



To:

City of Santa Fe HDRB staff

February 9, 2025

Re: Proposed Work at 821 Acequia Madre

Work Complete:

Status review (contributing) and primary façade designation (front, street facing) for 821 Acequia Madre. Detached Garage is non-contributing.

The house is a simple rectangle low sloped shed roof stucco over adobe structure with concealed beams inside with wood windows, both 3/1 and some 6/6, and two wood panel entry doors with glass panels. A wood framed portal was added in the 70's on the east side off the driveway. A garage, also a simple rectangle with a low sloped shed roof, was also built out of CMU at the same time.

The stucco color of the house and garage have changed over the years, from gray, to light brown, then darker brown with white at the portals, with brown below. The yard walls were painted brown as they are now. The house was built by the parents of the current owners, the Alarid family, next to their parent's house in 1948. The current owners grew up in the house and wish to modify it to suit their current needs for family vacations and visiting family.

Main House Work Previously Approved on November 26, 2024:

On the main house (1704 House + 218 SF Portal) we will add an addition (296 Bedroom Addition +280 Portal) with a bedroom, bath, closet and wrap-around portal to the existing adobe house. (Proposed Main House Total = 2498). The interior of the house we propose to enlarge kitchen, reconfigure bedrooms and bathrooms, and laundry. We will repair as necessary the floor and ceiling structure, currently the ceiling is sagging. The ceiling over the new dining room and the bedroom will be raised 2'-0". Future solar photovoltaics and/or ground source heat pump for heating and cooling will be investigated. A 4' wall and gravel parking will be added at the front of the house necessitating a new culvert at the existing acequia lateral. The wall will zigzag behind the existing stone curb of the acequia. The existing elm tree at the foot of the driveway remains.



The simplified Spanish Pueblo revival existing house is 13'-6" from grade, pier and beam construction over approximately 3' crawl space. The additional height 5' over the dining room will be 19'-0" from grade. Adding the height to the existing bedroom will bring it to 17'-6" above grade, matching the proposed height of the bedroom addition. The front portal and windows on the south facade remain as is. The existing wood double hung windows on the north will be reused in the new bedroom addition.

Revised Proposal:

The Spanish Pueblo Revival garage (620 SF Garage) shall be remodeled keeping the window and wall and existing gate at the property line adding a slightly larger garage (New Ground Floor Living 496 + New Garage 538 + New Portal 135 SF) including one bedroom with a small kitchen adjacent to new garage/multi- purpose area for workshop. The proposed height is 16'-8", allowable is 16'-11"

Finishes:

Color of stucco and wood trim: Buckskin or similar with white/turquoise painted trim

New windows are painted wood true divided lite.

Light fixtures- Shielded Wrought iron similar to existing.

Colored Concrete and brown gravel in site work.

Thank you for your consideration.

