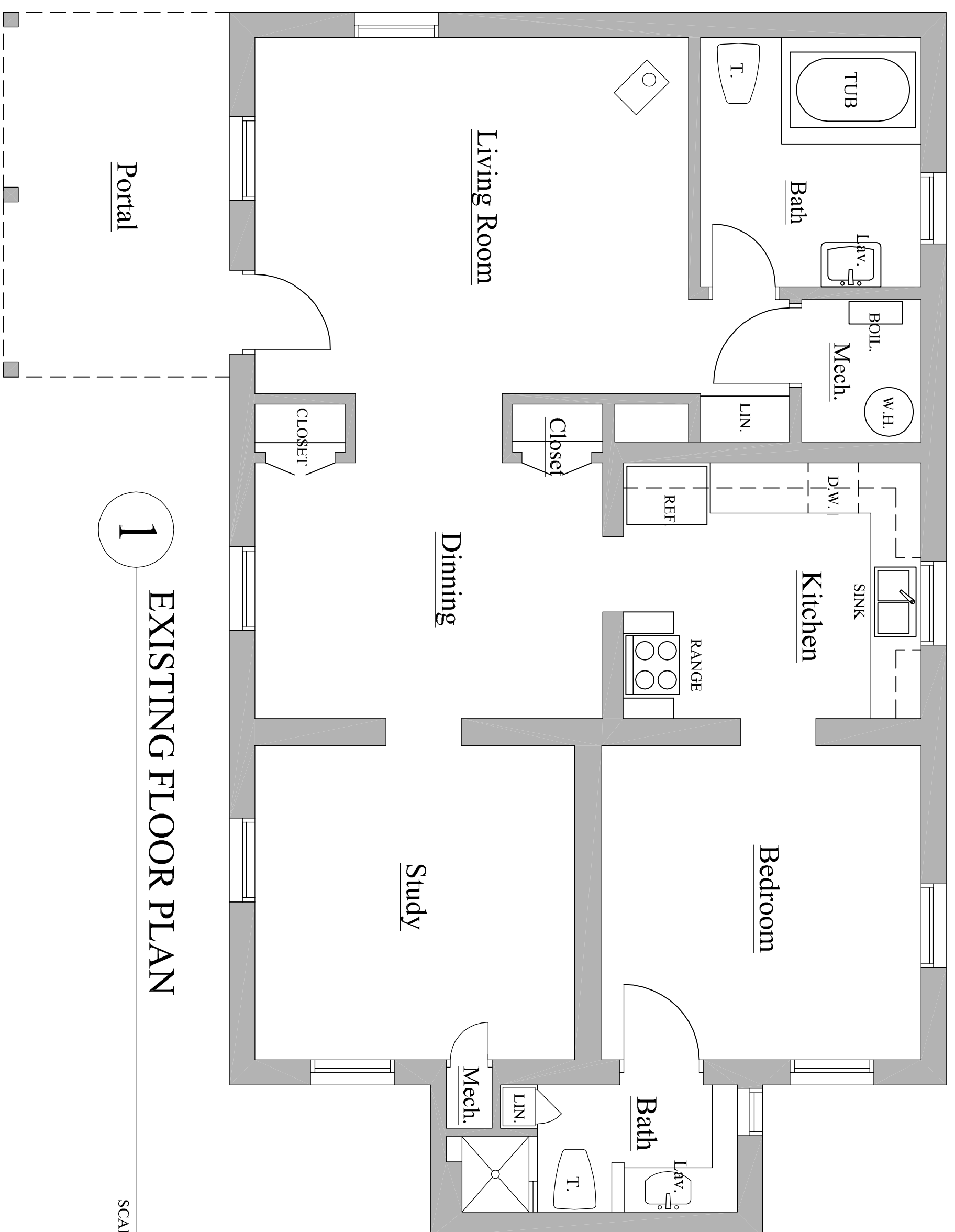
SHEET TITLE:
TITLE & SITE PLANS

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



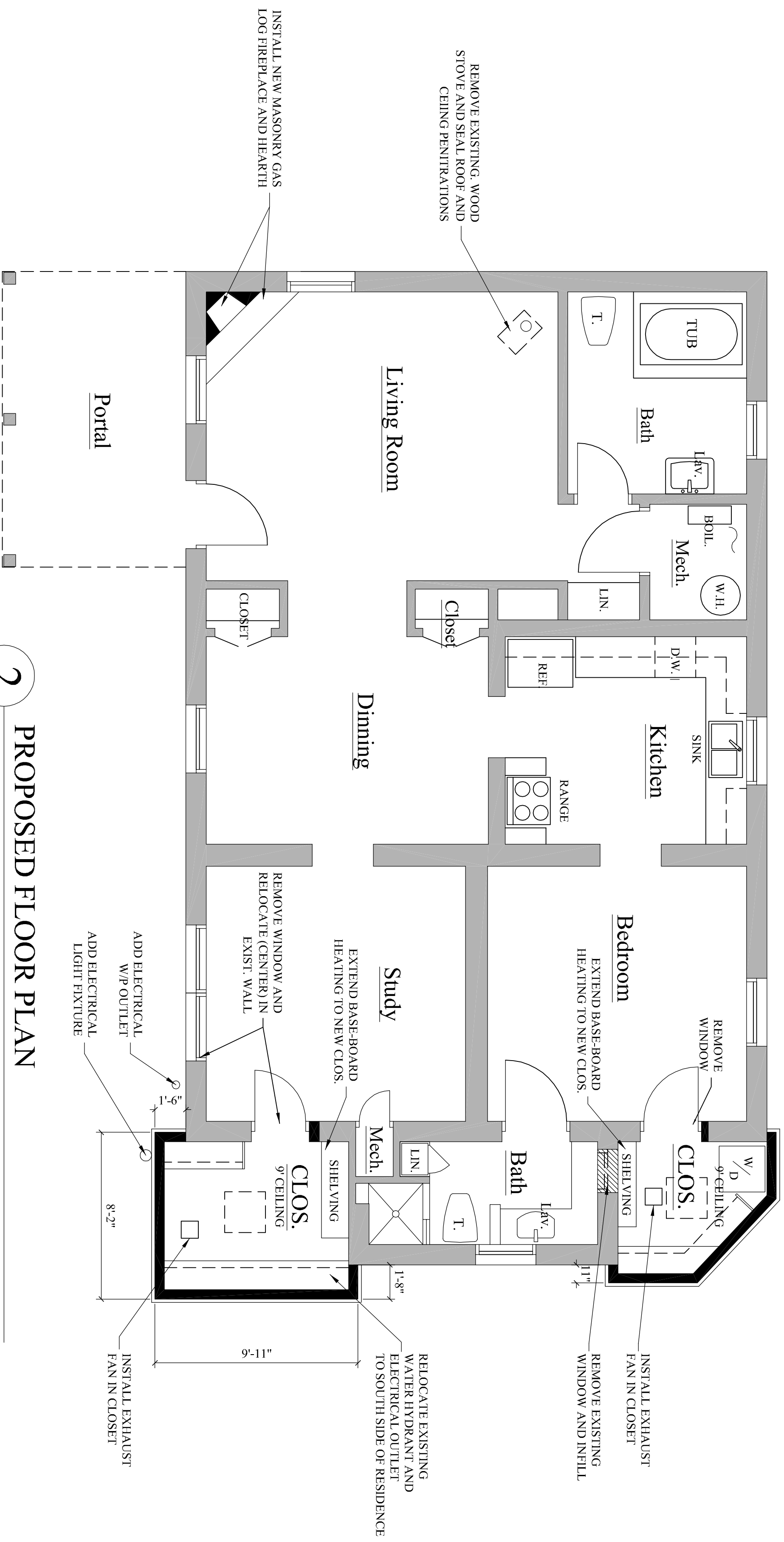
NO. 1 Colony Court
 Santa Fe, New Mexico
 dbconcretesupply.com

