

Ms. Roach invited everyone to join them. She will provide a link on the Friends of Architecture Santa Fe website (www.architecturesantafe.org) *Revisioning* history page. The first two sessions were video recorded and can be watched as well.

Ms. Paez noted that the rock wall appeal for 868 Alameda will be heard by the Governing Body on August 12, 2020 due to City Council's large agendas.

G. ACTION ITEMS

Chair Rios noted there were four action items before the Board. She reminded applicants if they disagreed with the decision of the Board, they have the option to appeal to City Council for 15 days after the Findings of Fact and Conclusions of Law are adopted.

1. **Case #2020-002251-HDRB. 512 Abeyta Street.** Downtown & Eastside Historic District. Ryan Allen, agent for Steve and Barb Birgfield, owners, proposes door replacements, yard wall and fence alterations, trellis addition, and removal and replacement of coyote fencing, install skylights, HVAC, roof, stucco, hardscape, and construct a pergola at a non-contributing residential structure. (POSTPONED FROM 7/14/2020) (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

Ms. Bordegaray presented the staff report as follows:

STAFF REPORT

512 Abeyta is a northern New Mexico vernacular house built in the 1880s and designated historically significant.

The house fronts Abeyta Street with a courtyard and low rock wall. Its main entrance is on the north façade, and a driveway sits to the north. A second house (512½) was constructed in 2008 behind and west of the historically-significant house (case H-06-067).

The main house has undergone minor alterations. The front (north) and courtyard (east) entry doors are not historic. Coyote fencing was added atop the low rock wall, with a gap of shorter fence near the courtyard gate.

The applicant proposes interior and maintenance alterations to both the main and rear house that were recently approved administratively by staff.

This case comes to the board revised based on input from the board at its July 14, 2020 meeting.

The applicant proposes to replace a non-historic entry door on the south facade with a Territorial style door constructed of solid wood and glass. The applicant also proposes to replace the non-historic door in the entry courtyard on the east façade also with a Territorial style door. Pictures of the existing and proposed replacements are in the packet. The applicant proposes to repair and paint existing window and door trim to match existing. No changes in window or door openings are proposed.

Based on staff and board suggestion, the applicant has agreed to lower the existing 5 feet 9 inches tall coyote fencing along Abeyta Street installed by a previous owner to the maximum allowable height for this streetscape, 4 feet, 6 inches. The effect will be to level out the coyote fencing that currently ranges in height along the front and side (south) facades. Included in this scheme is lowering the 5 feet 9 inches coyote fencing that wraps around the front southeast corner to the south side to the maximum allowable height of 4 feet 6 inches. The applicant proposes to replace the existing non-historic gate with coyote fencing of the same height as the leveled out coyote fence. Exhibits C and D photographs are in the packet.

With respect to the south elevation coyote fencing, the applicant revised the proposal to add a 6 feet tall coyote fence that starts 36 feet from the front southeast corner of the significant house that extends west to the rear of the property. The applicant proposes to remove a section of coyote fence that bisects an interior courtyard between the houses 512 and 512 1/2 and construct a 6 feet coyote fence connecting the rear fencing across the southern property line south to the rear non-contributing at the southwest corner.

The applicant proposes to replace the existing non-historic courtyard gate in the coyote fence to the north of the house east facing the street with a stained wood plank style door.

The applicant also proposes to construct a free-standing open trellis at the rear (west) of the property behind the non-contributing house. The trellis will be stained timbers with wooden viga columns and metal galvanized flashing. The trellis will be out of public view.

No carport is proposed at this time.

The proposal includes repair and patch of stucco in El Rey's "adobe" color on the significant structure. A color sample is in the packet.

STAFF RECOMMENDATION

Staff recommended approval of the application in compliance with Section 14-5.2(D), the General Design Standards for all Historic Districts; 14-5.2(D)(9) Yard Wall Height, Height, Pitch, Scale, Massing and Floor Stepbacks; 14-5.2(D)(5) Windows & Doors; and Section 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Member Biedscheid noted the report stated there were no changes proposed in the window openings. She asked to confirm what she assumed was an error. The south and east façades of the proposed drawing each show a window.

Ms. Bordegaray said it was an error. The applicant should be asked to resubmit the drawings.

Member Biedscheid asked if the proposed stucco color would be the same as the current stucco color.

Ms. Bordegaray said she understood it would match, but the applicant could confirm that.

Member Biedscheid asked to confirm that the coyote fence in Exhibit H would be removed and pulled forward, and a long coyote fence would be in the same plane in front of the house.

Ms. Bordegaray said that was correct. Staff believed moving the fence would not change the façade of the significant house and its relationship to the noncontributing house behind it. That was based on the applicant's agreement to lower the fence in that area which is 36 feet from the street.

APPLICANT'S PRESENTATION

Ryan Layton Allen, 2395 Camino Pintores, was sworn.

Chair Rios thanked the applicant for his drawings. She said the drawings reflect his proposal more accurately, except for the window on the south elevation.

Mr. Allen explained that was a mistake. He agreed to resubmit the drawing.

Chair Rios thanked him for not including the carport as part of the application. She asked if he had anything further he wanted to add to the report.

Mr. Allen said he agreed with the findings of staff.

QUESTIONS FOR APPLICANT

Member Biedscheid asked for clarification on the color of the stucco.

Mr. Allen replied it is close to the existing color in the adobe color submitted. He noted some of the color is peeling and has been stuccoed numerous times, some with cementitious. He will get as close to the color as possible.

Chair Rios said Mr. Allen commented that some stucco was cementitious. She noted that this is a significant house and the stucco should be cementitious.

Mr. Allen explained the stucco is peeling and they want to replicate the color that is there, which is adobe.

Ms. Roach asked to clarify that the window noted by Member Biedscheid on the south elevation was omitted, and no change to the light pattern on the north elevation.

Mr. Allen said that was correct. There are no window changes, only to the two doors on the exhibits he added.

PUBLIC HEARING

John Eddy, 227 E. Palace Avenue, Suite D, was sworn. He asked on the new door replacement on the north elevation that was said to be Territorial Style. The sample was a painted white, Territorial pedimented door. He asked clarification that the door jamb would be consistent with Pueblo Revival style and would not be pedimented. He asked also if the arched windows would be placed in the door.

Chair Rios asked that the applicant respond.

Mr. Allen replied the door would not have pediments. He explained that the client likes the arched doors he submitted but agree that the doors do not have to be arched.

Stefanie Beninato, PO Box 1601, was sworn. She appreciated the changes to the fencing height and moving the fence more to the middle of the property. She said the fencing was straight across with no height variation. She would ask there be some variation of height on the coyote fencing.

She added the marker on the Plaza Obelisk was placed by the City in 1999 to say that the reference to the word "rebel" was a historical reference.

BOARD DISCUSSION

Member Biedscheid asked to clarify whether the arched glass panels of the doors would be in keeping with the Pueblo Revival style.

Ms. Roach explained the structure is not a Pueblo Revival it is Territorial structure built in the 1880s prior to the invention of Pueblo Revival.

Chair Rios asked if the structure has brick coping. She asked Ms. Roach what made her feel that it is Pueblo Revival.

Ms. Roach replied this was constructed during the Territorial period. The style described by Ms. Bordegaray is the most accurate; a northern New Mexico vernacular architectural style, or variant of that.

Chair Rios said she would say it is probably vernacular style. She asked if Board members had opinions regarding the arches on the windows of the door.

Member Guida stated for the reasons Ms. Roach mentioned, he thought this was period appropriate.

MOTION: In Case #2020-002251-HDRB, 512 Abeyta Street, Member Biedscheid moved to approve the application with the following conditions: The drawing errors regarding the windows, including that the light patterns, would not be changed, and would be corrected and resubmitted before seeking a permit; and the coyote fencing in all locations be constructed with latillas irregular in height with the horizontal support structures on the interior of the property. Member Guida seconded the motion with a friendly amendment that the applicant use cementitious stucco and resubmit the color selection to staff.

Member Biedscheid accepted the friendly amendment and added to the motion that the posts around the door jamb on both doors remain the same and not include a pediment.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

2. **Case #2020-002255-HDRB. 141 Camino Escondido.** Downtown & Eastside Historic District. David Schutz, agent for John Josephakis, owner, requests a historic status review with primary façade designation, if applicable, for a non-statused residential, casita, and accessory structures. (Angela Schackel Bordegaray)

Ms. Bordegaray presented the staff report as follows:

STAFF REPORT:

The applicant is before the board for a historic status determination of 141 Camino Escondido.

House

Constructed in 1938-39 by a local builder, the former Ralph A. and Adela O. Rodriguez house is an approximately 1,800 square foot single-family residence designed in the



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Ryan Allen, agent for Steve and Barb Birgfeld, owners, proposes to replace and repair windows and doors, repair and construct fencing, replace gates, re-roof, install skylights and HVAC, stucco, and hardscape at a significant residential structure; replace fencing, install skylights, HVAC, roof, stucco, hardscape, and construct a pergola at a non-contributing residential structure.

Case number: **2020-002251-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 512 Abeyta Street

OW – Steve and Barb Birgfeld 512 Abeyta Street Santa Fe, NM 87506 [Birgfelds@gmail.com](mailto:birgfelds@gmail.com)

AP – Ryan Allen 2395 Camino Pintores Santa Fe, NM 87505 ryanleightonallen@yahoo.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS:

North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION

0516 00186
1880s

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

City of Santa Fe, New Mexico

memo

DATE: July 14, 2020
TO: Historic Districts Review Board Members
FROM: Angela S. Bordegaray, Historic Preservation Senior Planner *ASB*

Case # 2020-002251-HDRB

Address: 512 Abeyta
Historic Status: Significant
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous cases H-06-067

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: stucco swatch; door photograph

STAFF RECOMMENDATION:

Staff recommends approval of the application in compliance with Section 14-5.2(D), the General Design Standards for all Historic Districts; 14-5.2(D)(9) Yard Wall Height, Height, Pitch, Scale, Massing and Floor Stepbacks; 14-5.2(D)(5) Windows & Doors; and Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

512 Abeyta is a northern New Mexico vernacular house built in the 1880s and designated historically significant.

The house fronts Abeyta Street with a courtyard and low rock wall. Its main entrance is on the north façade, and a driveway sits to the north. A second house (512 ½) was constructed in 2008 behind and west of the historically-significant house (case H-06-067).