Sincerely,

Gayla Bechtol, AIA

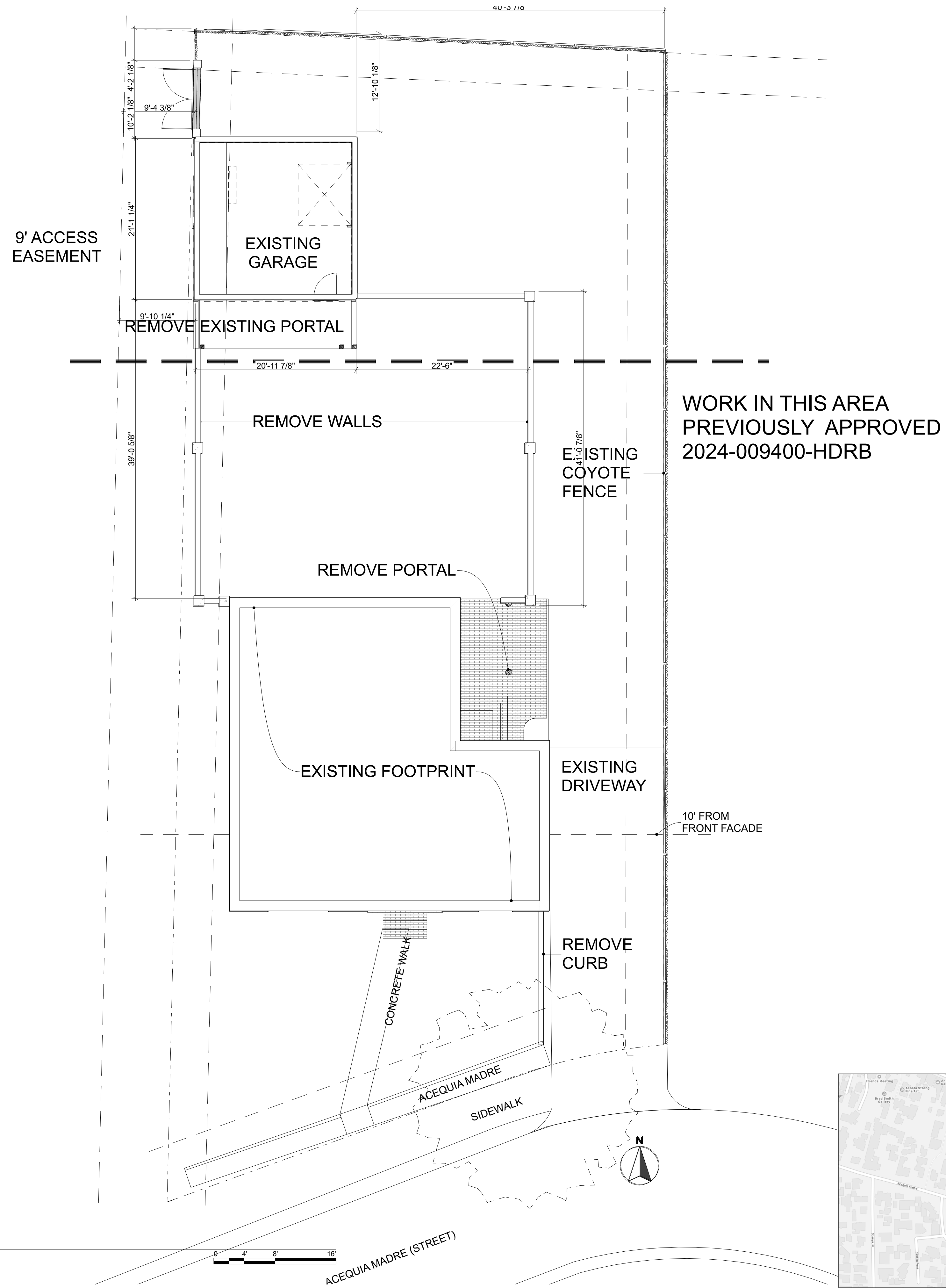
ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



ISSUED:
05/29/24 - HDRB Submittal

Existing Site Plan

1.1



1
1.1 Existing Site Plan

SCALE: 1/8" = 1'-0"



One story addition to existing garage with basement, one bedroom and bath with portal facing north. Garage, storage, and access to basement adjacent. Adjacent to 9' Access Easement

EXISTING GARAGE

CASITA / GARAGE

NEW 6" STUCCO MASONRY WALL FOR 5' SETBACK

5' SIDE YARD SETBACK

GARAGE ADDITION

BEDROOM ADDITION AND OTHER CHANGES TO FRONT HOUSE, PREVIOUSLY APPROVED BY HDRB, 2024-009400-HDRB

NEW STUCCO WALL (ON PROPERTY LINE)

ENTRY STOOP
UP 30" FROM GRADE TO CASITA LEVEL

PATIO/BACKYARD

Total SF
Existing
1704 House + 218 SF Portal = 1922 SF
New:
296 Bedroom Addition +
280 Portal = 576 SF
Proposed Main House Total = 2498
PREVIOUSLY APPROVED

