

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

Case #H-16-007

Address – 216 Old Santa Fe Trail

Agent's Name – Robert Nestor

Owner/Applicant's Name – Louis West

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 14, 2016.

216 Old Santa Fe Trail is a commercial structure constructed in a vernacular manner between 1956 and 1958, as estimated by an owner. The 1984 HCPI form provides no information about the structure, which is listed as non-contributing to the Downtown & Eastside Historic District. A temporary tent structure was erected on the front, east elevation at an unknown date. The Applicant proposed to remodel the property with the following four items:

1. The temporary tent structure and the wooden portal will be removed at the east elevation.
2. A 346 square-foot addition will be constructed on the east elevation to a height of 12'. The addition will feature an 8-lite French door flanked by 4-lite windows all with exposed wooden headers on the east elevation.
3. A 63 square-foot storage addition will be constructed on the north elevation without fenestration or doors.
4. A concrete bollard will be installed at the southeast corner of the addition to protect a relocated gas meter.

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 SFCC Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:
 - No Exception Request Applicable
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.
 - a. X Additional conditions, which are:
 1. That the two windows flanking entry door be lengthened in height, keeping the sill where drawn and raising the top lintel to span across both windows and door at the same height;
 2. That the 4-lite windows become 6-lite windows, in keeping with the district;
 3. That the stucco color and windows be approved by City staff;
 4. That there be no publicly-visible rooftop appurtenances; and
 5. That Applicant revised the drawings showing the aforementioned conditions which shall be submitted to City staff before a construction application is submitted.

IT IS SO ORDERED ON THIS 28th DAY OF JUNE 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rio
Chairperson

28 June 2016
Date:

FILED:
Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

7/7/16
Date:

APPROVED AS TO FORM
[Signature]
Assistant City Attorney

6-28-2016
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: Downtown & Eastside Historic District. Robert Nestor, agent for Louis West, owner, proposes to construct 410 sq. ft. of addition to a height of 12' on a non-contributing non-residential structure.

Case number: H-16-007

Project Type: HDRB

PROJECT LOCATION (S): 216 Old Santa Fe Trail

PROJECT NAMES:

OW – Louis West
West Covina, CA 91791

3210 E Los Cerillos Drive
909-816-8225

AP – Robert Nester
Santa Fe, NM 87501

2101 Paseo Primero
505-983-5857

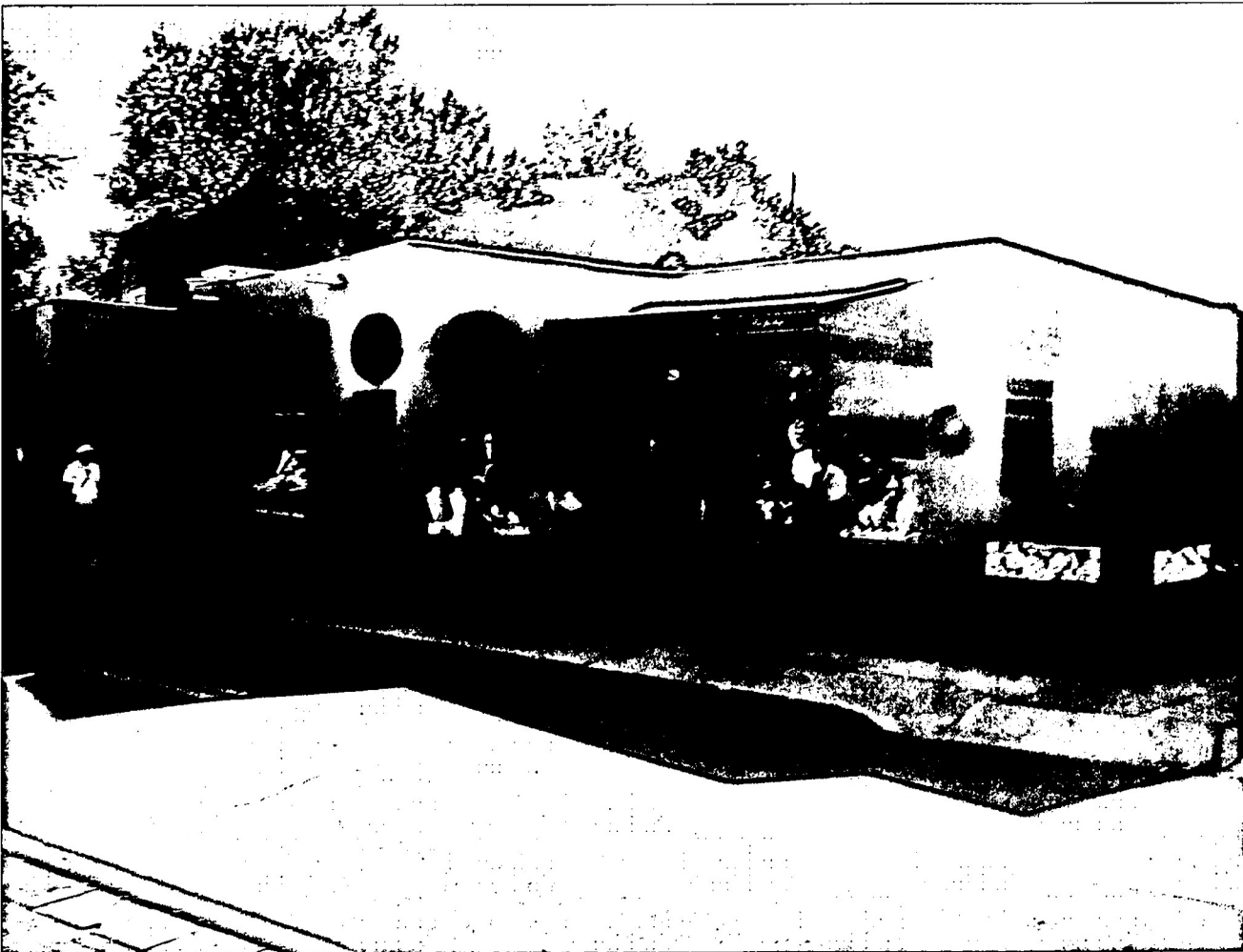
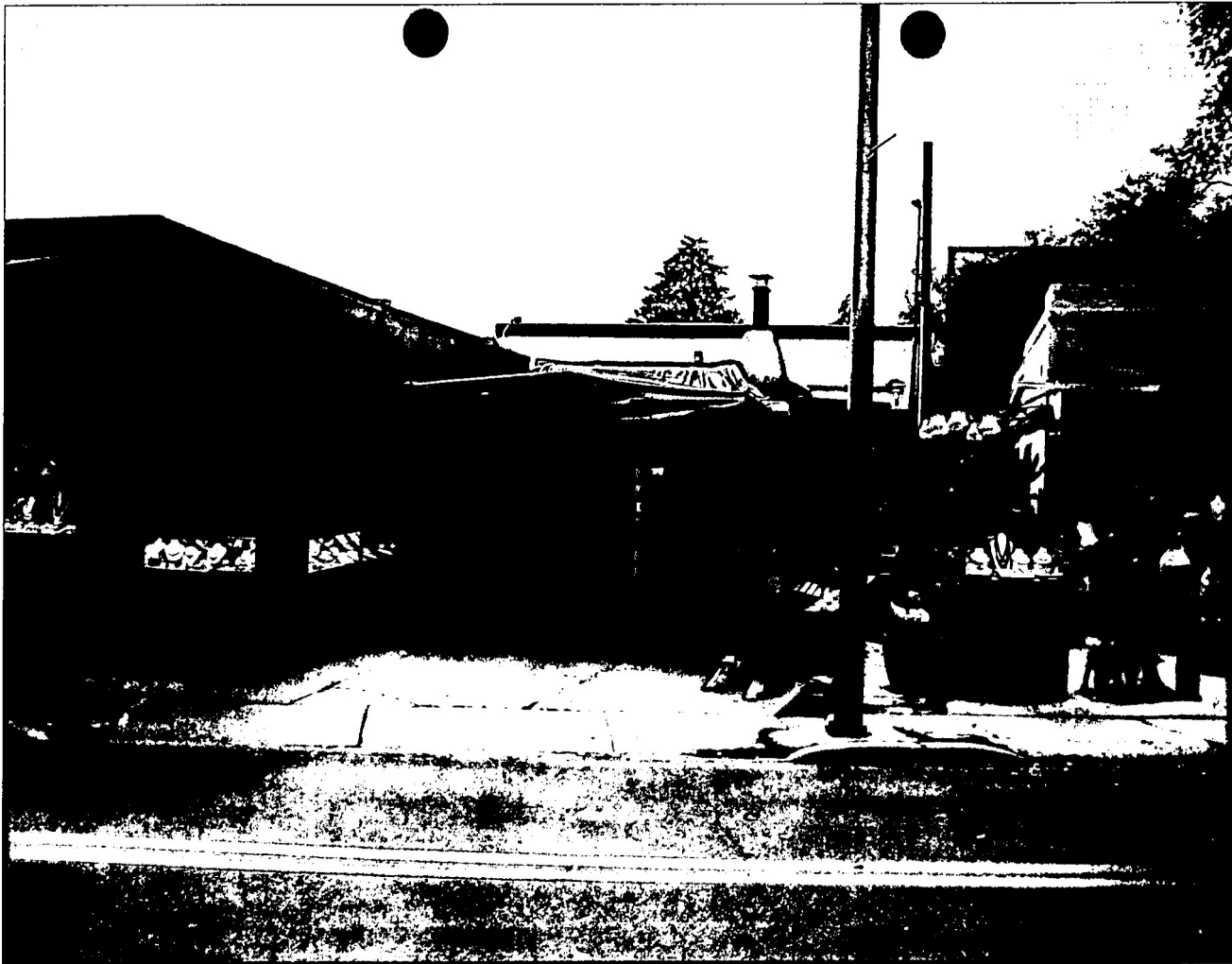
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 14, 2016. The decision of the Board was to approve the application with the conditions that there shall be no publicly-visible rooftop appurtenances, that the east elevation windows shall be lengthened in height to match the door header, that they shall have 6-lite pattern rather than 4-lite pattern and that the stucco and trim color along with the redesigned east elevation shall be approved by staff before construction permit application is submitted, For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: 216 OLD SANTA FE TRAIL	
Date Submitted: 5-12-16		Proposed Construction Description: ADDITION TO EXISTING SHOP - 416 SF	
Property Owner of Record:		TOTAL ROOF AREA:	
Applicant/Agent Name: ROBERT NESTER			
Contact Person Phone Number: (983) - 5857			
Zoning District: BCD01D		Lot Coverage: 90% <input checked="" type="checkbox"/> Lot coverage <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown East		Setbacks: Proposed Front: 10' Minimum: 10' front 2 nd Front? 0 Proposed Rear: 0 Minimum: 0 Proposed Sides: L R Minimum: 0	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed 12'-0" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed 1 Accessible _____ Minimum: 1	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: 1 Minimum: 1 ** Commercial Requirement	
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes _____			

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

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

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 _____ DATE _____

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval with conditions Rejected	
Comments/Conditions: Located in BCD01D no lot coverage in District no side or rear setbacks meets front setback of 10'. Applicant in process of additional parking requirements. Parking issue re: additional space to be addressed @ SF. Review	
REVIEWER: _____	DATE: 5/12/16

City of Santa Fe, New Mexico

memo

DATE: June 14, 2016
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-16-007

ADDRESS: 216 Old Santa Fe Trail
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District..

BACKGROUND & SUMMARY:

216 Old Santa Fe Trail is a commercial structure that was constructed in a vernacular manner between 1956 and 1958 as estimated by an owner. The 1984 HCPI form provides no information about the structure and it is listed as non-contributing to the Downtown & Eastside Historic District. A temporary tent structure was erected on the front, east elevation at an unknown date.

The applicant proposes to remodel the property with the following four items.

1. The temporary tent structure and the wooden portal will be removed at the east elevation.

2. A 346 square foot addition will be constructed on the east elevation to a height of 12'. The addition will feature an 8-lite French door flanked by 4-lite windows all with exposed wooden headers on the east elevation.

3. A 63 square foot storage addition will be constructed on the north elevation without fenestration or doors.

4. A concrete bollard will be installed at the southeast corner of the addition to protect a relocated gas meter.

Robert Nestor Architect
2101 Paseo Primero
Santa Fe, New Mexico 87501

October 28, 2016

David Rasch
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, New Mexico

RE: Application #16-00001827

Dear Mr. Rasch,

Submitted along with this letter is a revised set of plans for a proposed shop addition at 216 Old Santa Fe Trail. I hope these plans are now in conformance with your requirements. Modified are window locations on the south side of the existing shop in the subject property, location of a rooftop HVAC unit and its ductwork and power feed, the angle of the proposed street facade, and the change to two adjacent windows on the contributing building next door. And all other code violations must be corrected to code. These are all items we talked about during your site visit yesterday.

You noted that the existing rooftop unit on unit A is visible from the street and this condition must be brought into conformance with the ordinance.