The main house has undergone minor alterations. The front (north) and courtyard (east) entry doors are not historic. Coyote fencing was added atop the low rock wall, with a gap of shorter fence near the courtyard gate.

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Based on staff and board suggestion, the applicant has agreed to lower the existing 5 feet 9 inches tall coyote fencing along Abetya Street installed by a previous owner to the maximum allowable height for this streetscape, 4 feet, 6 inches. The effect will be to level out the coyote fencing that currently ranges in height along the front and side (south) facades. Included in this scheme is lowering the 5 feet 9 inches coyote fencing that wraps around the front southeast corner to the south side to the maximum allowable height of 4 feet 6 inches. The applicant proposes to replace the existing non-historic gate with coyote fencing of the same height as the leveled out coyote fence. See Exhibits C and D photographs.

With respect to the south elevation coyote fencing, the applicant revised the proposal to add a 6 feet tall coyote fence that starts 36 feet from the front southeast corner of the significant house that extends west to the rear of the property. The applicant proposes to remove the section of coyote fence that bisects an interior courtyard between the houses 512 and 512 and construct a 6 feet coyote fence connecting the rear fencing across the southern property line south to the rear non-contributing at the southwest corner.

The applicant proposes to replace the existing non-historic courtyard gate in the coyote fence to the north of the house east facing the street with a stained wood plank style door.

The applicant also proposes to construct a free-standing open trellis at the rear (west) of the property behind the non-contributing house. The trellis will be stained timbers with wooden viga columns and metal galvanized flashing. The trellis will be out of public view.

No carport is proposed at this time.

The proposal includes repair and patch of stucco in El Rey's "adobe" color on the significant structure. A color sample is in your packet.

RELEVANT CODE CITATIONS

14-5.2(A)(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.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

- (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
- (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
- (iii) No existing opening shall be closed.

- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style


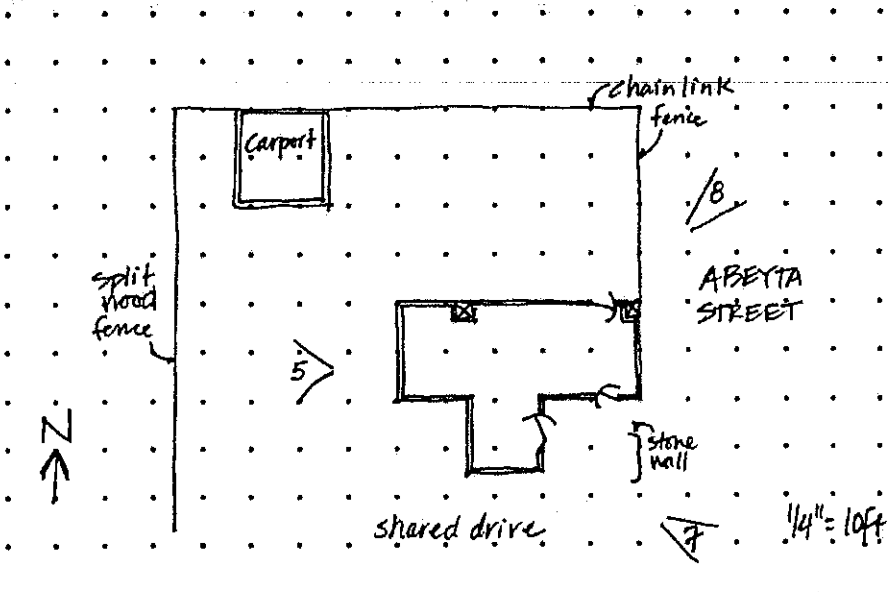
Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required.

(2) Walls; Fences; Solar Collectors; Administration

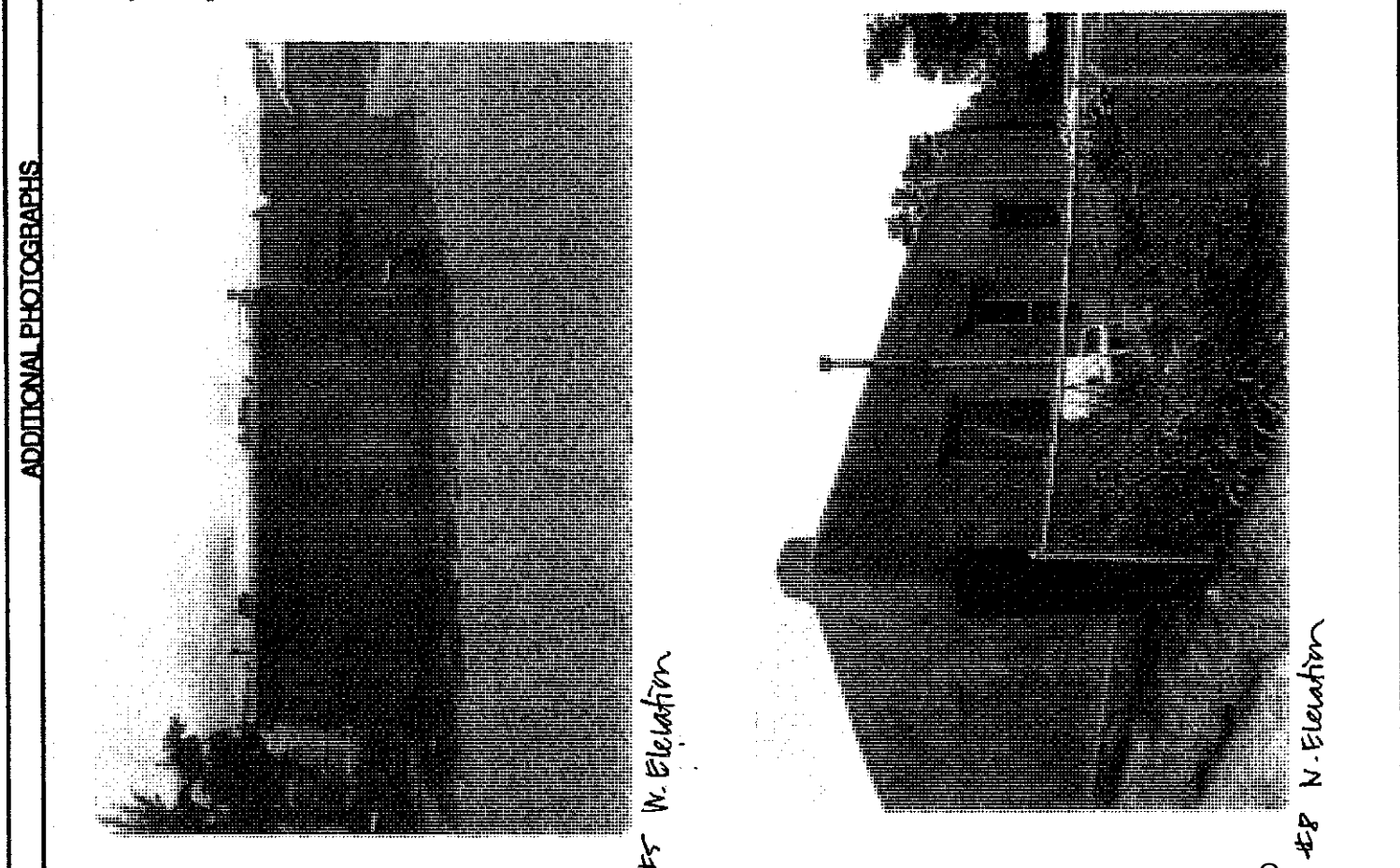
Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required 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)

ADDRESS: <u>512 Abeyta Street</u> <u>Cornio del Monte S.E. National Register Historic District</u>		ID NUMBER: <u>051600186</u>
UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>		BUILDING NAME:
FIELD MAP <u>Santa Fe Historic Structures Survey No. 2, 1983-85</u>		LEGAL DESCRIPTION: TNSP <u>17</u> N <u>47</u> RANGE <u>10</u> E <u>47</u> SEC <u>30</u> NW <u>14</u> SW <u>14</u>
DATE OF CONSTRUCTION: ESTIMATE <u>pre-1912</u> ACTUAL _____		
SOURCE(S) <u>King's Map, see comments</u>		
ARCHITECTURAL STYLE: <u>Spanish Pueblo</u>		
USE: HISTORIC: <input checked="" type="checkbox"/> residential OTHER _____ PRESENT: <input checked="" type="checkbox"/> residential OTHER _____		
SURROUNDINGS: <u>Residential</u>		<u>87 S & E Elevations</u>
RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
WHAT TYPE? <u>carport</u>		
IF INVENTORIED, LIST ID NUMBER(S) _____		
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR		SIGNIFICANCE
EXPLAIN: <u>shed pants over windows, screen door</u>		
OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <u>contributing</u> LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT <input checked="" type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input type="checkbox"/> NO
SURVEYED <u>8-6-91</u> BY <u>mg</u>		
NEGATIVES WITH NMHPD ROLL # <u>5</u> NEG # <u>5, 7 TO 8</u>		

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco over adobe	bdg is very well cared for
FOUNDATIONS	not visible	
DOORS	solid core w/ alum. screen door	
WINDOWS	6 lite wood casements; 3 lite metal casements	recessed w/ exterior screens, brown paint
PORTALES	NA	
CANALES	1 metal to W (rear)	
PORCHES	NA	
BALCONIES	NA	
ROOFS	not visible behind rounded parapet	gutter (on eaves) system on W (rear)
COURTYARDS	NA / large grassy lawn to N; shared drive w/ 516 to S.	
FENCES/WALLS	stone wall to E; chain link to N, E; split wood to West.	
ARCH. DETAILS	buttressed base, 2 chimneys.	
OTHER		