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



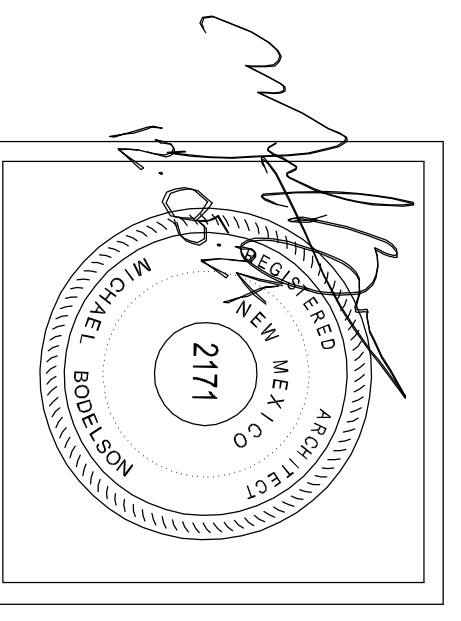
1 EXISTING FLOOR PLAN

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



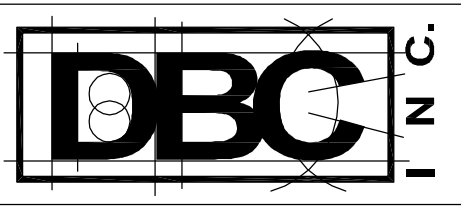
2 PROPOSED FLOOR PLAN

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



Michael A. Rodelison
Architect
Santa Fe, New Mexico

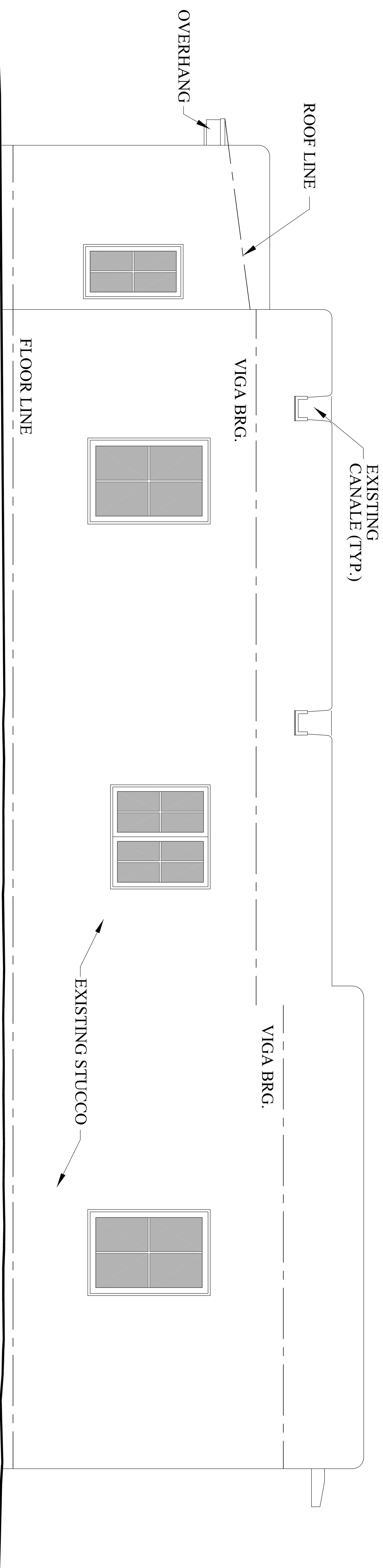
Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbconcretesupply.com



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

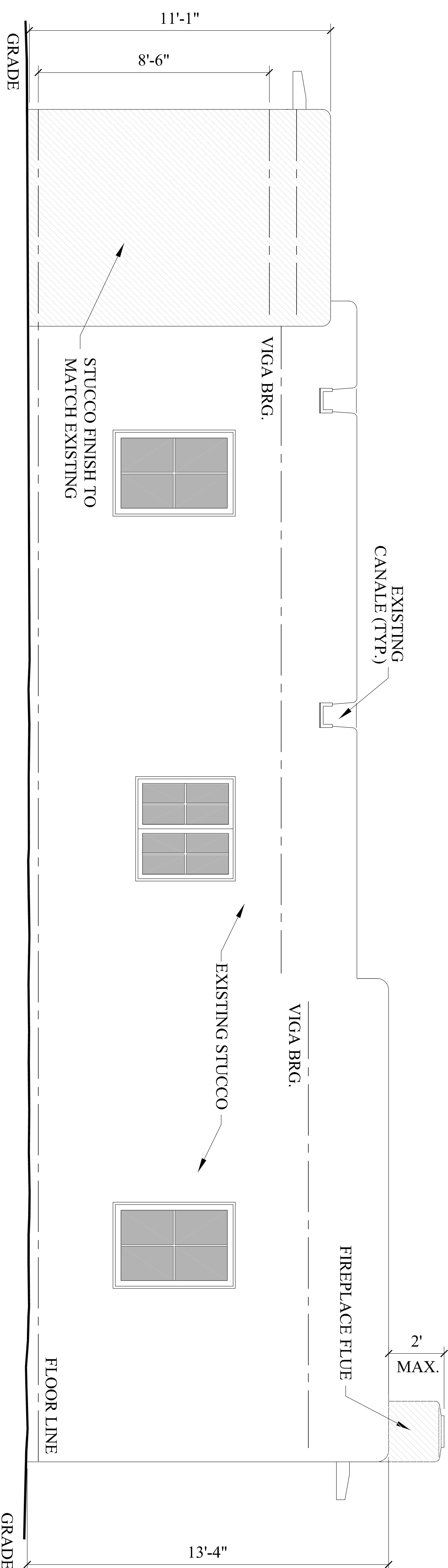
NO. 1 Colony Court
Santa Fe, New Mexico
dbconcretesupply.com