During your visit you noticed several code violations of the existing electrical both on the subject property and the adjacent contributing structure which is next door but on the same property and under the same ownership. You told me that because we are required to modify two windows on this property, we must bring the electrical up to code. You also noted that an addition on the south side of this building must also be permitted if it was not permitted at the time of construction, but that you are still investigating the additions status.

Sincerely,



Robert Nestor, Architect

Ala Shawabkeh
Gold House
216 Old Santa Fe Trail
Santa Fe, NM 87501

OCT 12 2016

October 12, 2016

David Rasch
Historic Preservation Division
200 Lincoln Avenue, Second Floor
Santa Fe, NM 87501

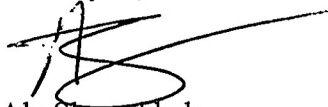
RE: Application Number 16-00001827

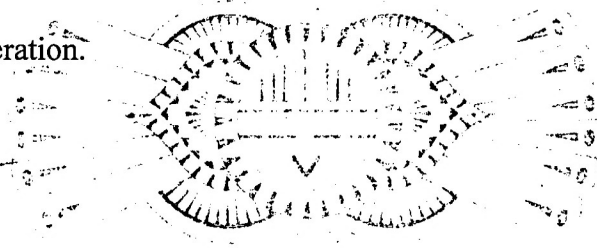
Mr. Rasch,

We are writing to ask your permission to include a 2ft high air conditioning unit on the proposed addition to 216 Old Santa Fe Trail. This unit is indicated on the revision drawings submitted by Robert Nestor. The unit will be set back quite a way from the 2ft high raised area at the front of the building and will not be seen from the street.

I appreciate your consideration.

Thank you,


Ala Shawabkeh
Owner, Tsali Nez Gallery



Robert Nestor Architect
2101, Paseo Primero
Santa Fe, New Mexico 87501

MAY 12, 2016

Attention: Historic District Review Board

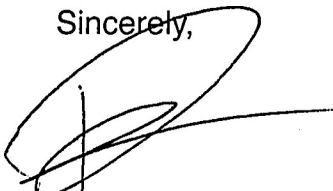
Dear Historic Districts Review Board,
I am seeking approval for the following project:

An addition to an existing shop at 216 Old Santa Fe Trail. The existing property currently contains a shop, approximately 659sf (roofed area) including an existing portal. A proposed addition is 416sf (roofed area). The existing portal of 50sf will be removed from the 659sf shop

Proposed height of the new construction is 12'-0" which is the same as an adjacent 1400sf shop. The existing 659sf shop is 10' high maximum. The new construction will be stuccoed to match the 1400sf shop in color and texture. The two windows on the east facade of the new 416 shop will be fixed clad windows. The doors will be custom wood dark brown--color attached.

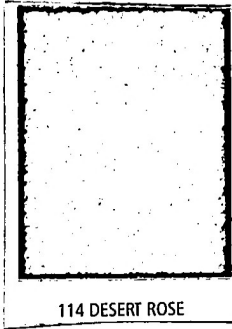
The existing buildings are old, of adobe construction, unknown date. Arial photographs from the State Highway Department were supplied from the years 1958, 1969, 1973 1988 and 1995. None of these photographs show the canvas structure. I conclude that the canvas structure is no more that 20 years old and may be removed. Furthermore, the canvas structure was erected without a permit and does not comply with the building code foundation requirements.

Sincerely,

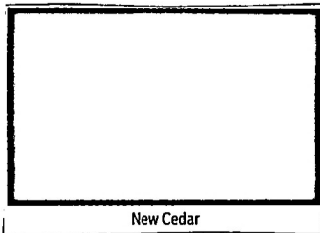
A handwritten signature in black ink, appearing to be 'Robert Nestor', written over a large, loopy flourish.

Robert Nestor

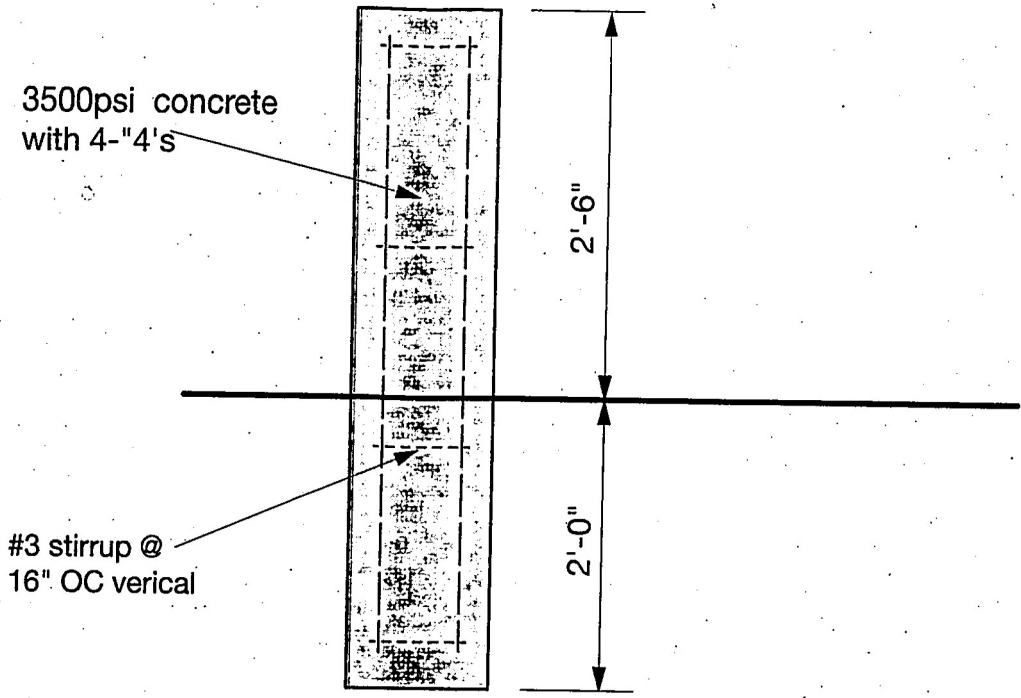
FINISH COLORS 216 OLD SANTA FE TRAIL



stucco: El Rey "DESERT ROSE"
NOTE: this color matches the adjacent 1400sf
shop which fronts on Old Santa Fe Trail



exterior wood: Cabot "NEW CEDAR"
NOTE: this color matches existing woodwork
window frames and doors



BOLLARD DETAIL
scale 3/4" = 1'-0"