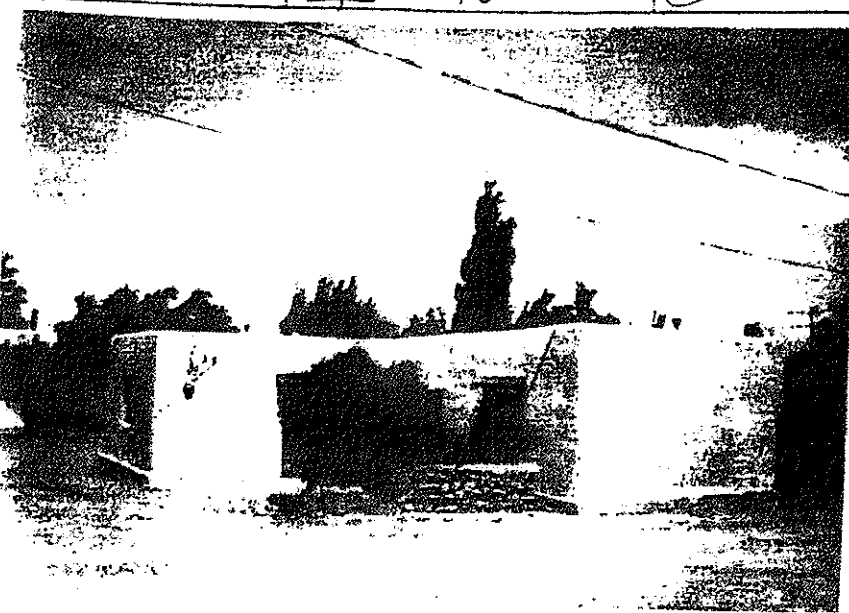
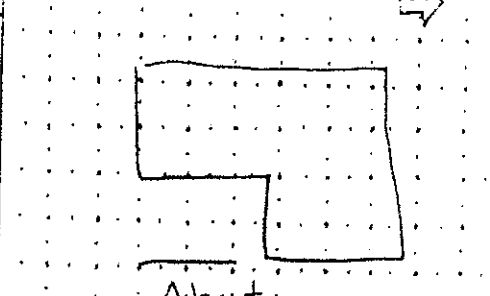
COMMENTS Bldg shown on King's Map probably this one, according to Mrs. Apodaca (428 Abeyta); property still in Apodaca family - Clara Apodaca lives here (sister in law of Mrs. Apodaca); 1st appears in City Directory in 1932-33 under name of Simon Apodaca; attempt to retain much of historic integrity w/ minimal alterations; Steel windows probably not original but w/in period of significance.



ADDITIONAL PHOTOGRAPHS

#5 N. Elevation

#8 N. Elevation

building threatened by vibs	surveyed date 5-6-83 hv mb	county Santa Fe	CD no. 051600186
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing
location description 512 Abeyta		city town Santa Fe	
building name		legal description Twp 17 N R 10 E sec 30 NW SW	
film roll by M. W. II	relative hgt. 3 5.6	top. of neg. APP	plan shape →
			
style Sp. Pueblo Vernacular		date of construction ca 1932 estimate Pre-1912 actual	
is original material No vis		source 1932 directory King's map	
wall material/surface Stucco		use present <u>residential</u> historic <u>residential</u>	
architectural features Window - 6 lite w casement - metal awning Alum screen doors 1 masonry fireplace		condition excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deterioration <input type="checkbox"/>	
comments Shows on 1912 King's map under ownership of Simon Apodaca		degree of remodeling minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major <input type="checkbox"/>	
wood fence - 1st & 2nd		describe: Windows & doors & awnings	
landscaping		surroundings Residential!	
street trees		relationship to surroundings similar <input checked="" type="checkbox"/> not similar <input type="checkbox"/>	
stone curb		district potential yes <input type="checkbox"/> no <input type="checkbox"/>	
D setback		significance eligible <input checked="" type="checkbox"/> of <input type="checkbox"/> none <input type="checkbox"/>	
acquila		if eligible, interest no	
Chari Apodaca - 982-4279 - fence		associated buildings? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/>	
continuation		if inventoried, list ID nos.	
		see back? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/>	

Streetscape



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>6/4/20</u></p> <p>Property Owner of Record: <u>STEVE + BARR BIRGFELD</u></p> <p>Applicant/Agent Name: <u>RYAN AULIN</u></p> <p>Contact Person Phone Number: <u>(505) 424-470-1322</u></p>	<p>Site Address: <u>512 + 512A ABEYTA ST.</u></p> <p>Proposed Construction Description: <u>ROOF/STUCCO REPAIR / INTERIOR REMODEL</u> <u>NEW ACCESSORY PORTAL + CARPORT - 600 SQ FT</u></p> <p>TOTAL ROOF AREA: <u>R.A.</u></p>
<p>Zoning District: <u>RC8</u></p> <p>Overlay: <input type="checkbox"/> Escarpment <u>NA</u> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Other: <u>NA</u></p> <p>Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit <u>NA</u></p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector <input checked="" type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes <u>NA</u></p>	<p>Lot Coverage: <u>45</u> % <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: <u>EXIST</u> Proposed Front: <u>0</u> Minimum: <u>7'-0"</u> 2nd Front? <u>NO</u> Proposed Rear: <u>5'-0"</u> Minimum: <u>5'-0"</u> Proposed Sides: <u>L 5' R 5'</u> Minimum: <u>5'-0"</u></p> <p>Height: Proposed <u>12'-8"</u> Maximum Height: <u>14'-0"</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>NON</u> Accessible <u>NA</u> Minimum: <u>4</u> EXISTING</p> <p>Bicycle Parking^{**}: Proposed: <u>NA</u> Minimum: <u>NA</u> <small>** Commercial Requirement</small></p>

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

STEVEN + BARR BIRGFELD
PRINT NAME

OWNER APPLICANT AGENT

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]
SIGNATURE

5.14.20

DATE

<p>To Be Completed by City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: <u>1/1</u></p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: <u>1/1</u></p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u>1/1</u></p> <p>Notes: _____</p>	<p>Zoning Approval:</p> <p><input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: <u>fee</u></p>
<p><u>[Signature]</u> REVIEWER:</p>	<p>DATE: <u>7/1/20</u></p>

Proposal Letter for HDRB

Case number: 2020 -001572--PAR

512 & 512A Abeyta St.

Date: 7-17-20

HDRB Board Members,

Proposed work for 512 Abeyta (Significant)

- REPLACE A NON HISTORIC ENTRY DOOR w/ NEW DOOR CONSTRUCTED OF SOLID WOOD AND GLASS (SEE EXISTING AND PROPOSED STYLE DOOR PHOTO EXHIBIT A & B)
- REPLACE NON HISTORIC COURTYARD DOOR FROM KITCHEN TO COURTYARD W/ A NEW DOOR CONSTRUCTED OF SOLID WOOD AND GLASS (SEE EXISTING AND PROPOSED STYLE DOOR PHOTO EXHIBIT A, B, & E)
- REPLACE NON HISTORIC ENTRY COURTYARD GATE W/ 4'-6" TALL COYOTE GATE (SEE PHOTO EXHIBIT C)

OWNER HAS AGREED TO LOWER THE EXISTING 5'-9" TALL COYOTE FENCE ALONG ABEYTA STREET THAT WAS INSTALLED PRIOR TO OWNERSHIP (SEE SHEET A4.2 DRAWING 1 & 2 ABEYTA STREET ELEVATIONS, SOUTH ELEVATIONS AND EXISTING PHOTO EXHIBIT C & D)

- REPAIR & PAINT EXISTING WINDOW AND DOOR TRIM /FLASHING EAVES (Color To Match Existing SEE PHOTO EXHIBIT E, C, & L)
- STUCCO PATCH REPAIR / COLOR "EL REY" COLOR: ADOBE (SEE EXHIBIT F)

Proposed work:512A Abeyta (Non Contributing)

- STUCCO REPAIR / COLOR "EL REY" COLOR: ADOBE (SEE EXHIBIT F)
- NEW OPEN DETACHED TRELIS TO BE CONSTRUCTED OF STAINED HEAVY TIMBER AND 10" DIA. VIGA POST W/ METAL GALVINIZED FLASHING OVER STRUCTURAL ELEMENTS. (SEE SHEET A4.3 DRAWING 1 & PHOTO EXHIBIT G)
- REMOVAL OF A SECTION OF COYOTE FENCE THAT BISECTS INTERIOR COURTYARD BETWEEN 512 AND 512A COURTYARD. (SEE SHEET A1.0 & PHOTO EXHIBIT H & M)
- THE ADDITION OF 2 NEW MINISPLIT HVAC GROUND MOUNTED UNIT THAT WILL BE OUT

OF THE PUBLIC VIEW BETWEEN 512 AND 512A. (SEE SHEET A1.1 AND PHOTO EXHIBIT H)

- REPLACE EXISTING GATE TO COURTYARD WITH STAINED WOOD PLANK STYLE . (SEE SHEET A4.1 DRAWING 1 SEE PHOTO EXHIBIT J)
- ADDITION OF A 6FT TALL COYOTE FENCE STARTING 36 FT BACK FROM THE FRONT PROPERTYLINE CONTINUING EAST TO ENCLOSE THE CORNER OF 512 & 512A ABETYA TO THE SOUTH EAST CORNER OF THE LOT. (SEE SHEET A4.1 DRAWING 3 SOUTH ELEVATION SEE PHOTO EXHIBIT K)

NOTE: ALL NEW COYOTE FENCING TO HAVE ALTERNATING TOPS AS SHOWN ON ELEVATIONS

Thank you for your consideration.

Owner Rep. :

Ryan Allen

NCARB

2395 Camino Pintores

Santa Fe NM

87505

Owner:

Steve. and Barb. Birgfeld

512 and 512A Abeyta St.

Santa Fe, NM

87505

DIRECTORY

OWNER

STEVE AND BARBARA
512 ABEYTA ST
SANTA FE,
NEW MEXICO
87501

PHONE: 505-629-3997

DRAWING INDEX

- A-1.0 EXISTING SITE PLAN
- A-1.1 PROPOSED SITE PLAN
- A-1.2 EXISTING AND PROPOSED FLOOR PLANS
- A-1.3 EXISTING FLOOR PLANS
- A-4.1 ELEVATIONS
- A-4.2 ELEVATIONS
- A-4.3 ELEVATIONS

**512 and 512A ABEYTA ST
SANTA FE, NEW MEXICO
87505
HDRB
JULY 28, 2020**

LOT INFORMATION

512 & 512A ZONING RC8
EXISTING LOT SIZE: (6957.00± SQ.FT.)