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



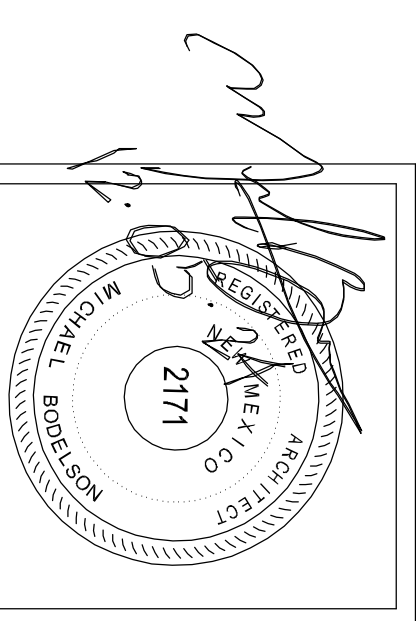
7 NORTH ELEVATION - EXISTING

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



8 NORTH ELEVATION - EXISTING

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



Michael A. Roddison
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Santa Fe, New Mexico

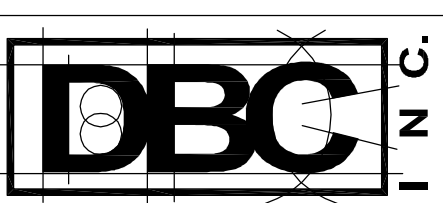
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NORTH ELEVATIONS

PROJECT NAME:

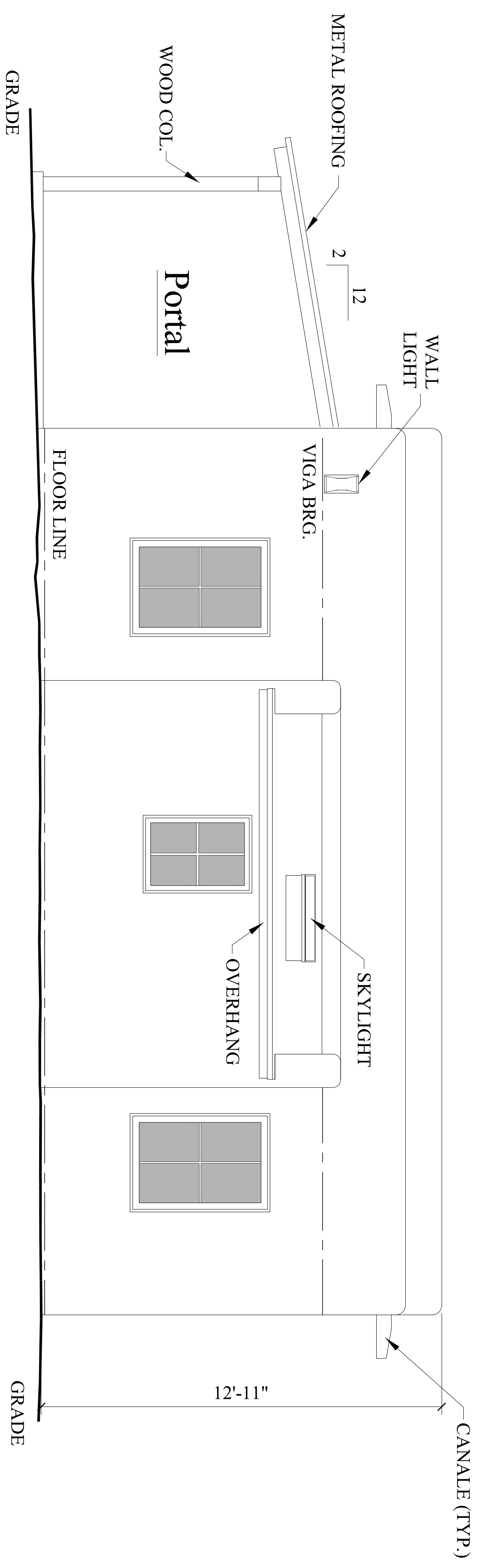
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

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



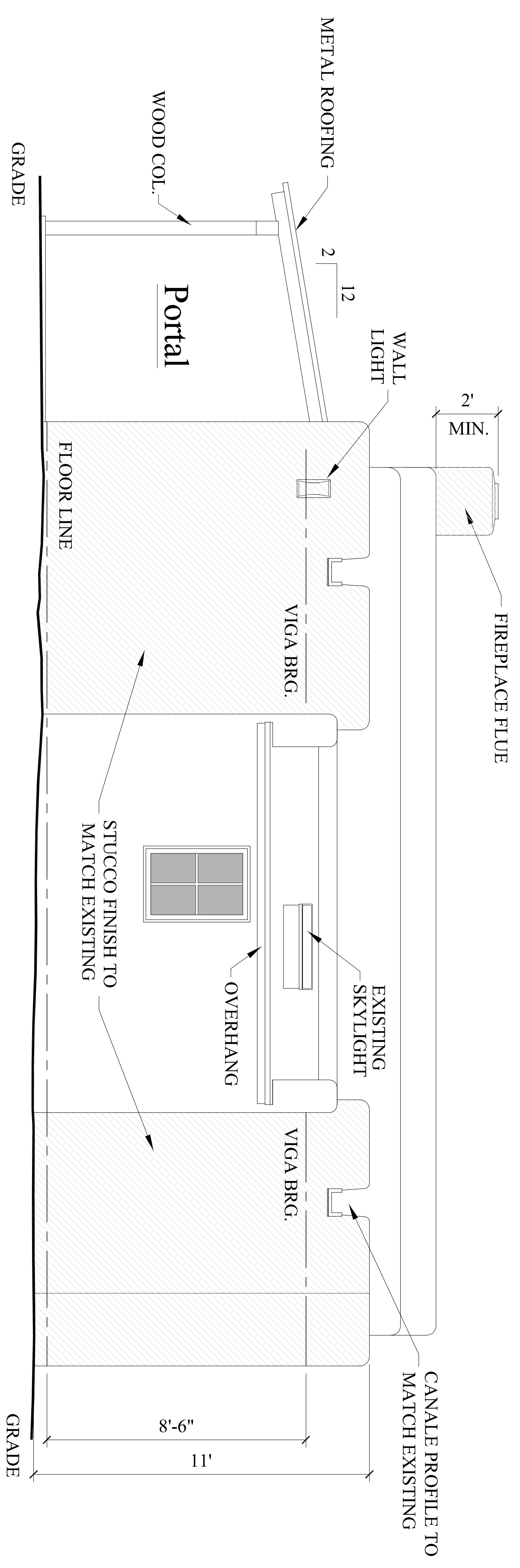
Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbconcretesupply.com