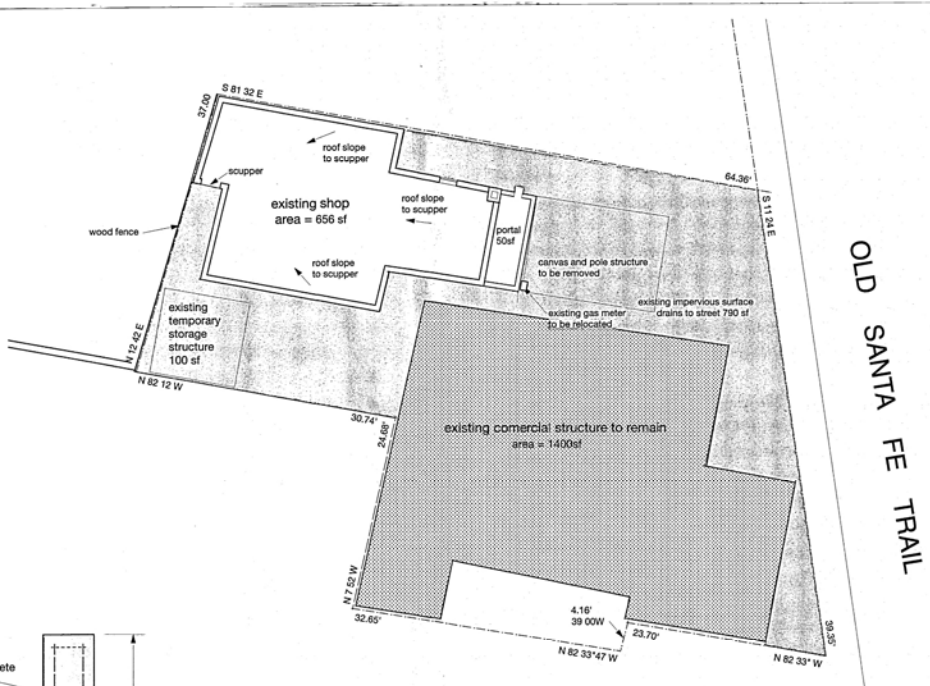
PRO.

ZONE:
allowab

NEW AF
existing
existing
new shc
remove

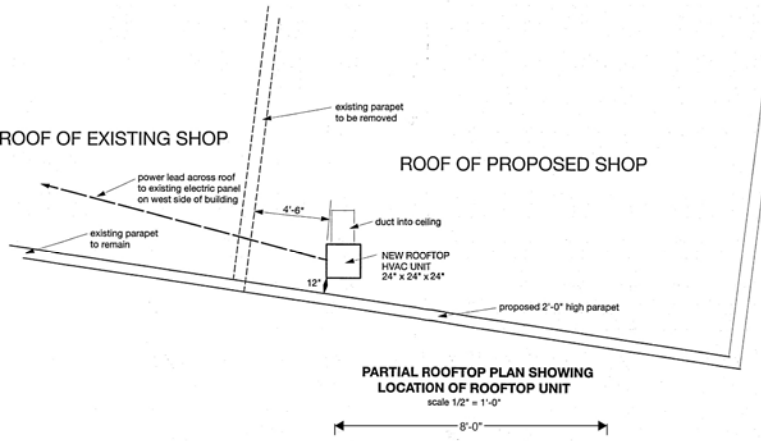
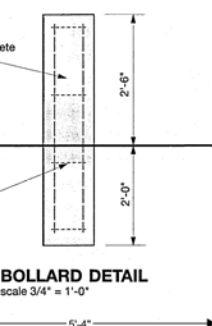
new roo

site is 10

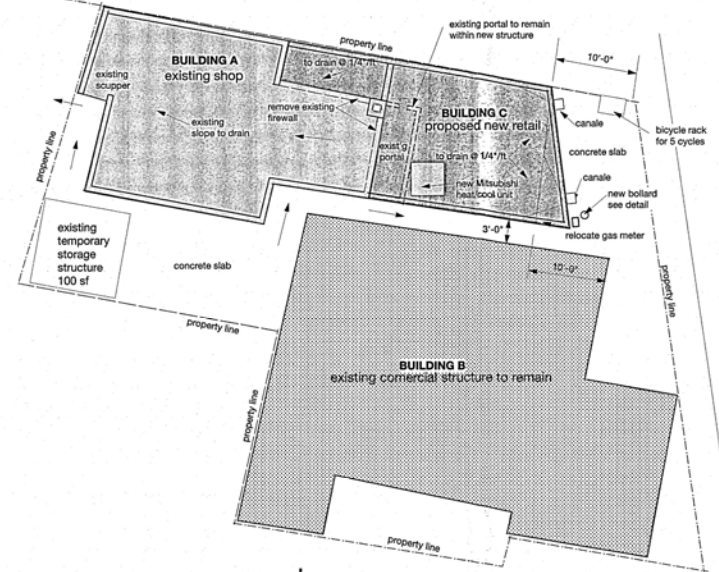


existing
SITE PLAN AND ROOF PLAN
scale: 1/8" = 1'-0"

- existing impervious surface
- existing contributing structure in same property
- existing non-contributing structure



OLD SANTA FE TRAIL



proposed
SITE PLAN and ROOF PLAN
scale: 1/8" = 1'-0"

NOTE: RUNOFF ON EXISTING SURFACES IS SHOWN BY ARROWS

- EXISTING SHOP A
- PROPOSED SHOP C

BUILDING CODE INFORMATION

GROUP M MERCANTILE section 309
retail use

TYPE OF CONSTRUCTION
existing: adobe exterior walls
new construction: wood frame 2x6 walls—see plans showing required 2 hour walls and infill

OCCUPANCY for GROUP M
100sf/occupant. Total square footage shops A + C = 1040sf. Allowable Occupancy = 11

ALLOWABLE OCCUPANCY IS FOR EXISTING SHOP PLUS NEW SHOP ADDITION

PROJECT INFORMATION

ZONE: BCD
allowable lot coverage 100%

Lot Size 3537 sf = .10 acre
Property contains two structures:
Contributing structure 1407sf
Non-contributing structure 622sf

Proposed addition 418sf (shop C)
Proposed total square footage 1040sf of shops A+C
Proposed work on shop B = close two existing windows north side of shop B with 2 hour construction. See detail.