EXISTING ROOFED AREA (SINGLE STORY)
(EXISTING HOUSE 512) 1,252 SQFT ±
(EXISTING HOUSE 512A) 1,540 SQFT ±

EXISTING COVERAGE 2,792 SQFT ±

2,792 (TOTAL ROOFED SQFT) / 6,957 (SQFT LOT)
40% (LOT COVERAGE)

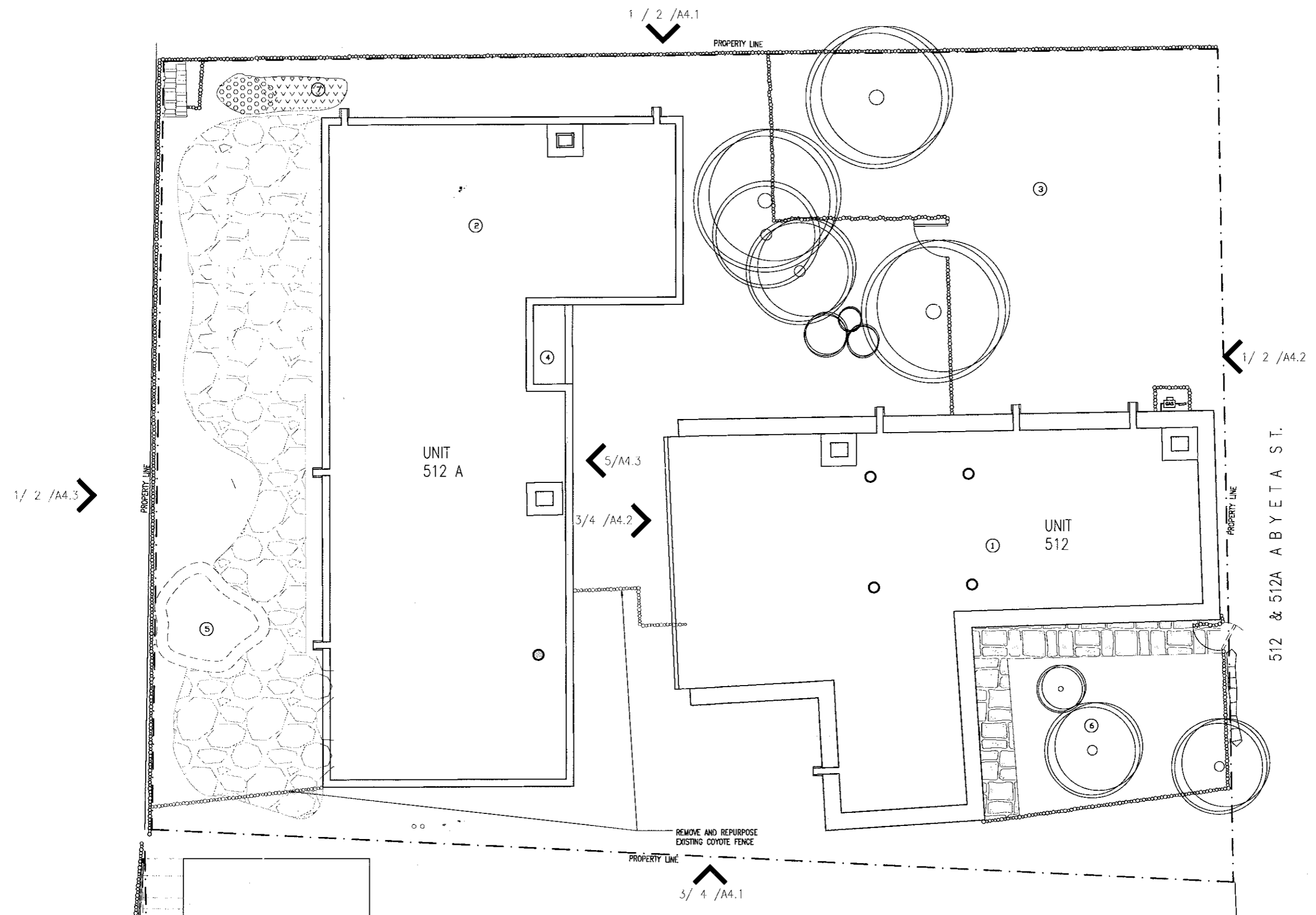
NEW LOT COVERAGE:

(0: Change)



NOTES

- ① EXISTING HOUSE (512)
- ② EXISTING HOUSE (512 A)
- ③ EXISTING PARKING AREA
- ④ EXISTING PORTAL
- ⑤ EXISTING KOI POND
- ⑥ EXISTING COURTYARD
- ⑦ EXISTING DRAINAGE POND



REMODEL
512 ABEYTA ST
SANTA FE, NEW MEXICO
87505

No.	Date	Description
1	7/7/20	HDRB

EXISTING
SITE PLAN

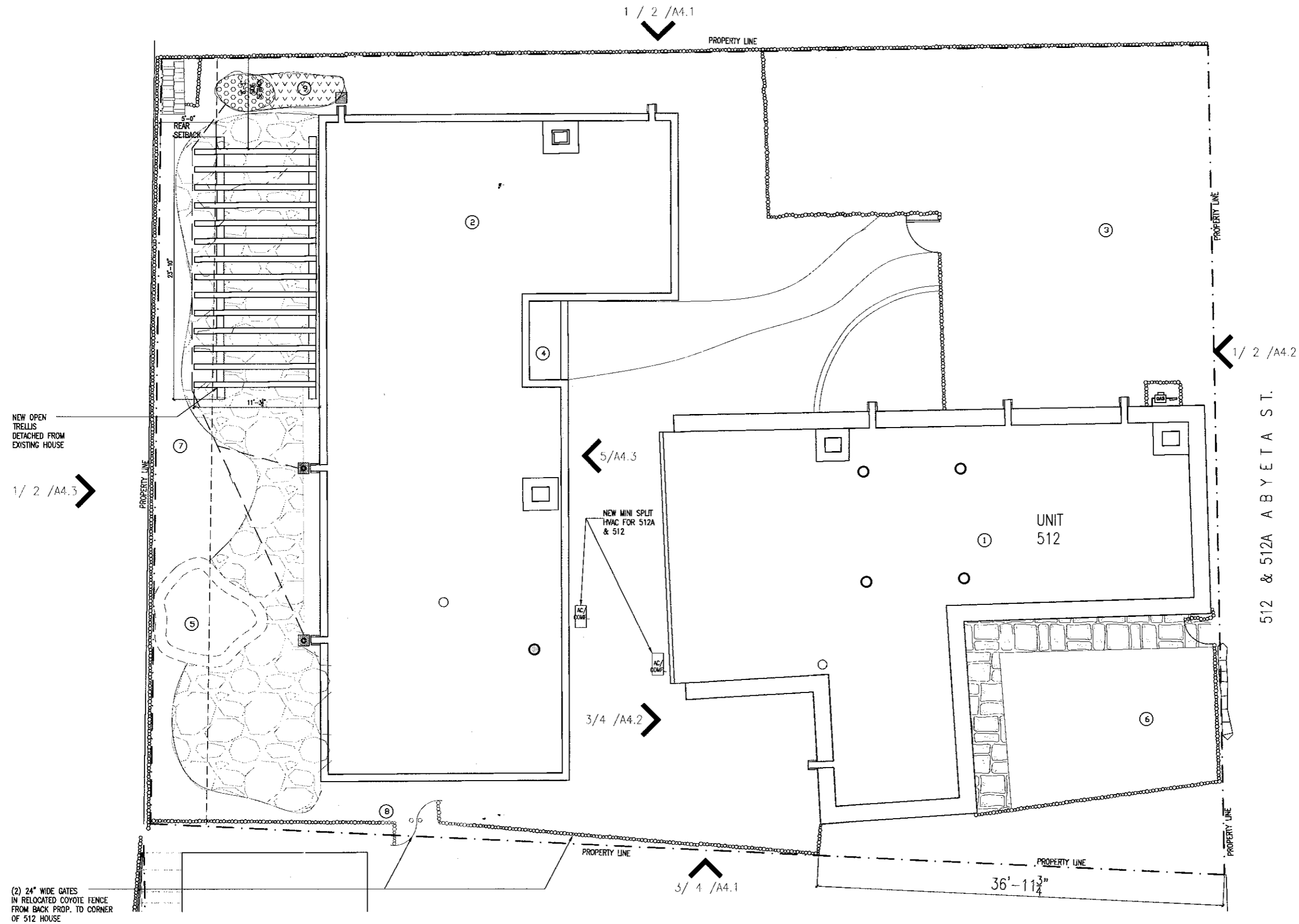
Scale AS NOTED Sheet
05-20 A1.0

1 EXISTING SITE PLAN

1/4" = 1'-0"

NOTES

- ① EXISTING HOUSE (512)
- ② EXISTING HOUSE (512 A)
- ③ EXISTING DRIVEWAY AND PARKING AREA
- ④ EXISTING PORTAL
- ⑤ EXISTING KOI POND
- ⑥ EXISTING COURTYARD
- ⑦ NEW OPEN TRELLIS (ACCESSORY)
- ⑧ NEW COYOTE FENCE ALONG PROPERTY LINE



NEW OPEN TRELLIS DETACHED FROM EXISTING HOUSE

1/2 /A4.3

(2) 24" WIDE GATES IN RELOCATED COYOTE FENCE FROM BACK PROP. TO CORNER OF 512 HOUSE

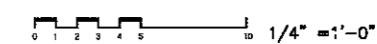
512 & 512A ABEYTA ST.