PROPOSED CASITA
Existing
620 Garage +
New Ground Floor Living 496 +
New Garage/Storage 538 +
135 SF Portal = 1789 SF

Total Lot Coverage= 4287/8712 SF
49% allowed with open space

Zoning: .2 acres @ RC-8 = 1.6 DU/ACRE
if walls 0' setbacks
otherwise
front 7',
side 5',
rear 15' OR 5' IF STUCCO WALL

MAIN HOUSE

NEW PORTAL

GATE IN STUCCO WALL

10' FROM FRONT FACADE

REMOVE EXISTING CURB

NEW 4" STUCCO WALL (ON PROPERTY LINE)

NEW DRIVEWAY PARKING FOR TWO CARS

CONCRETE WALK

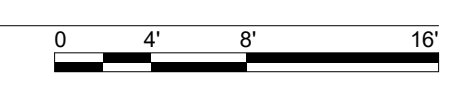
ACEQUIA MADRE SIDEWALK

EXISTING "CONCRETE" PLATFORM

NEW CULVERT @ ACEQUIA

9' ACCESS EASEMENT

1.2 Proposed Site Plan
SCALE: 1/8" = 1'-0"



320 Artec Street Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

HDRB Review

821 Acequia Madre Santa Fe, NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Gayla Bechtol Architect

ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE

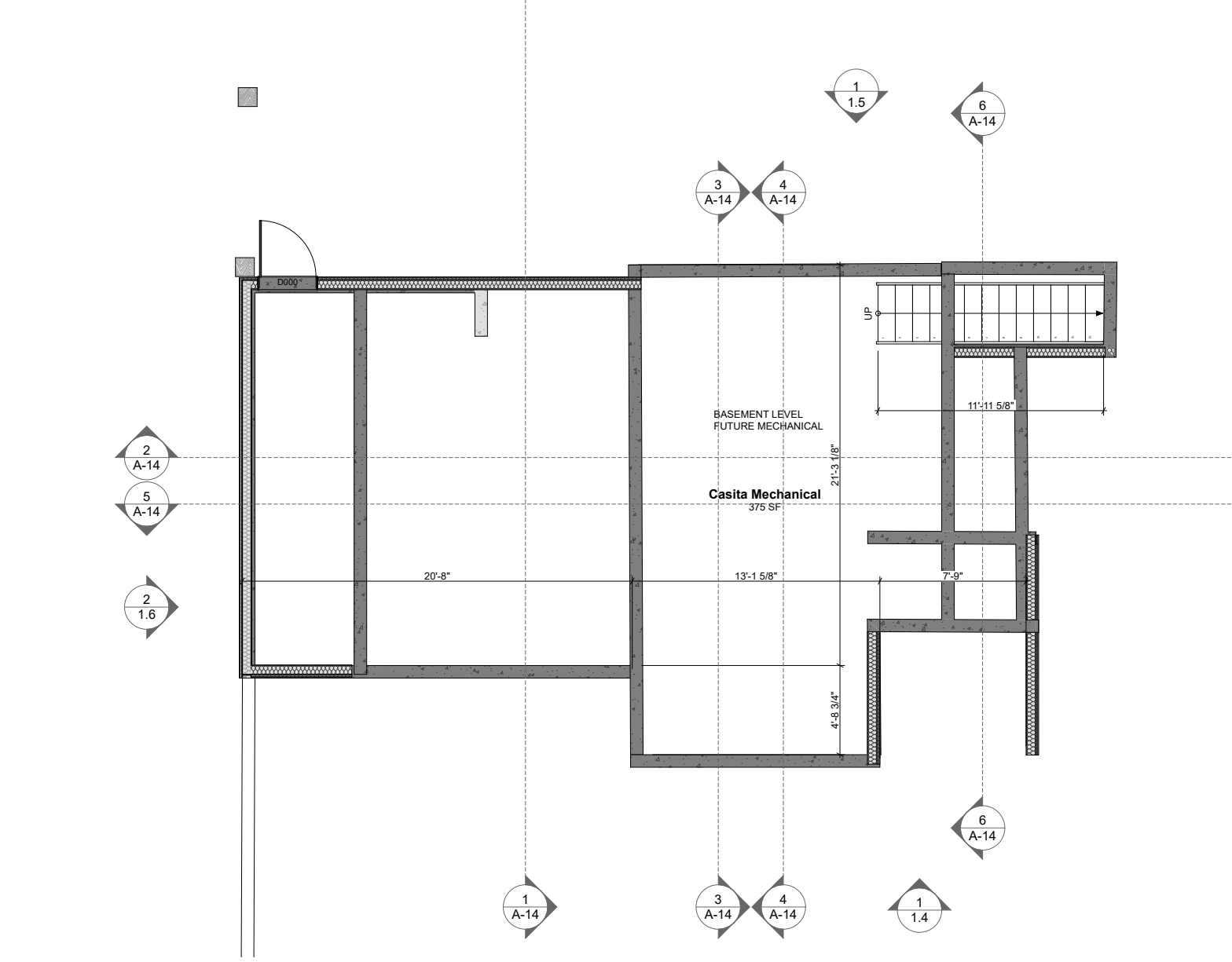


ISSUED:
05/29/24 - HDRB Submittal

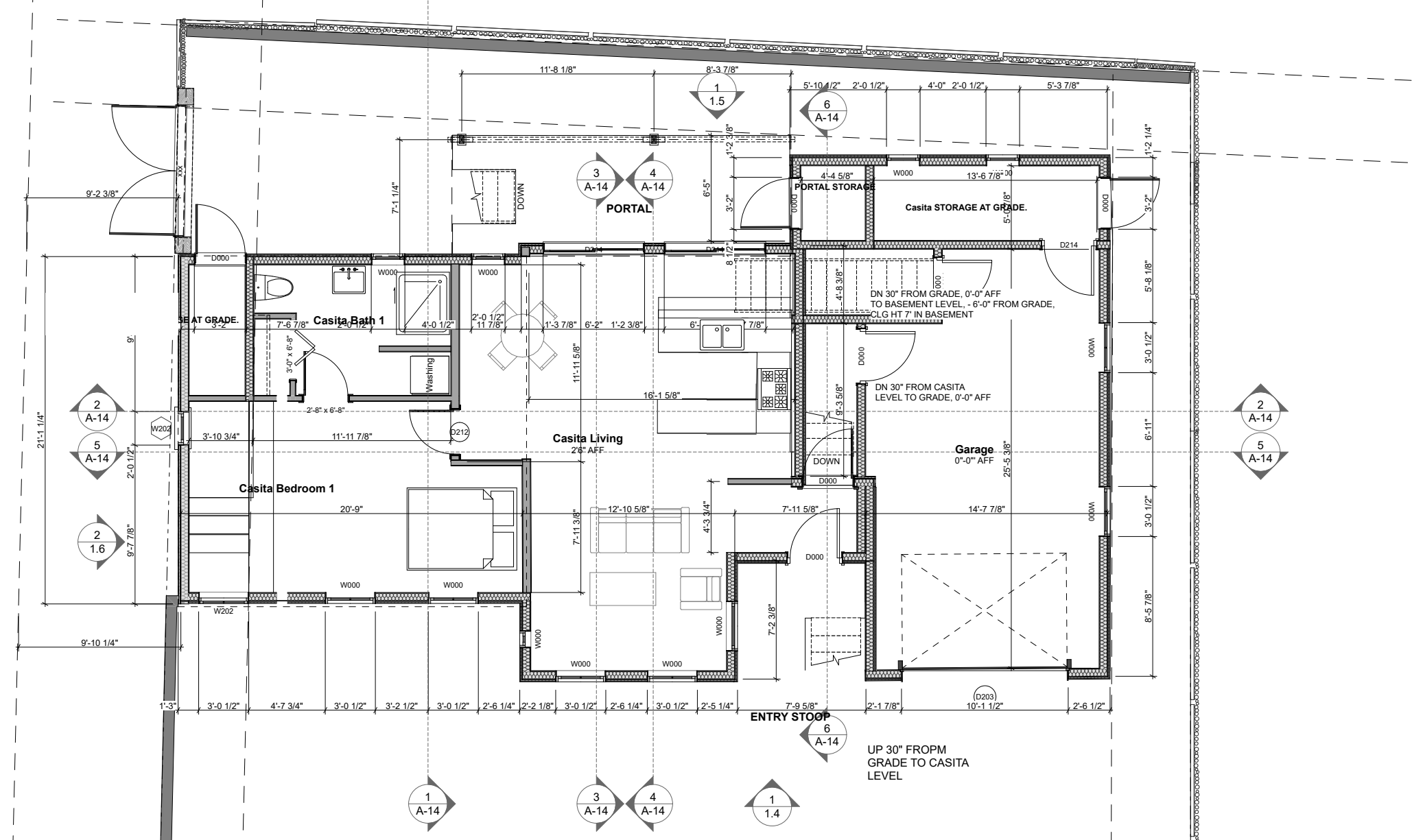
Site Plan

1.2

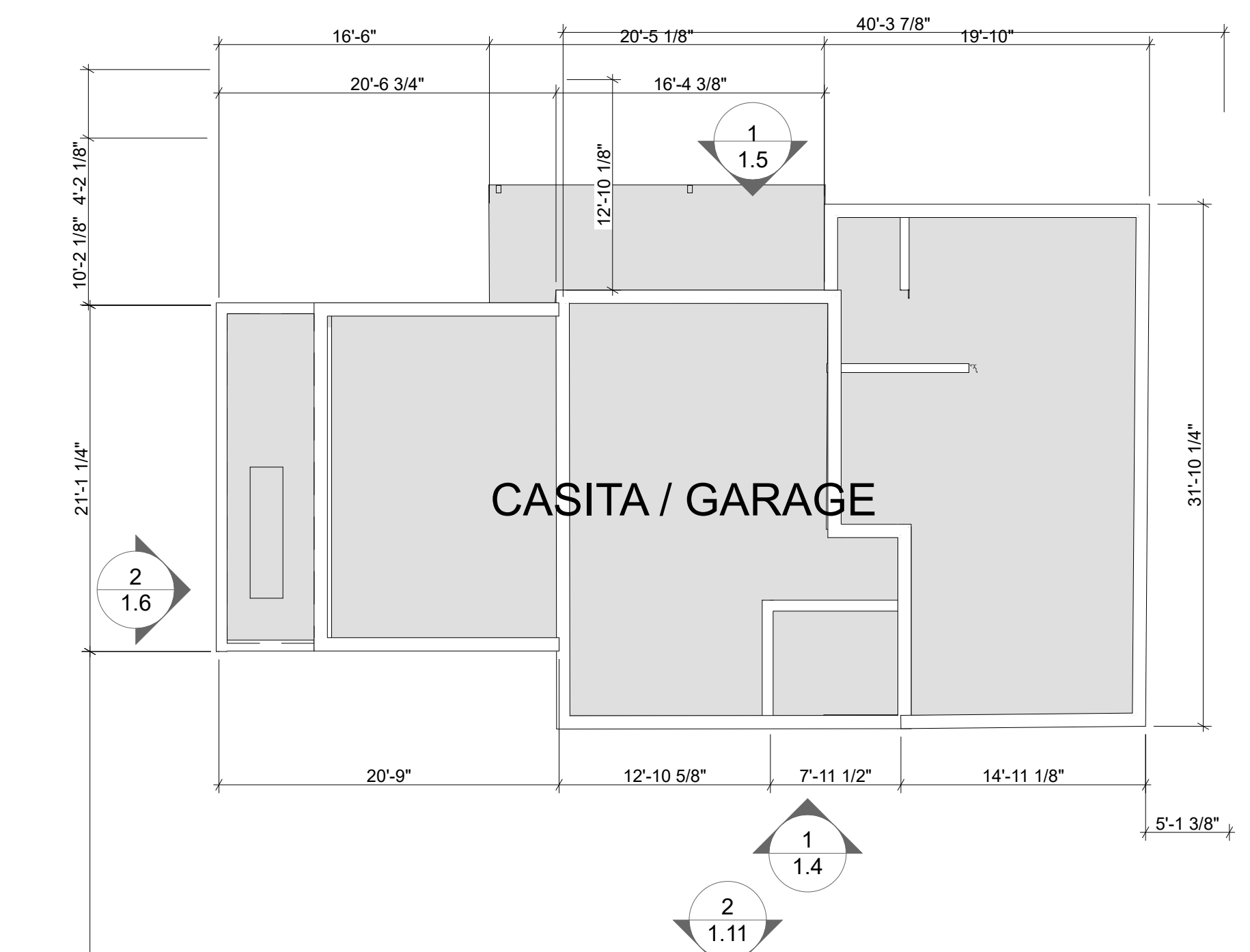
Printed: 3/10/25



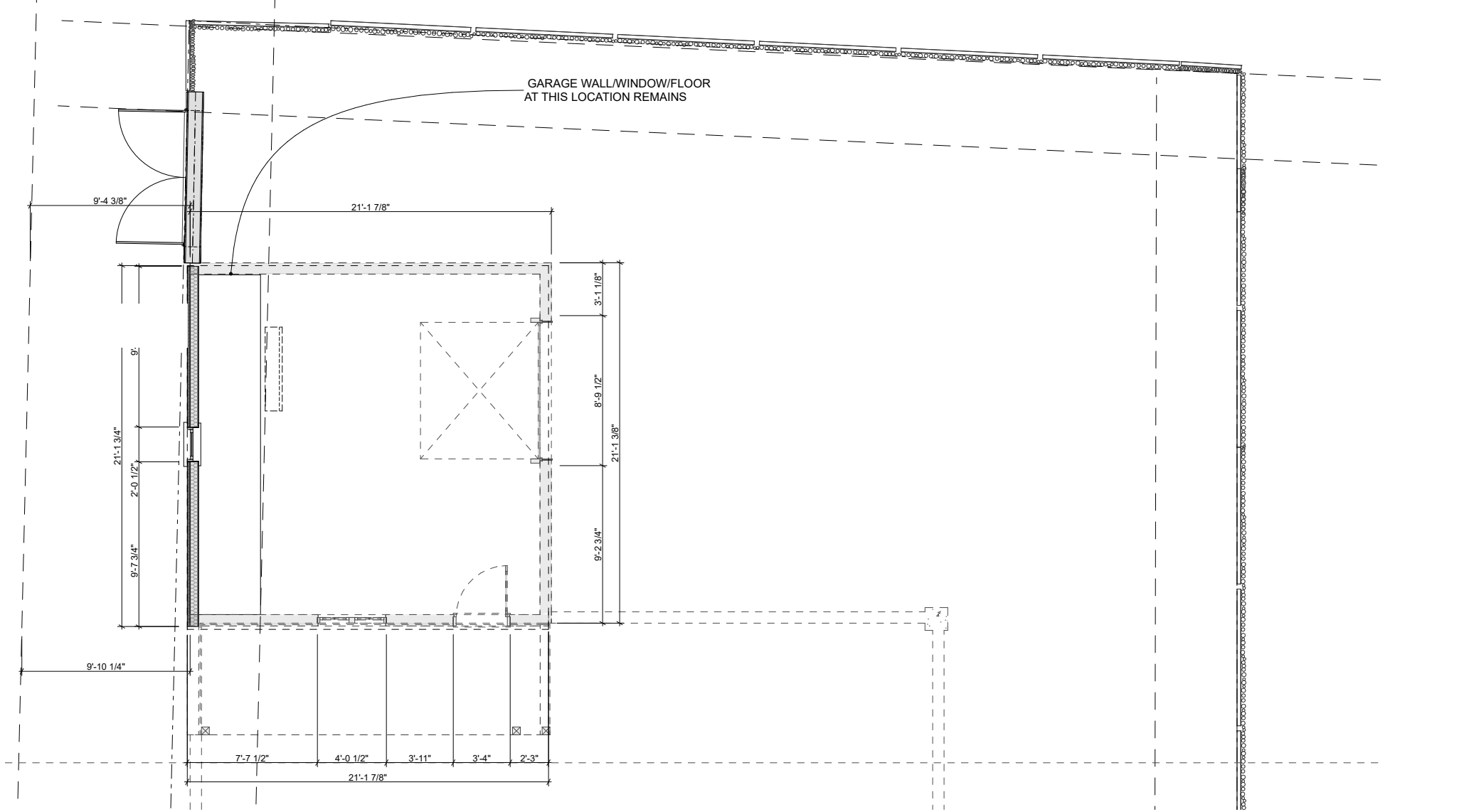
3
1.3 **Basement - Proposed**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1
1.3 **Main Floor Plan - Proposed**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4
1.3 **Roof Plan - Proposed - Shown with both Structures as Planned**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2
1.3 **Ground Floor Plan - Existing/Demolition**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