Use of all existing and proposed structures is MERCANTILE

NEW AREA: 418 sf
existing shop A 622sf
existing shop B 1407sf
new shop C 418sf

site is 100% existing impervious surface

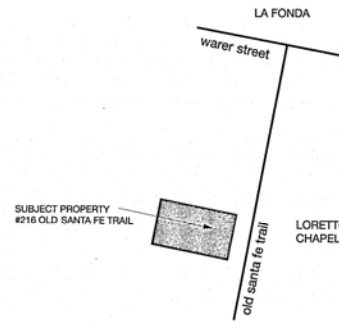
SETBACKS
side and rear yard setbacks = 0
front yard setback = 10'-0"

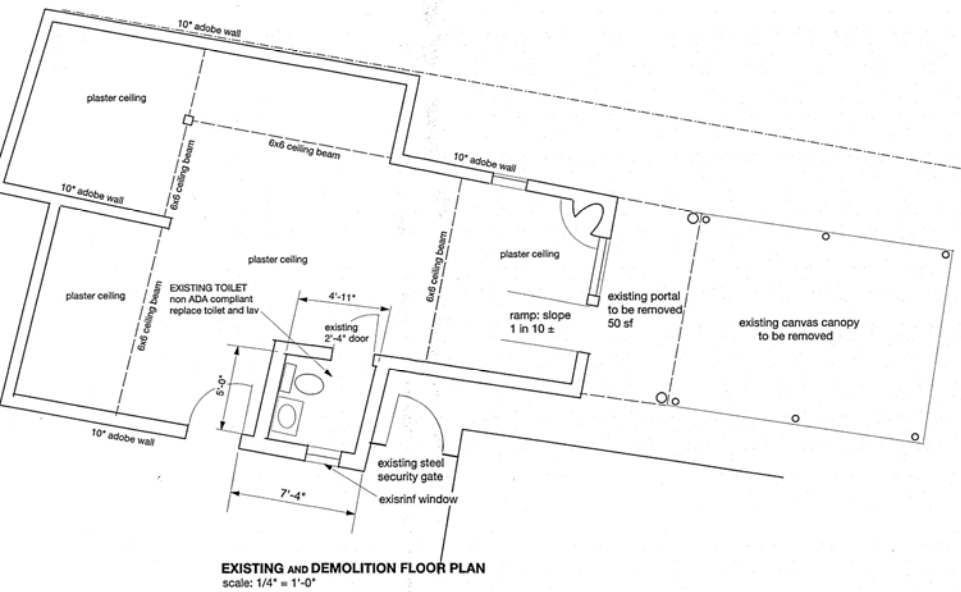
parking: offsite parking (see site plan) = 1 space
onsite parking = 0

mechanical work in this proposal
1. re-locating gas meter
2. extend toilet room plumbing to new fixtures in new frame wall. Insulate piping in frame wall. provide clean-out and shutoff valves

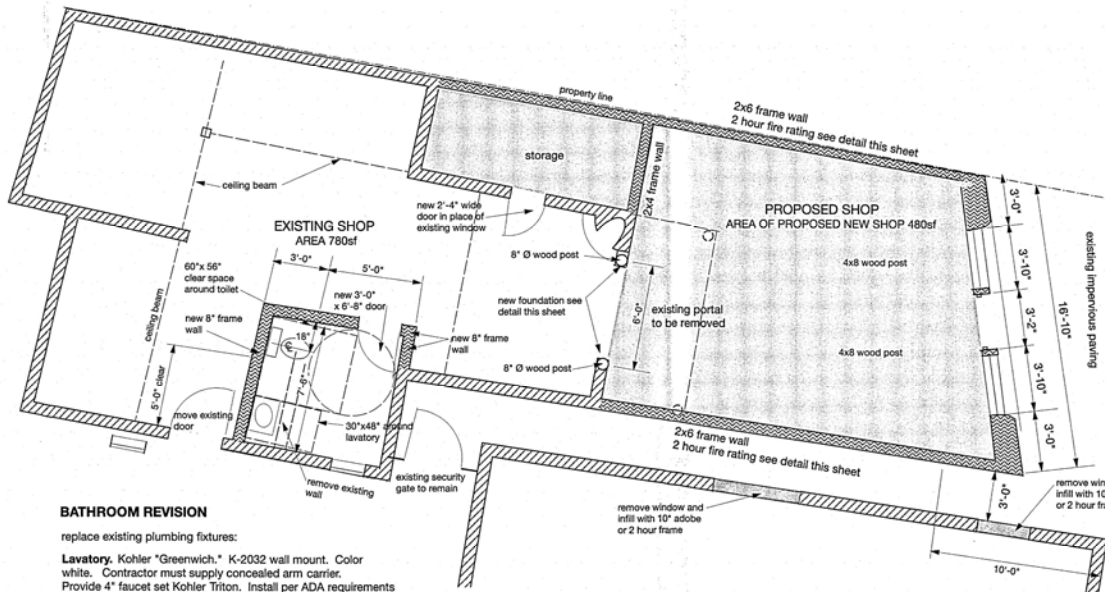
INDEX OF DRAWINGS

- A1 SITE PLANS, PROJECT INFORMATION
- A2 PLANS
- A3 SECTIONS, DETAILS
- A4 ELEVATIONS





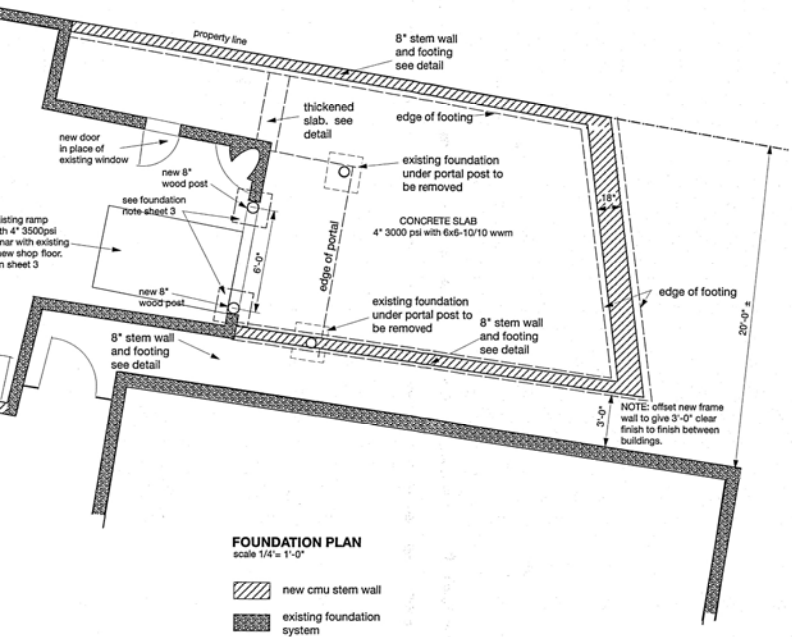
EXISTING AND DEMOLITION FLOOR PLAN
scale: 1/4" = 1'-0"



BATHROOM REVISION
replace existing plumbing fixtures:
Lavatory. Kohler "Greenwich," K-2032 wall mount. Color white. Contractor must supply concealed arm carrier. Provide 4" faucet set Kohler Triton. Install per ADA requirements as CSA B651.
Toilet. Kohler "Highline," K-3999 Floor mount. Color: white INCLUDE: K-4636 SEAT
Grab Bars Provide ADA compliant grab bars. See elevations sheet 3.