REMODEL
512 ABEYTA ST
SANTA FE, NEW MEXICO
87505

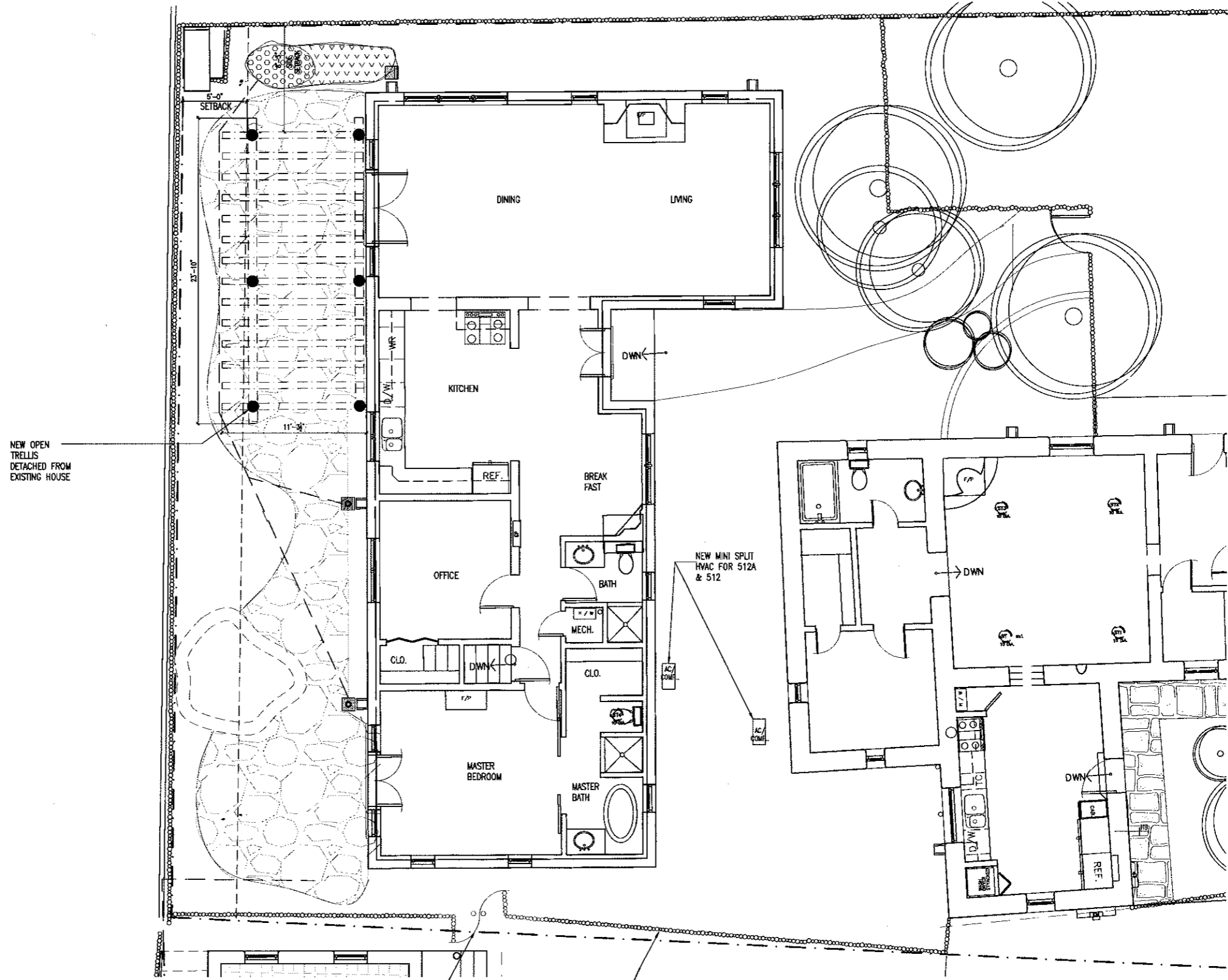
Issue No.	Date	Description
1	7/17/20	HDRB

PROPOSED
SITE PLAN

Scale: AS NOTED Sheet
05-20 A1.1



1/2 / A1.1



NEW OPEN TRELLIS DETACHED FROM EXISTING HOUSE

NEW MINI SPLIT HVAC FOR 512A & 512

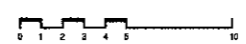
REMODEL
 512 ABEYTA ST
 SANTA FE, NEW MEXICO
 87505

Revisi#	Date	Description
1	7/17/20	HDRB

EXISTING AND PROPOSED SITE PLAN

(2) 24" WIDE GATES IN RELOCATED COYOTE FENCE FROM BACK PROP. TO CORNER OF 512 HOUSE

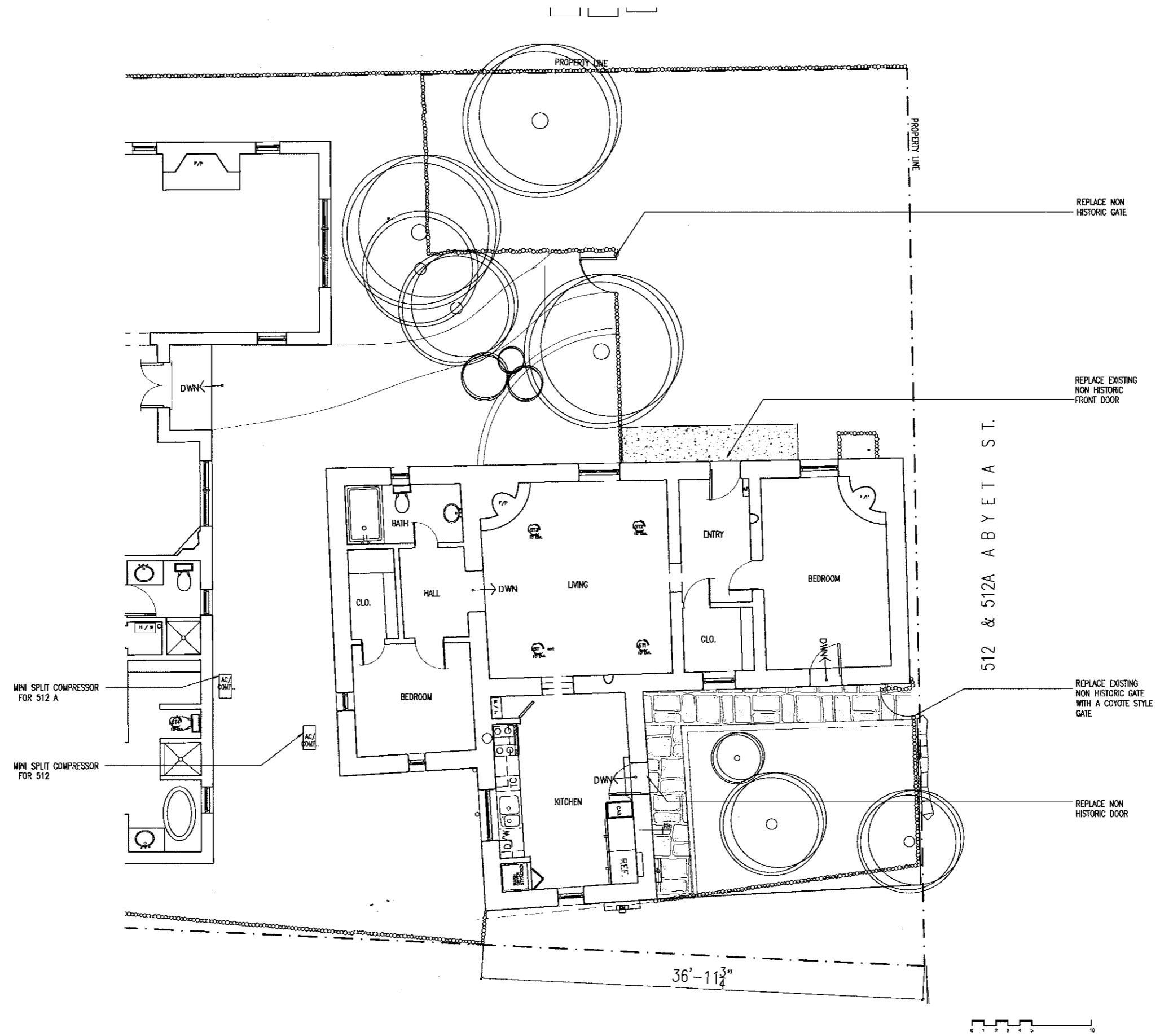
1 512A PLAN



1/4" = 1'-0"

Scale AS NOTED Sheet

Job 05-20 A1.2



1 512 GROUND PLAN

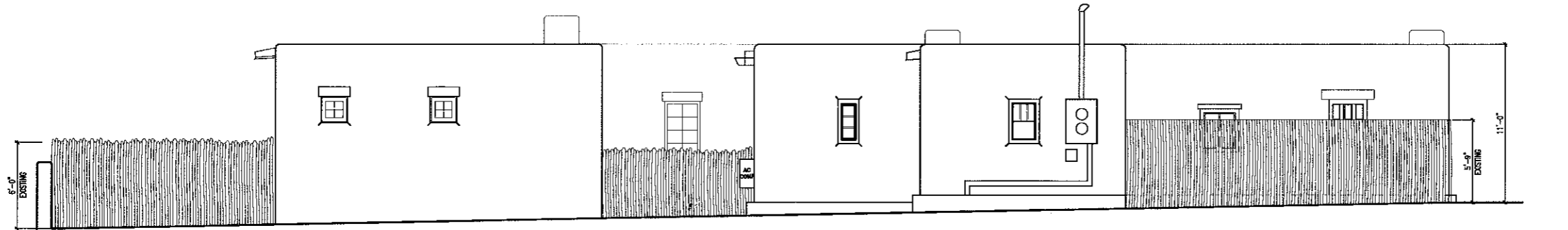
1/4" = 1'-0"

REMODEL
512 ABEYTA ST
SANTA FE, NEW MEXICO
87505

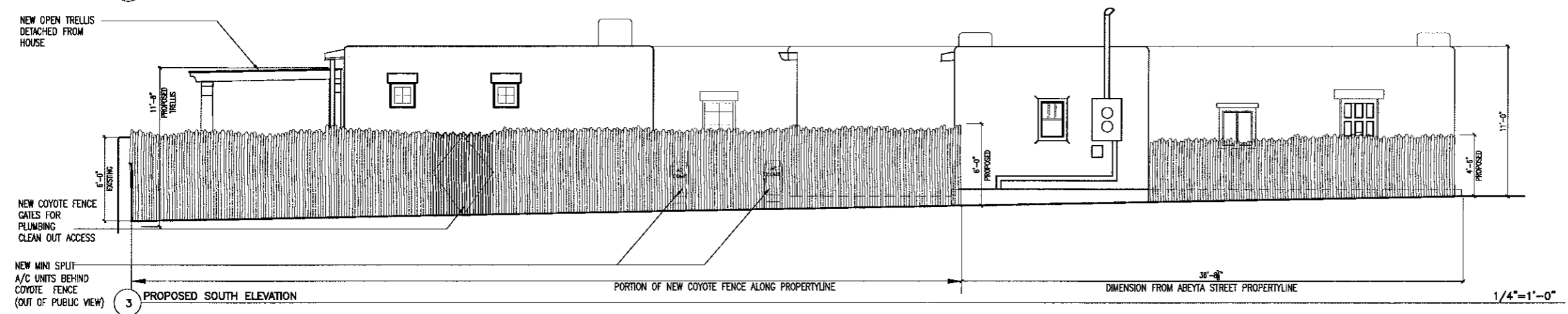
Issue No.	Date	Description
1	7/17/20	HDRB