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



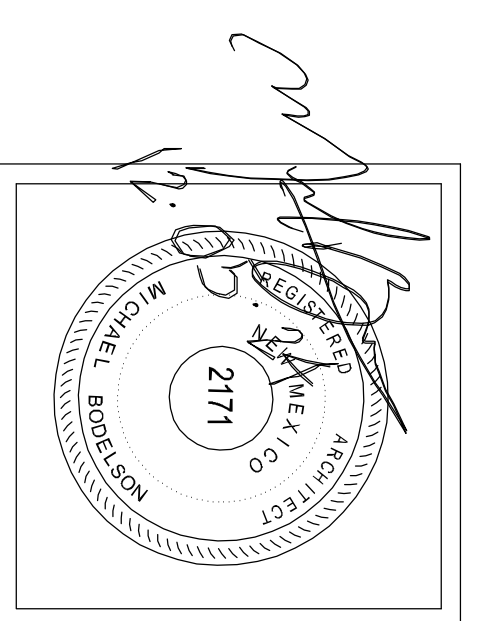
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SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED

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

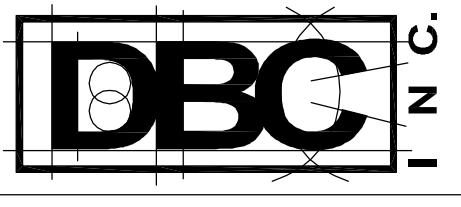


Michael A. Roddison
Architect
Santa Fe, New Mexico

SHEET TITLE:
EAST ELEVATIONS

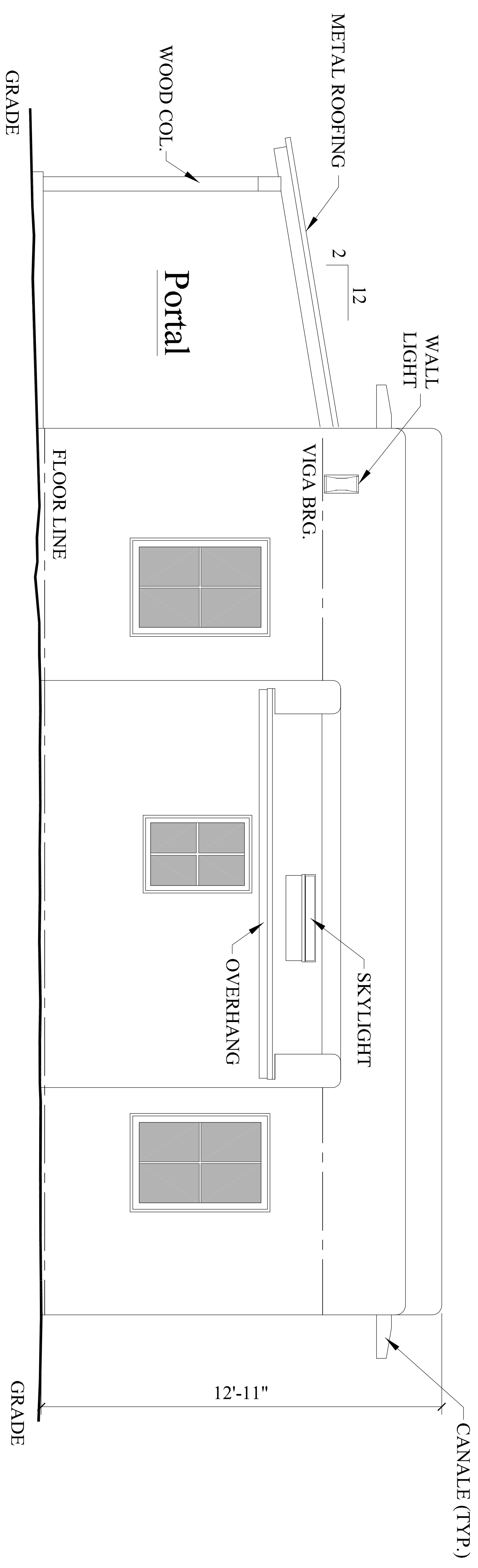
PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
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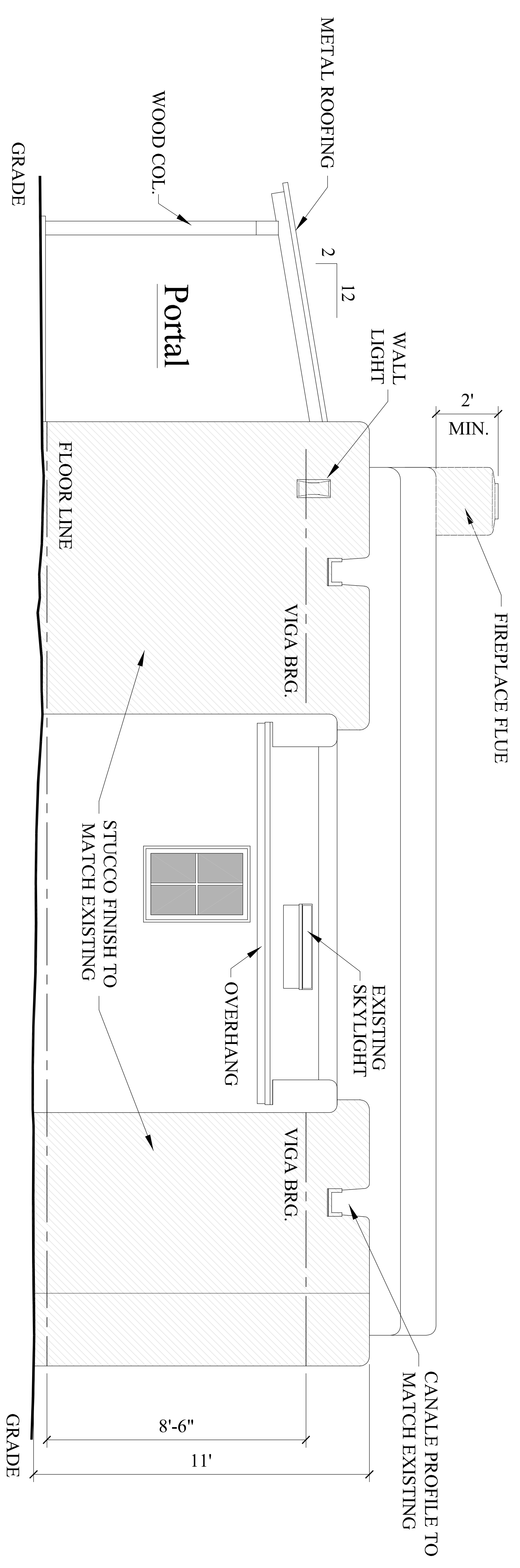
DESIGNED: M1 ROBERT SCOTT
DRAWN: MRS
CHECKED: MRS
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:

SHEET **3** OF 6 SHEETS



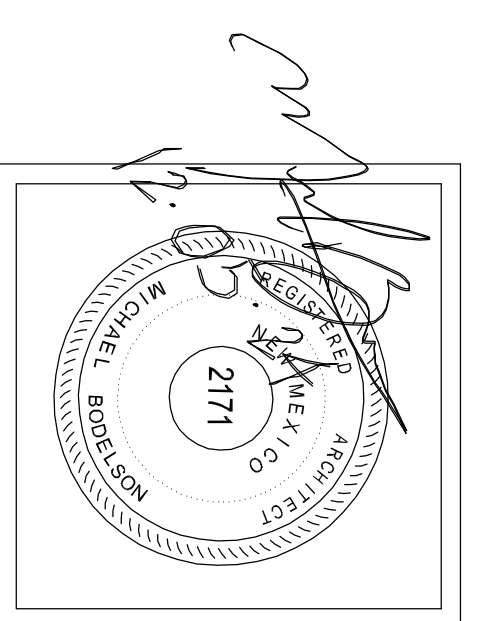
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SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED

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

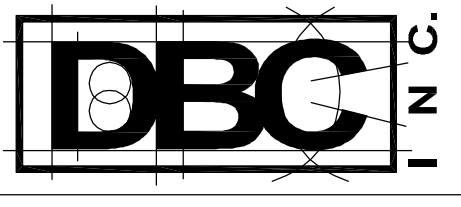


Michael A. Badelson
Architect
Santa Fe, New Mexico

SHEET TITLE: EAST ELEVATIONS

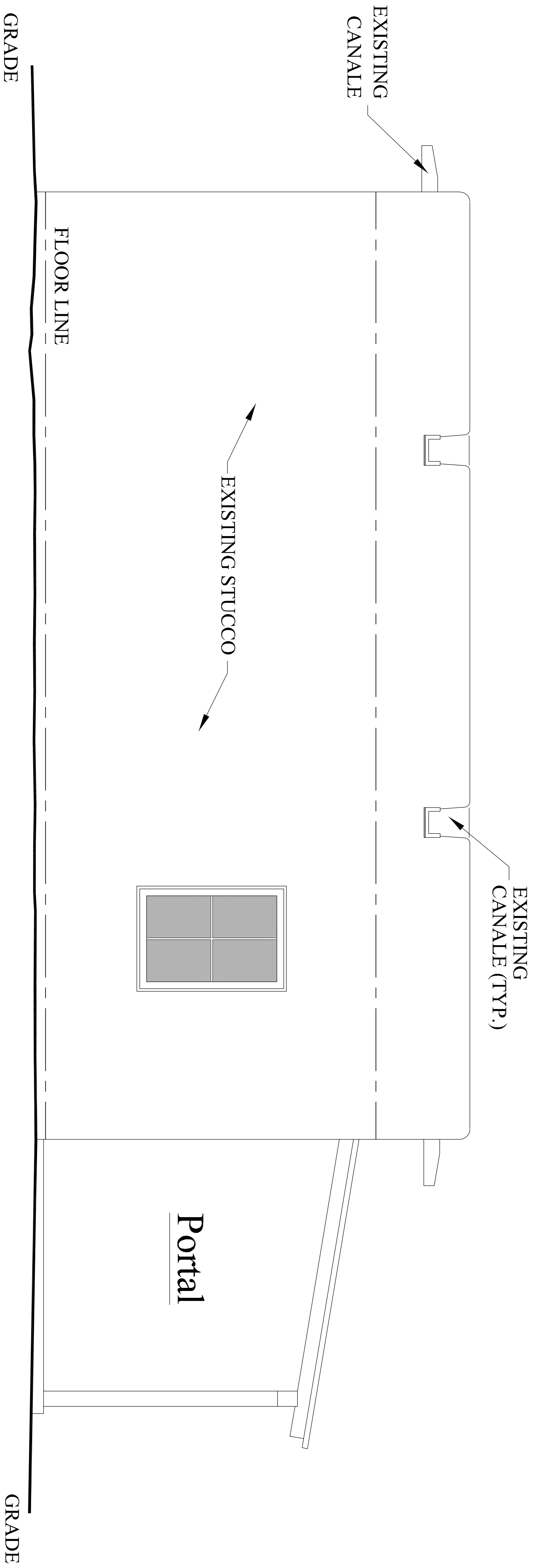
PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
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Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbconcretesupply.com

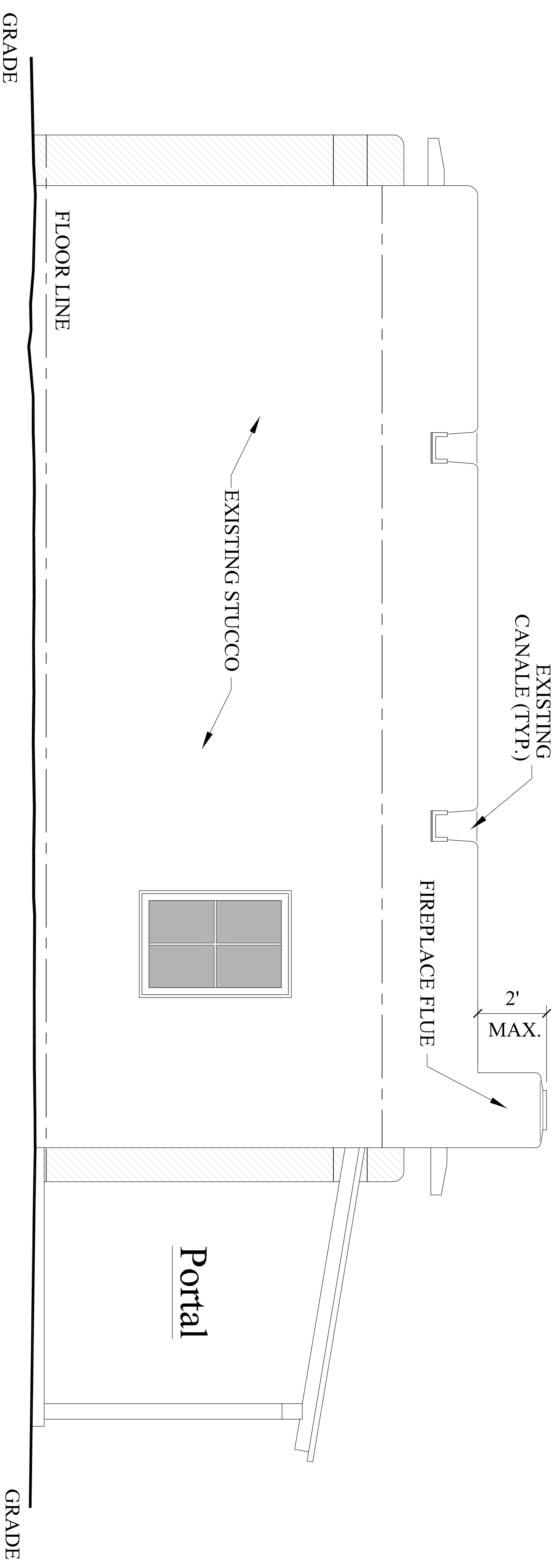
DESIGNED: AI ROPEL SONN
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:



5

WEST ELEVATION - EXISTING

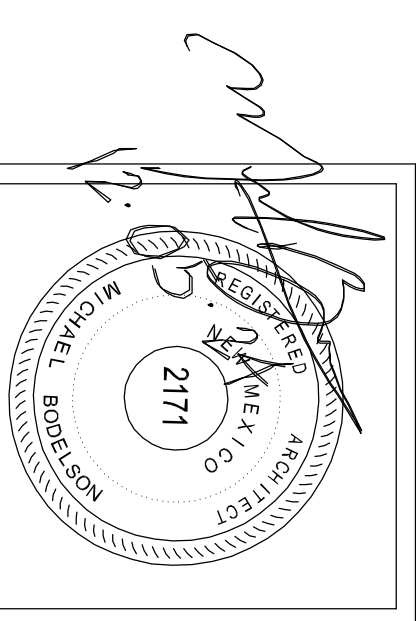
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6

WEST ELEVATION - PROPOSED

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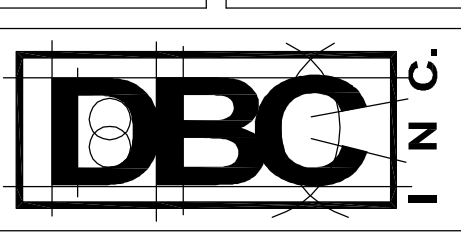


Michael A. Roddisson
Architect
Santa Fe, New Mexico

SHEET TITLE:
WEST ELEVATIONS

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

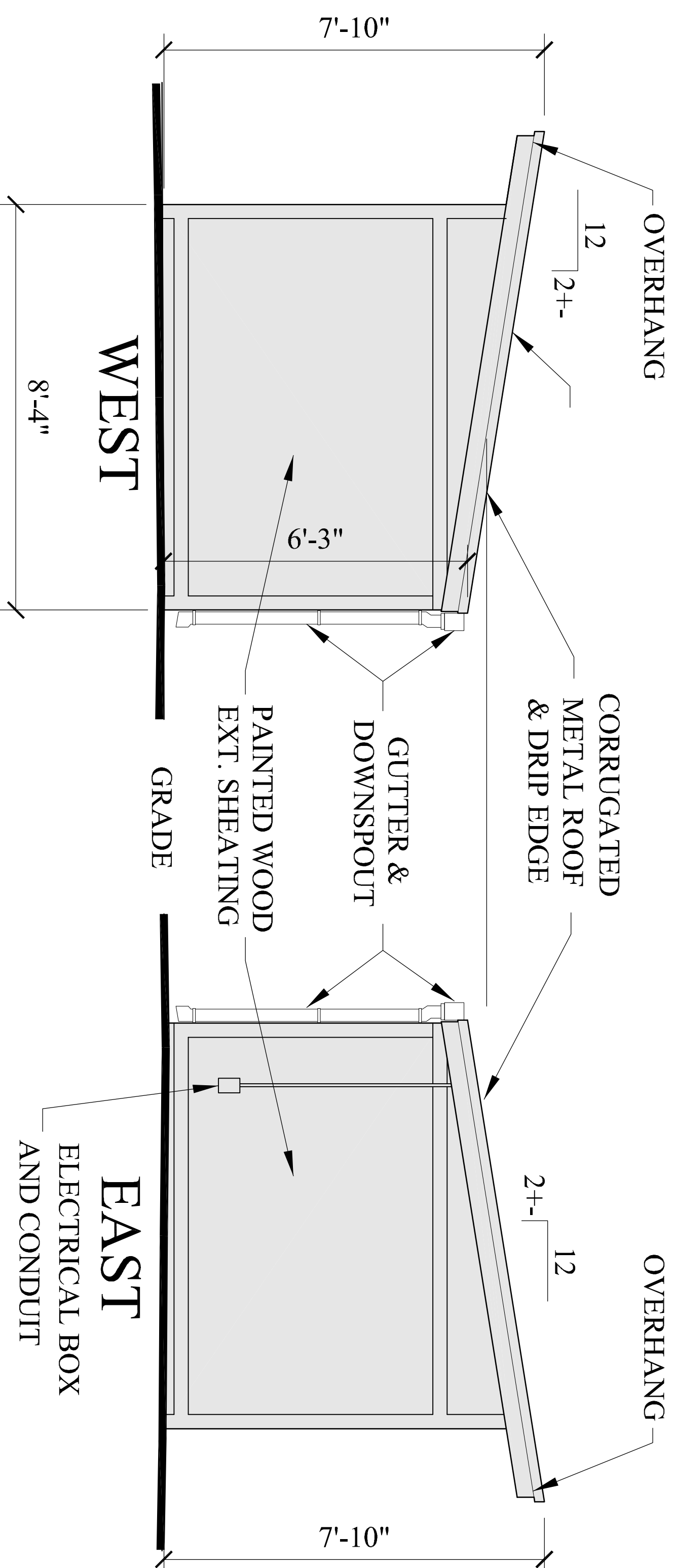
Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbconcretesupply.com