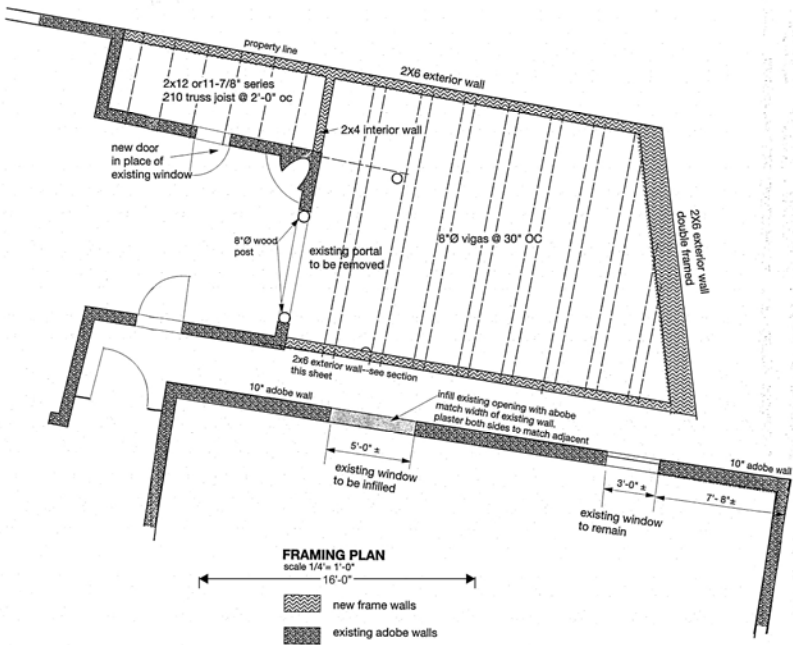
PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

- new adobe
- existing adobe wall
- new frame wall



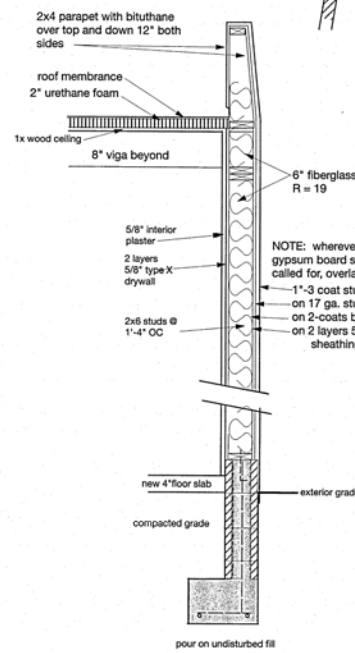
FOUNDATION PLAN
scale 1/4" = 1'-0"

- new cmu stem wall
- existing foundation system



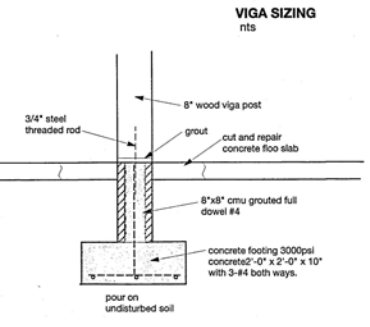
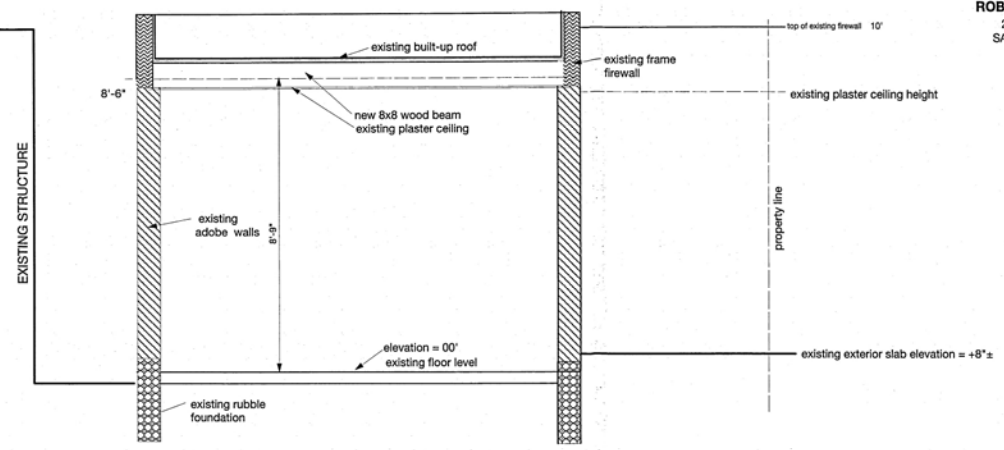
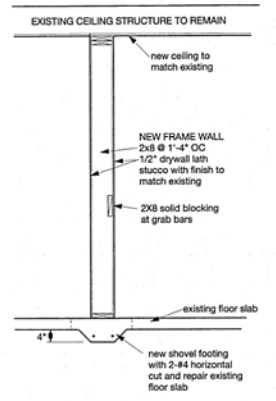
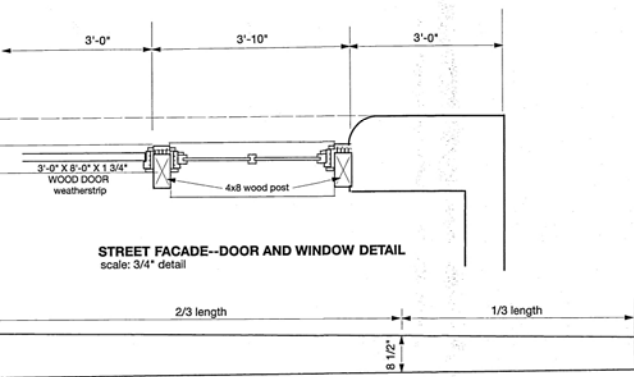
FRAMING PLAN
scale 1/4" = 1'-0"

- new frame walls
- existing adobe walls



2 HOUR WALL SECTION
scale: 3/4" = 1'-0"

NOTE: wherever gypsum board is called for, overlap 1"-3 coat studs on 17 ga. studs on 2-coats br on 2 layers 5/8" sheathing