EXISTING FLOOR PLAN
SITE PLAN

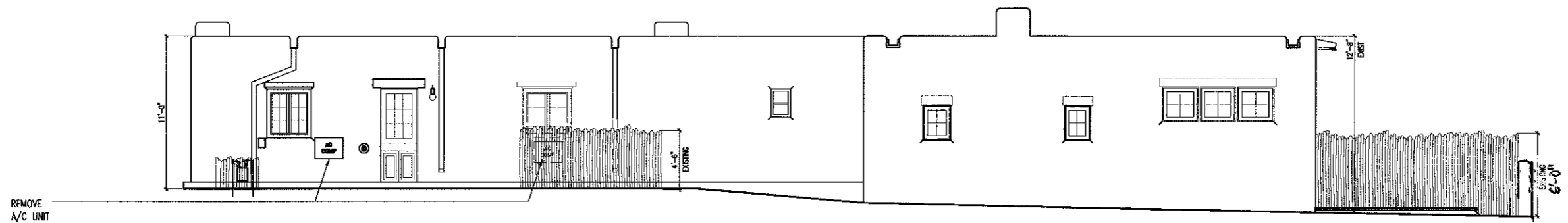
Scale AS NOTED Sheet
Job 05-20 A1.3



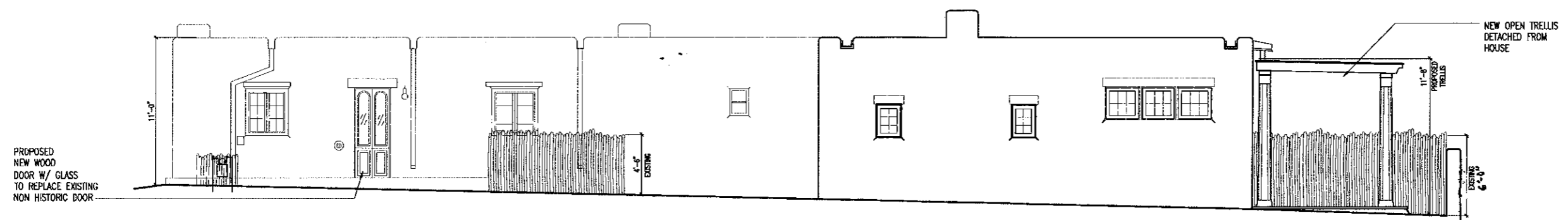
4 EXISTING SOUTH ELEVATION 1/4"=1'-0"



3 PROPOSED SOUTH ELEVATION 1/4"=1'-0"



2 EXISTING NORTH ELEVATION 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION 1/4"=1'-0"

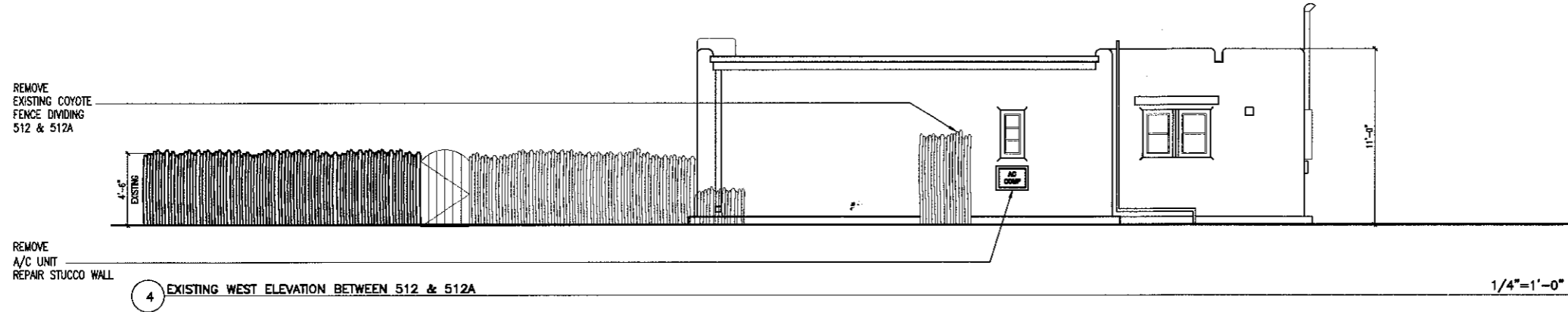
NOTE:
 REPAIR / COLOR COAT
 STUCCO WITH "EL REY"
 COLOR: ADOBE

 REPAIR METAL FLASHING EAVES
 OVER DOORS AND WINDOWS
 TO MATCH EXISTING TRIM

REMODEL
 512 ABEYTA ST
 SANTA FE, NEW MEXICO
 87505

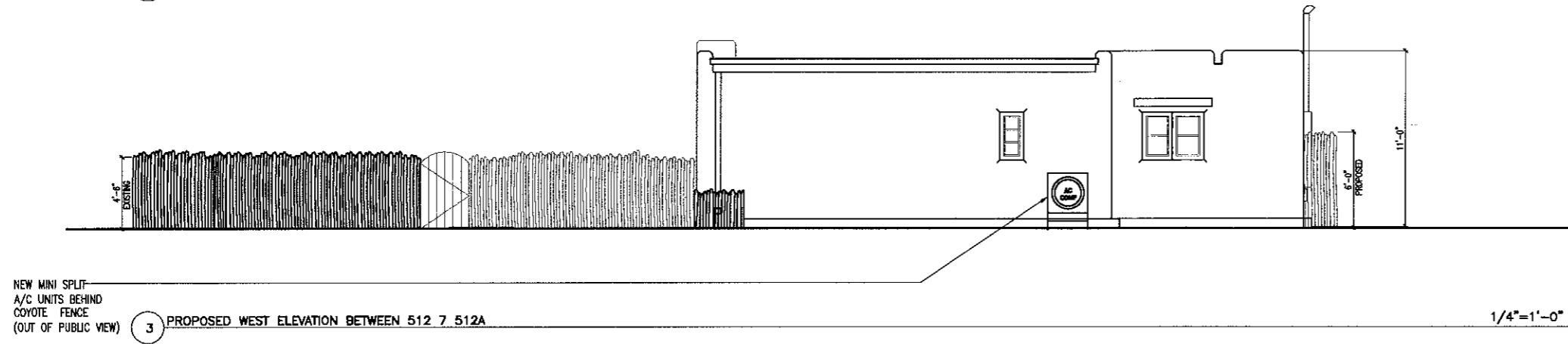
Revisions	No.	Date	Description
	1	7/17/20	HDRB

Scale
 AS NOTED
 Date
 05-19
 Sheet
 A4.1



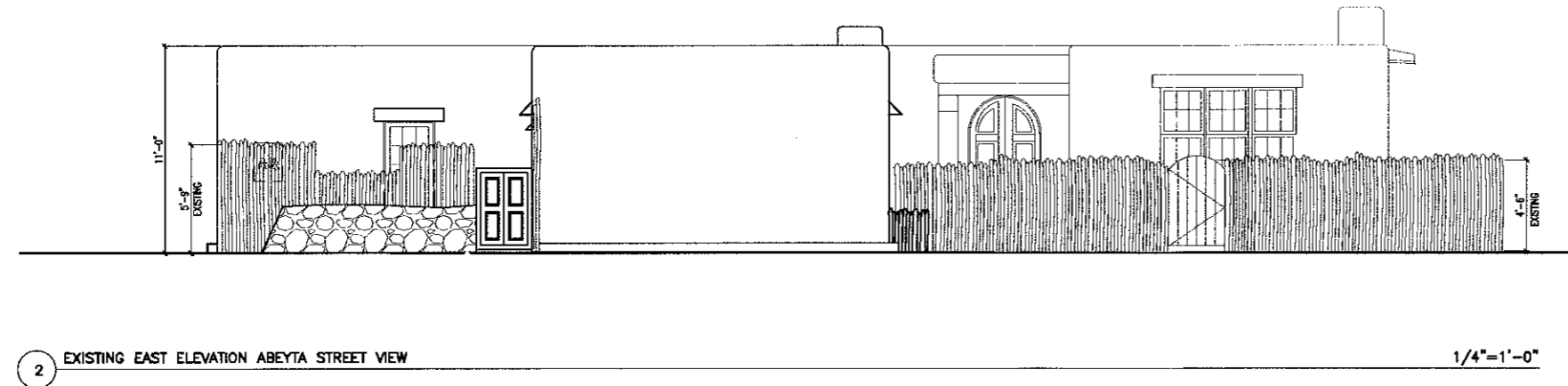
4 EXISTING WEST ELEVATION BETWEEN 512 & 512A

1/4"=1'-0"



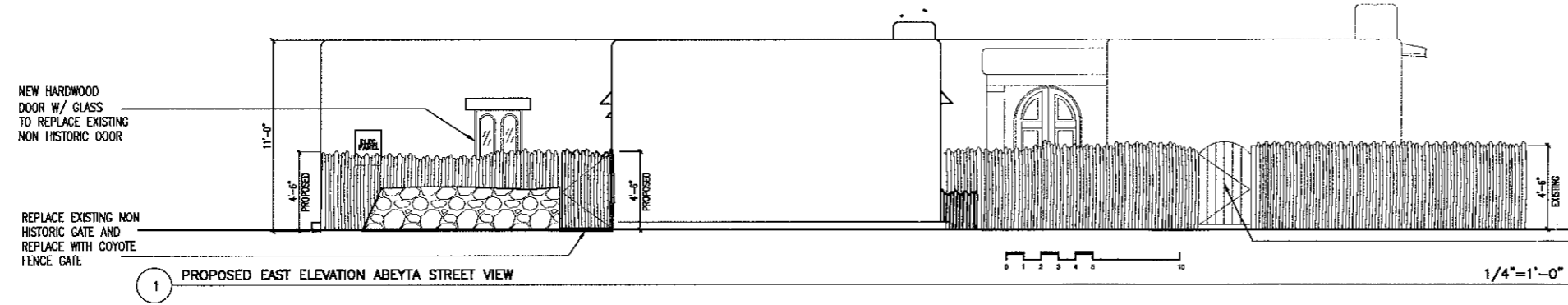
3 PROPOSED WEST ELEVATION BETWEEN 512 & 512A

1/4"=1'-0"



2 EXISTING EAST ELEVATION ABEYTA STREET VIEW

1/4"=1'-0"



1 PROPOSED EAST ELEVATION ABEYTA STREET VIEW

1/4"=1'-0"

NOTE:
REPAIR / COLOR COAT STUCCO WITH "EL REY" COLOR: ADOBE.