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

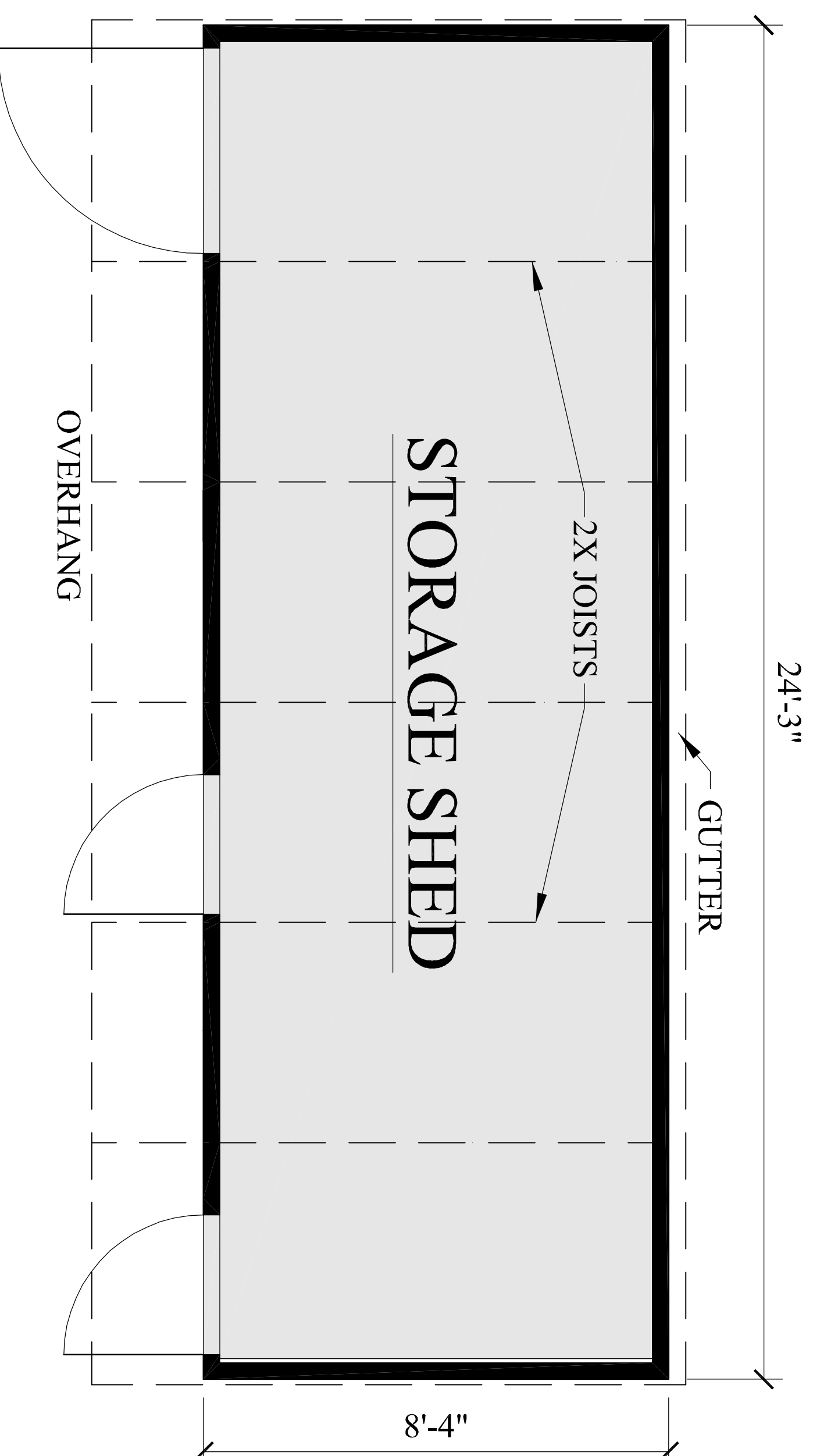
DESIGNED: AJ BOZEL SONN
DRAWN: MIB
CHECKED: MIB
DATE: 12-18-24
PLOT SCALE: INDICATED
JOB NO.: 005-99
COMP. FILE:
DATE: REVISIONS
BY:

SHEET **5** OF 6 SHEETS



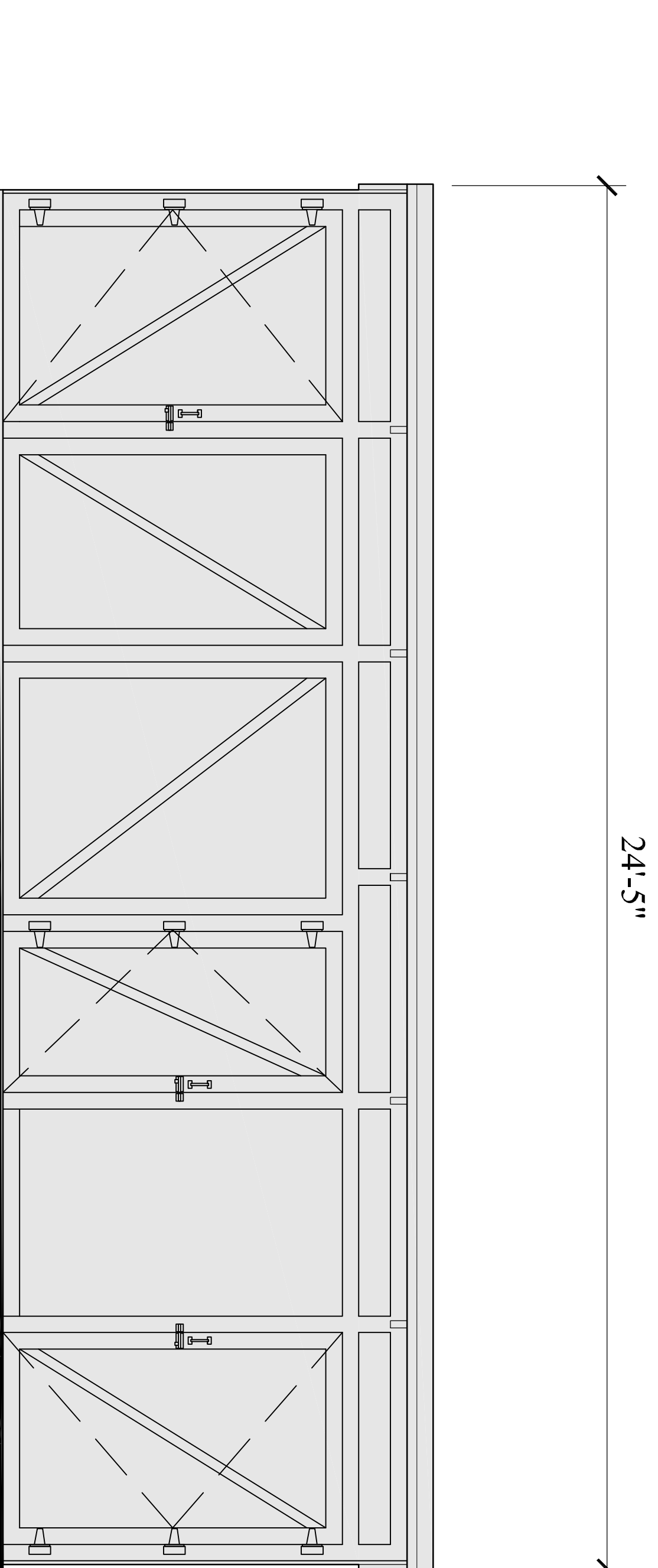
2 EAST / WEST ELEVATIONS

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



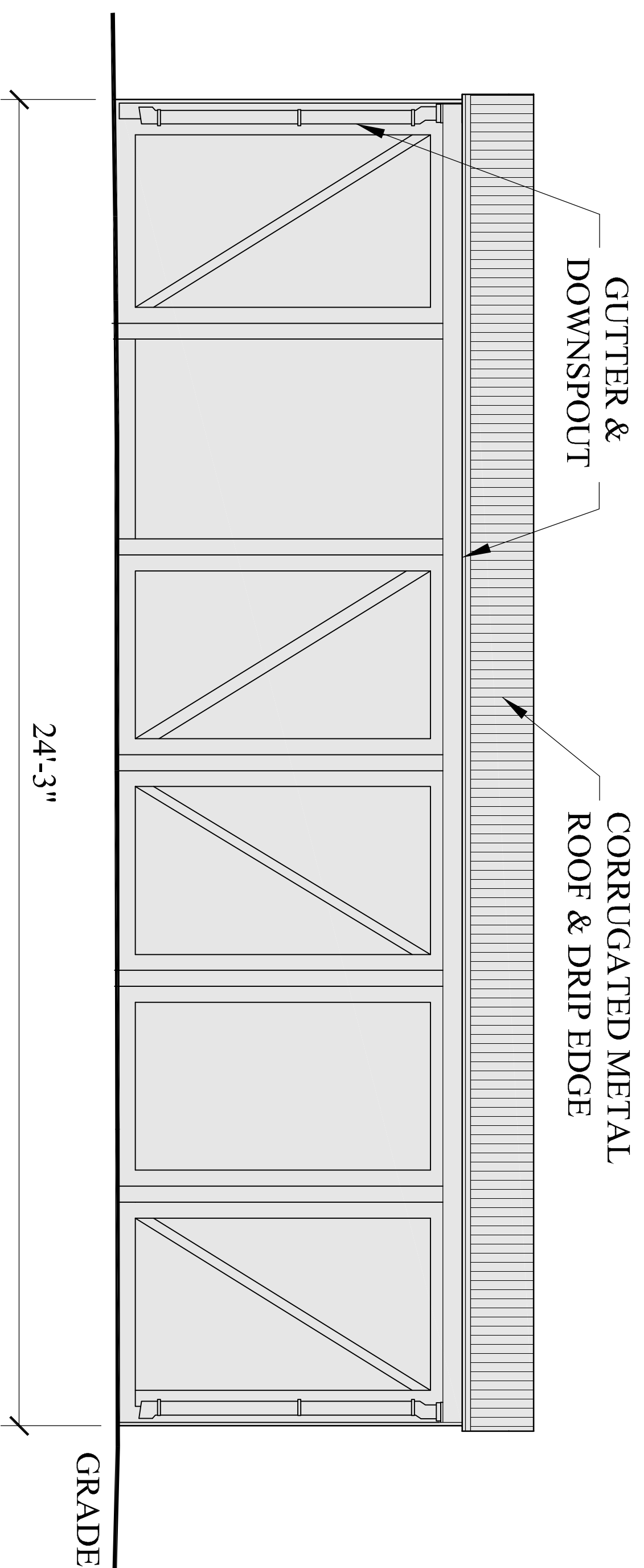
1 EXIST. - STORAGE SHED PLAN

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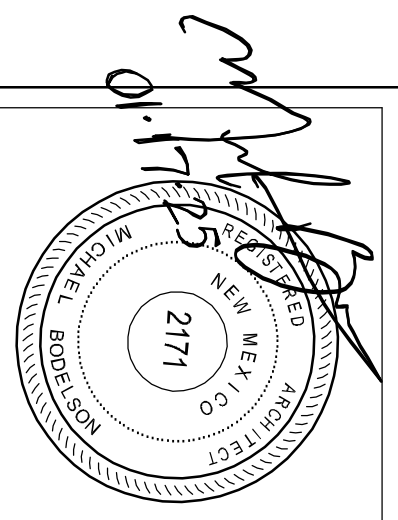
3 NORTH ELEVATION

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



4 SOUTH ELEVATION

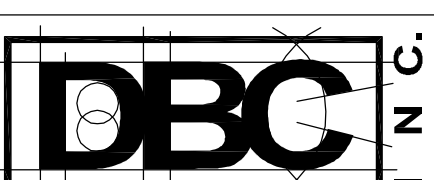
SCALE: 1/4" = 1'-0"



Michael A. Bodelison
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Cell: (505) 699-8024
Email: dave@dbconcretesupply.com

SHEET TITLE:
STOR. SHED - PLAN/ELEVA.



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

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

DESIGNED: M. BODELISON
DRAWN: MJB
CHECKED: MJB
DATE: 11-16-24
PLOT SCALE: INDICATED
JOB NO.: 025-24
COMP. FILE:
DATE: _____
REVISIONS:
BY: _____

S-1
SUPPLEMENTAL
SHEET ___ OF ___ SHEETS

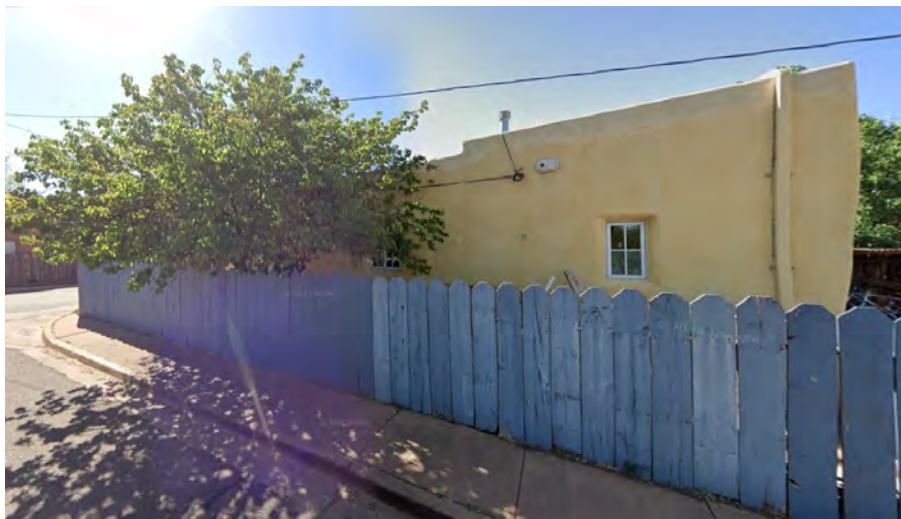
PHOTOS



East Elevation (View looking west)



Northeast Corner (Irvine & Alto Street)



North Elevation (View looking south)

ADDITION LOCATION – SITE PHOTOS



Location of Southeast Addition



Location of Northeast Addition

STORAGE SHED - PHOTOS



North Elevation (View looking South)



east Corner (View looking West)



View of Storage Shed from Irvine Street (View looking West)



View of Adjacent Gate and Storage Shed from Irvine Street (View looking Northwest)



View of Adjacent Gate from Irvine Street (View looking Northwest)