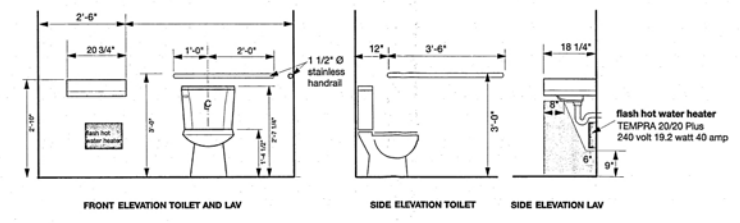


SECTION OF NEW TOILET ROOM WALL
scale 1/2" = 1'-0"

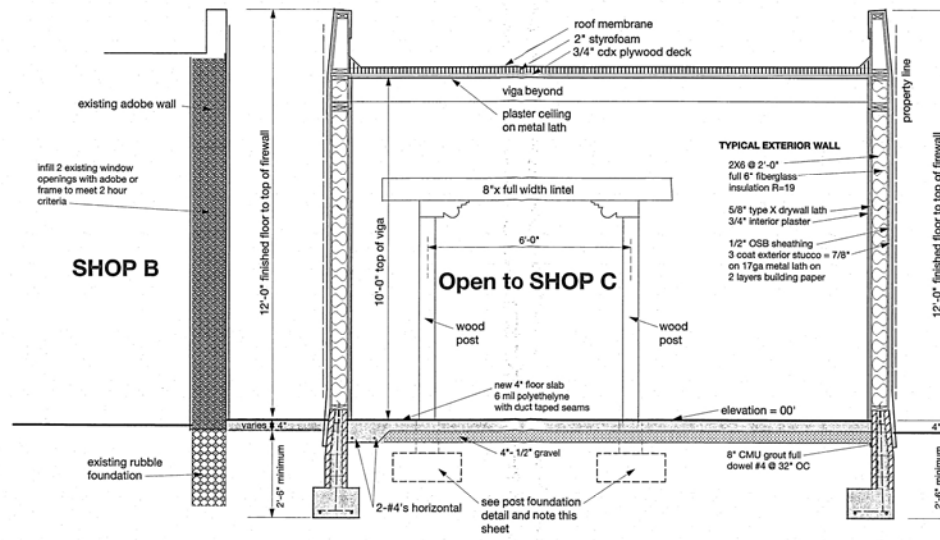
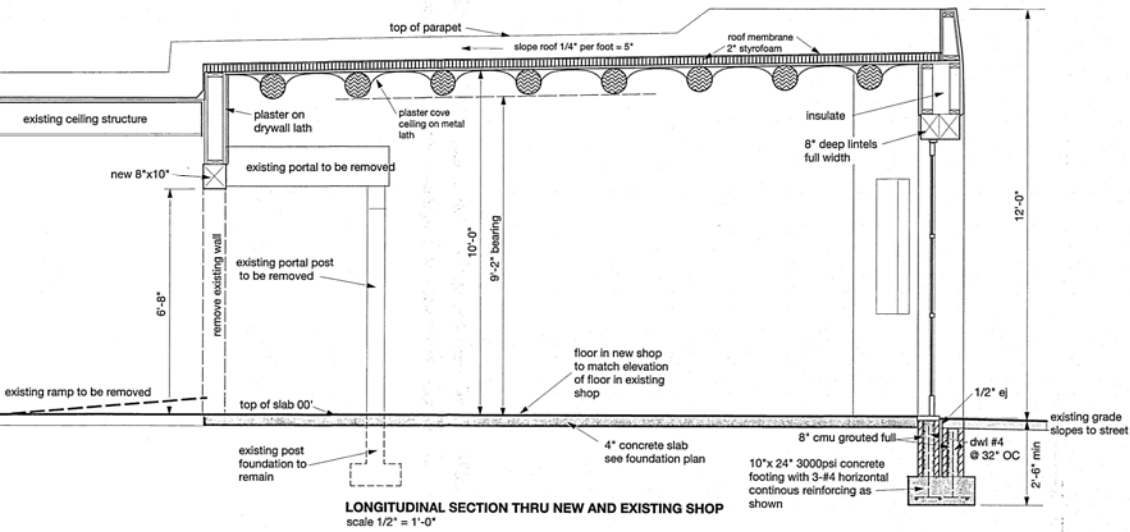
CROSS SECTION OF EXISTING SHOP
scale 1/2" = 1'-0"

FOUNDATION BENEATH NEW 8" POSTS
scale 1/2" = 1'-0"

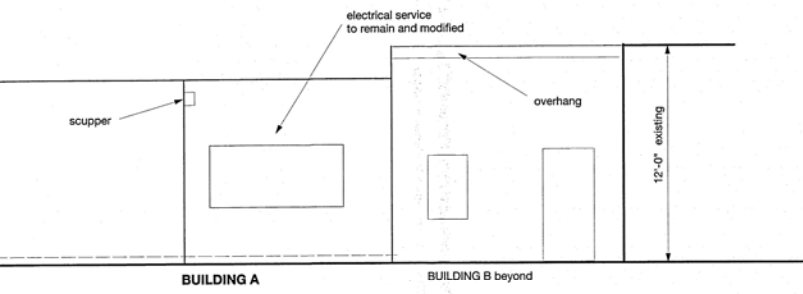
NOTE TO BUILDER: CUT FLOOR SLAB AND UNCOVER EXISTING FOUNDATION. CALL ARCHITECT FOR INSPECTION IMMEDIATELY.
--IF FOUNDATION IS RUBBLE, THEN REPLACE WITH NEW FOUNDATION AS SHOWN ABOVE.
--IF FOUNDATION IS NOT RUBBLE, INSPECT BY ARCHITECT AND MODIFY OR REPLACE. IF ARCHITECT RECOMMENDS, OBTAIN INSPECTION AND NEW DESIGN FROM STRUCTURAL ENGINEER



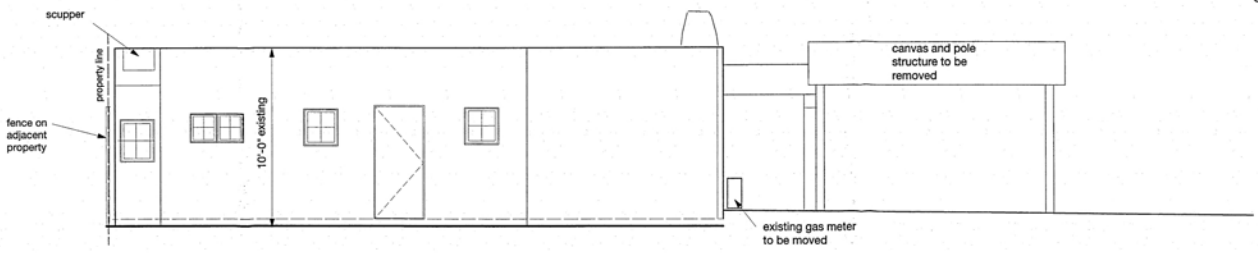
INTERIOR ELEVATIONS OF TOILET ROOM
scale: 3/4" = 1'-0"