REPAINT METAL FLASHING EAVES OVER DOORS AND WINDOWS TO MATCH EXISTING TRIM

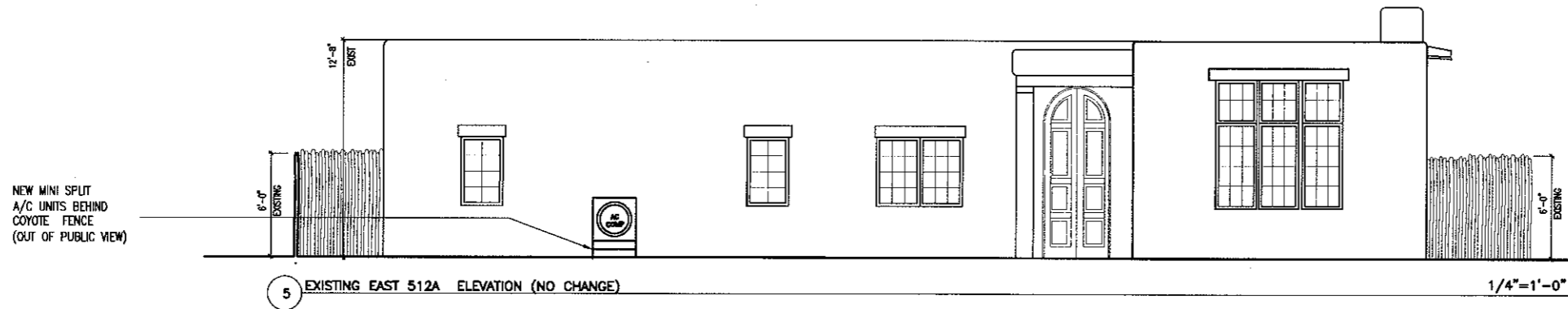
REMODEL
512 ABEYTA ST
SANTA FE, NEW MEXICO
87505

Issues	No.	Date	Description
	1	7/17/20	HORR

Title
ELEVATIONS

Scale	Sheet
AS NOTED	A4.2
05-19	

EXISTING NON HISTORIC GATE TO BE REPAIRED / REPLACED WITH SIMILAR WOODED PLANK STYLE



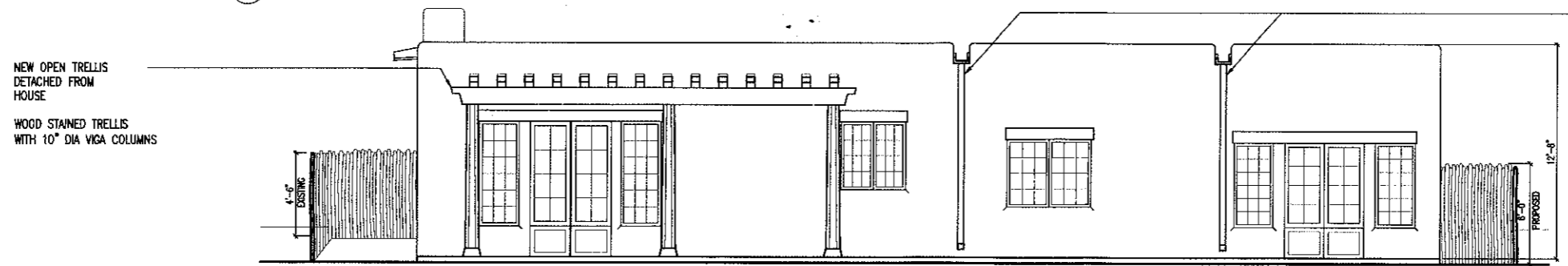
5 EXISTING EAST 512A ELEVATION (NO CHANGE)

1/4"=1'-0"



2 EXISTING WEST 512A ELEVATION

1/4"=1'-0"



1 PROPOSED WEST ELEVATION 512A

1/4"=1'-0"

NOTE:

REPAIR / COLOR COAT
STUCCO WITH "EL REY"
COLOR: ADOBE

REPAINT METAL FLASHING EAVES
OVER DOORS AND WINDOWS
TO MATCH EXISTING TRIM

REMODEL
512 ABEYTA ST
SANTA FE, NEW MEXICO
87505

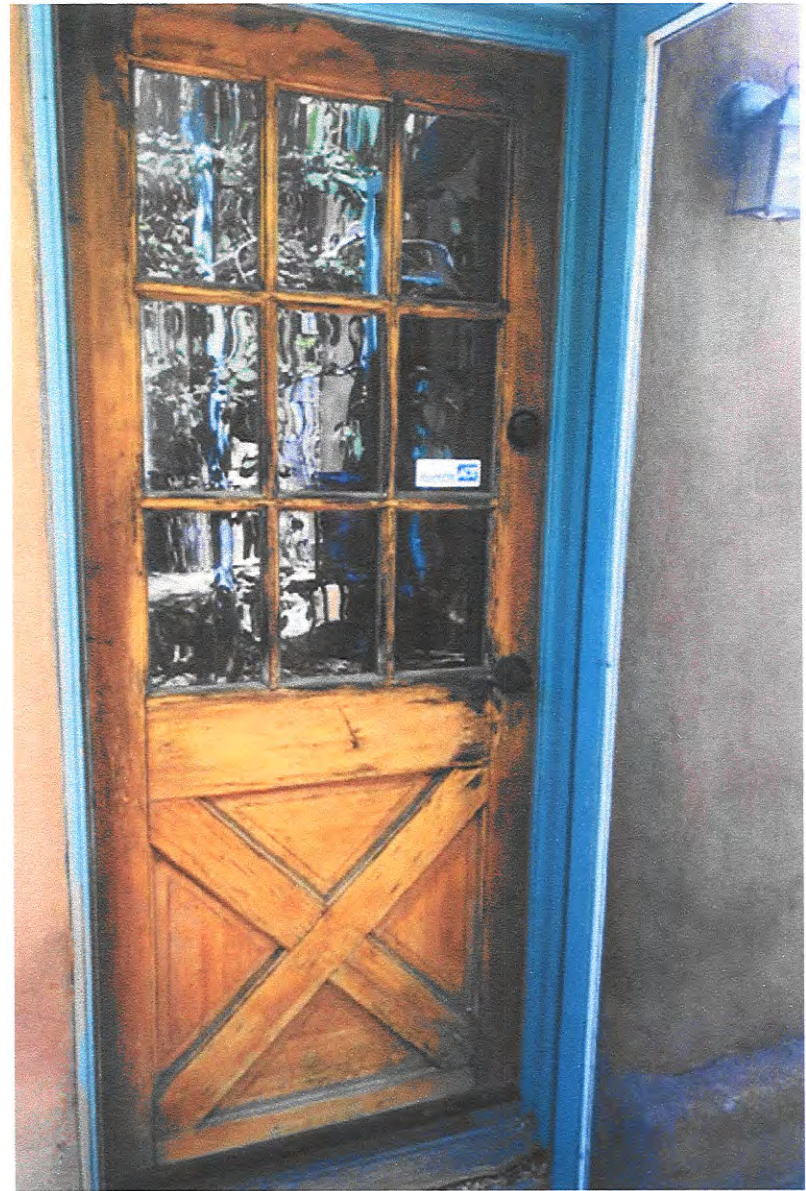
Issue No.	Date	Description
1	7/17/20	HORB

Title
ELEVATIONS

Scale AS NOTED
Job 05-19
Sheet A4.3



EXISTING ENTRY DOOR 512
NON HISTORICAL



EXISTING DOOR COURTYARD
NON HISTORICAL



STYLE OF DOOR TO REPLACE
NON HISTORICAL DOORS @ 512

EXHIBIT B

REPAIR / REPAINT
WINDOW / DOOR EAVES + TRIM
(COLOR TO MATCH EXISTING)



EXISTING 5'-9" COYOTE FENCE
LOWER EXISTING COYOTE FENCE
TO 4'-6" TALL

CHANGE NON HISTORIC
GATE TO COYOTE STYLE FENCE
4'-6" TALL

ABEYTA STREET

EAST ELEVATION 512 ABEYTA STREET.

24
EXHIBIT C



LOWER EXISTING
COYOTE FENCE
TO 4'-6" TALL

512
STREET

~~ABEYTA~~ →

EXISTING 5'-9" COYOTE FENCE
SOUTH ELEVATION

REPAIR + REPAINT EXISTING WINDOW
+ DOOR TRIM / LEAVES (GOLD TO MATCH EXISTING)



512 ABEYTA ST.

REPLACE NOW HISTORIC DOOR
W/ NEW DOOR SEE EXHIBIT A+B
26
EXHIBIT E

NORTH EAST 512 ABEYTA ST.