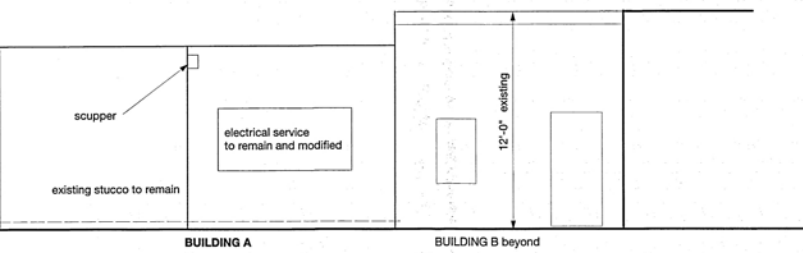
CROSS SECTION OF PROPOSED SHOP
scale 1/2" = 1'-0"



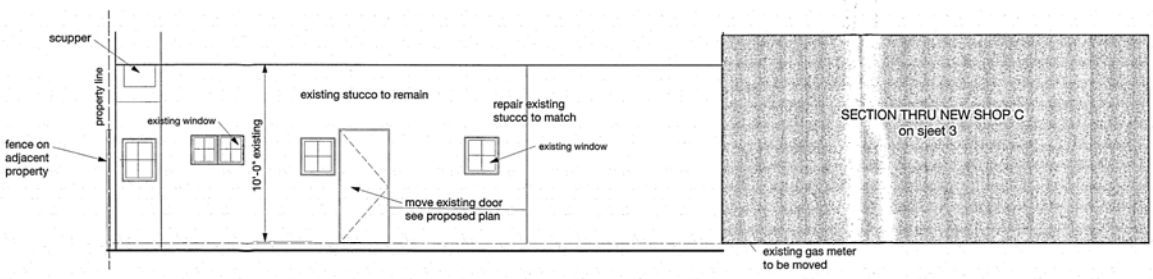
EXISTING WEST ELEVATION
 scale: 1/4" = 1'-0"



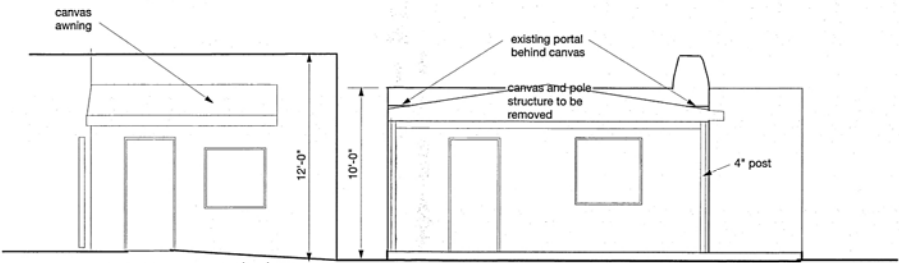
EXISTING SOUTH ELEVATION
 scale: 1/4" = 1'-0"



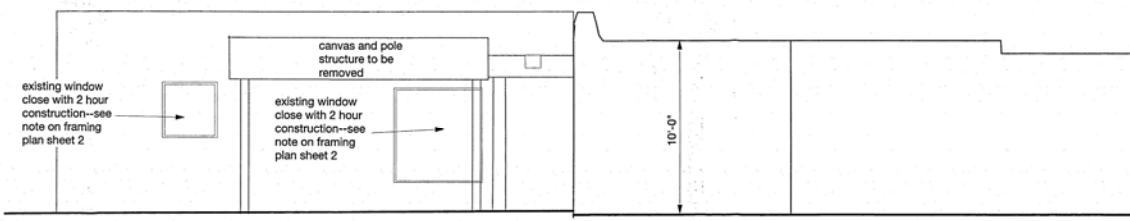
PROPOSED WEST ELEVATION
 scale: 1/4" = 1'-0"
 NO CHANGE PROPOSED



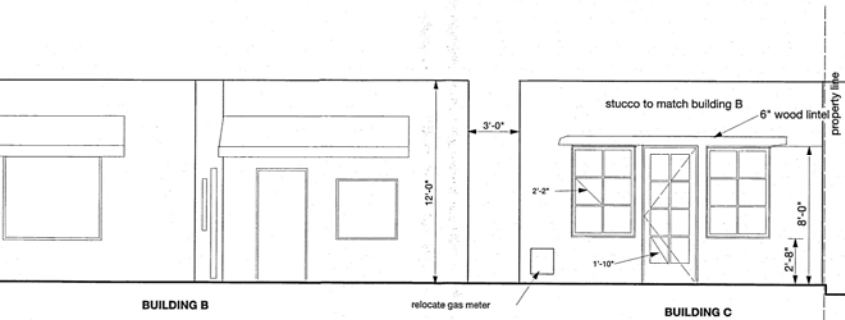
PROPOSED SOUTH ELEVATION
 scale: 1/4" = 1'-0"



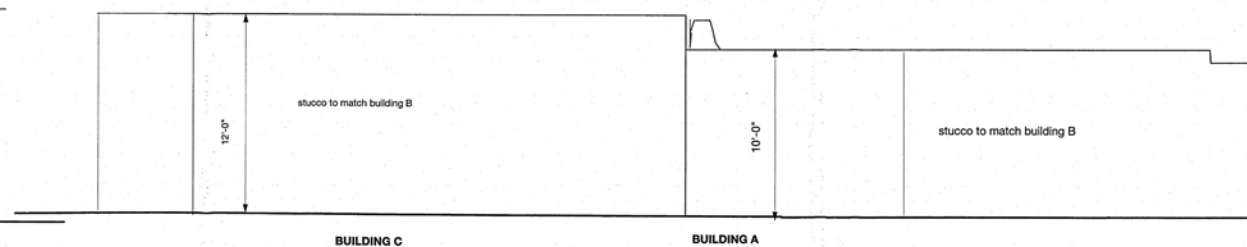
EXISTING EAST ELEVATION
 scale: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
 scale: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
 scale: 1/4" = 1'-0"



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

16'-0"