NOTE:

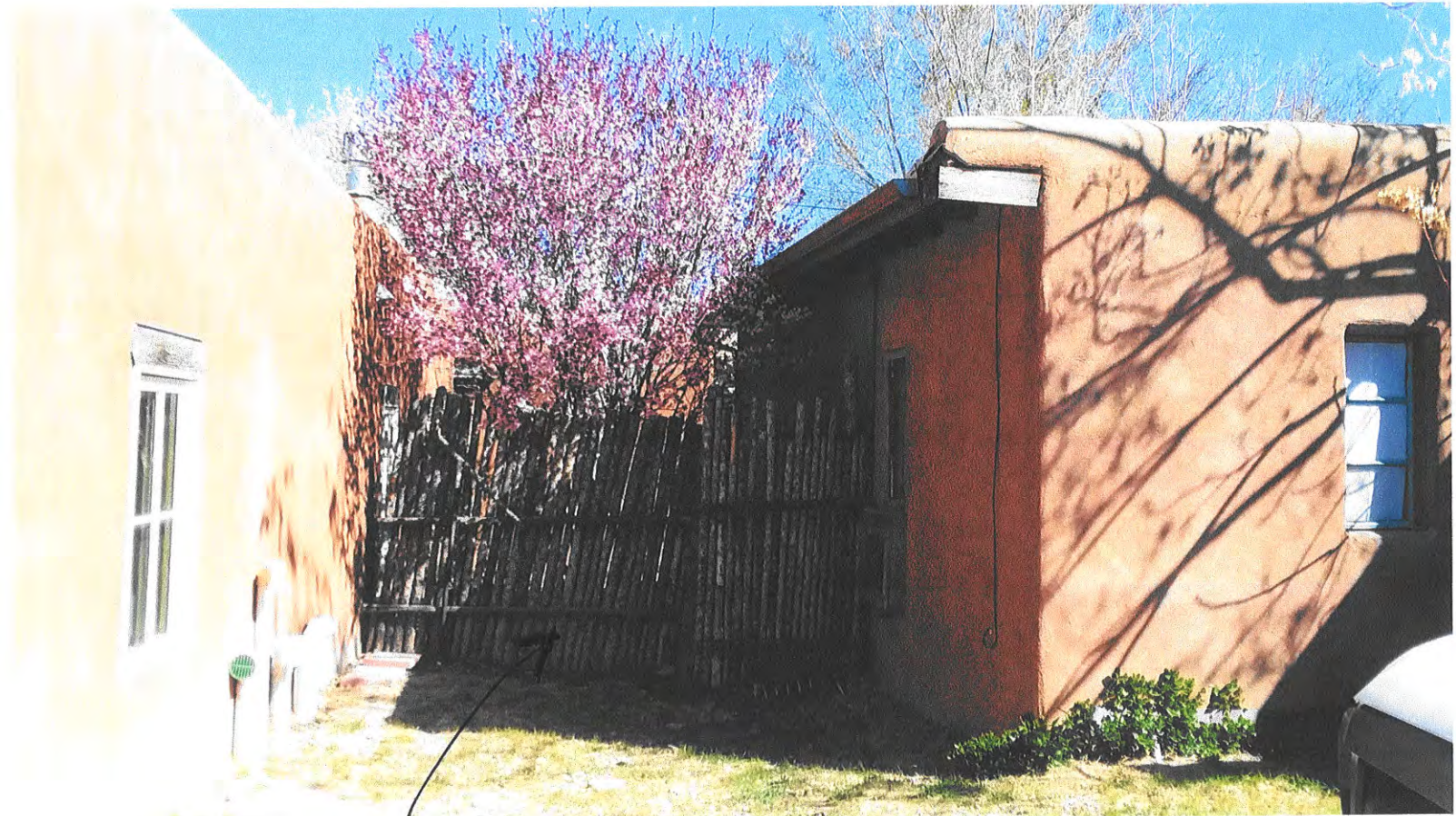
NO EXHIBITS

F or I

AREA PROPOSED FOR NEW
OPEN TRELLIS



BACK YARD OF NON CONTRIBUTING S12A
WEST ELEVATION



↑
512A

! REAR COURTYARD
OUT OF PUBLIC VISIBILITY!

↑
512 (CONTRIBUTING)

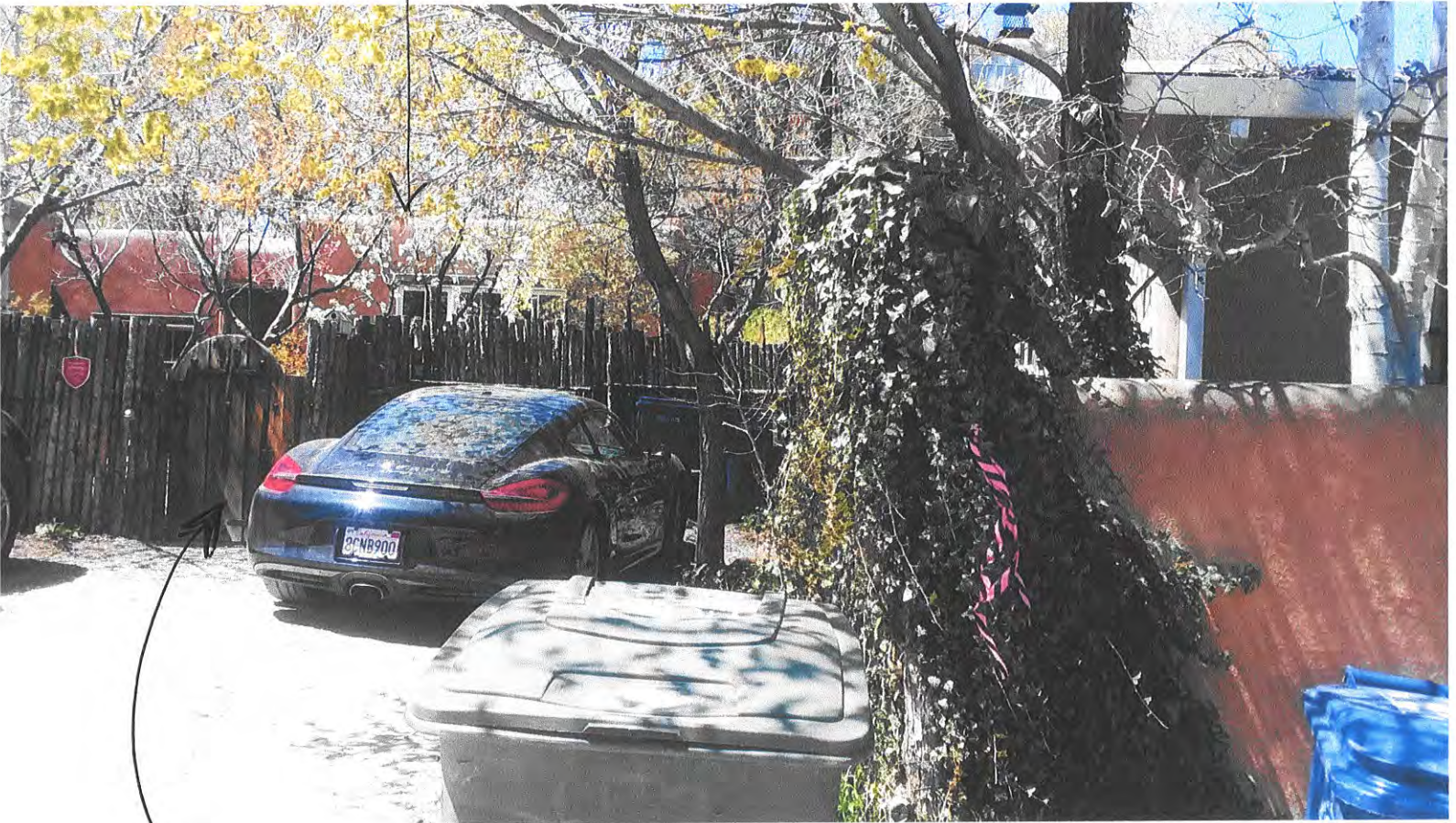
REMOVE + REUSE COYOTE
FENCE

PROPOSED LOCATIONS FOR NEW HVAC MINISPLITS
FOR BOTH 512 + 512A

SOUTH ELEVATION

29
EXHIBIT H

SIZA ABEYTA ST.



REPLACE EXISTING NON HISTORIC GATE w/
SIMILAR STYLE WOOD FRANK.

EAST ELEVATION

512A

NEW 7 FT TALL
COYOTE FENCE
TO START
FROM 512 ABEYTA



SOUTH ELEVATION

ADDITION OF 6 FT TALL COYOTE FENCE TO
START 36 FT FROM FRONT PROPERTY LINE
(ABEYTA STREET.)

SEE ELEVATION AA.1 DRAWING 3
SEE PLAN A1.1

512
ABEYTA
31
EXHIBIT K

REPAIR + REPAINT EXISTING WINDOW
TRIM / EAVES (COLOR TO MATCH EXISTING)



512 ABEYTA INTERIOR COURTYARD. (SIGNIFICANT NORTH PARTIAL: NO CHANGE)
NORTH ELEVATION

EXHIBIT L

512 SIGNIFICANT (NO CHANGE)



EXISTING
COYOTE FENCE TO BE REMOVED.
BETWEEN 512 + 512A



NORTH WEST 512 ABEYTA INTERIOR COURTYARD

512A No



Timeless Beauty and Diversity

Premium colors are available for the following El Rey exterior finish and coating products:

- Premium Stucco
- Perma-Flex
- Perma-Flex Lastic
- Fog Kote
- Allegro II

Note: The color on the textured chips are intended to show the approximate color of exterior color coat float finish stucco. Due to variations in finishes, it is strongly recommended that a physical sample be obtained in the color and texture desired for appraisal prior to ordering material. Apply a sample of the finish to the substrate being used before proceeding with the application. El Rey is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

EXHIBIT F

30 SOAPSTONE 73	80 SOFT ROSE 60	90 CANDLELIGHT 76	100 COLONIAL WHITE 79	101 NAVAJO WHITE 71	102 CAMEO 67
103 SAND 52	105 BAMBOO 47	106 BUCKSKIN 35	107 DENIM 47	108 KOKANEE 54	110 ASH 60
113 DOVE GRAY 60	114 DESERT ROSE 89	115 COTTONWOOD 32	116 ADOBE 24	117 FAWN 45	118 SUEDE 38
119 PALOMINO 55	121 SANDALWOOD 56	122 STRAW 42	124 CORAL 35	125 LA LUZ 20	127 HACIENDA 39
128 CREAM 61	129 IVORY 74	130 PUEBLO 53	135 SAHARA 35	197 LA MORENA 19	212 MADERA 24