**HDRB
Review**

821 Acequia Madre
Santa Fe, NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Gayla Bechtol Architect

ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE

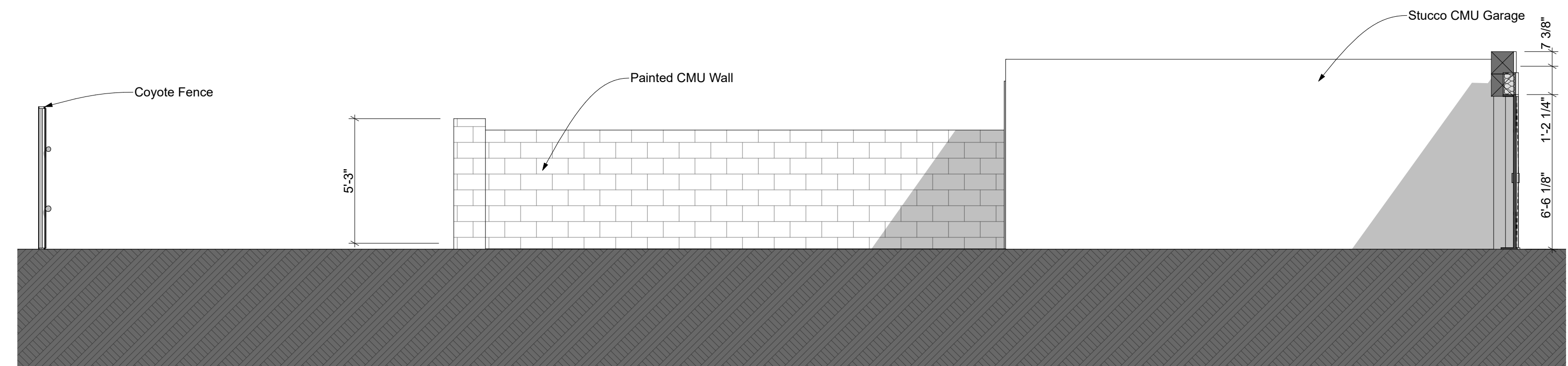


ISSUED:

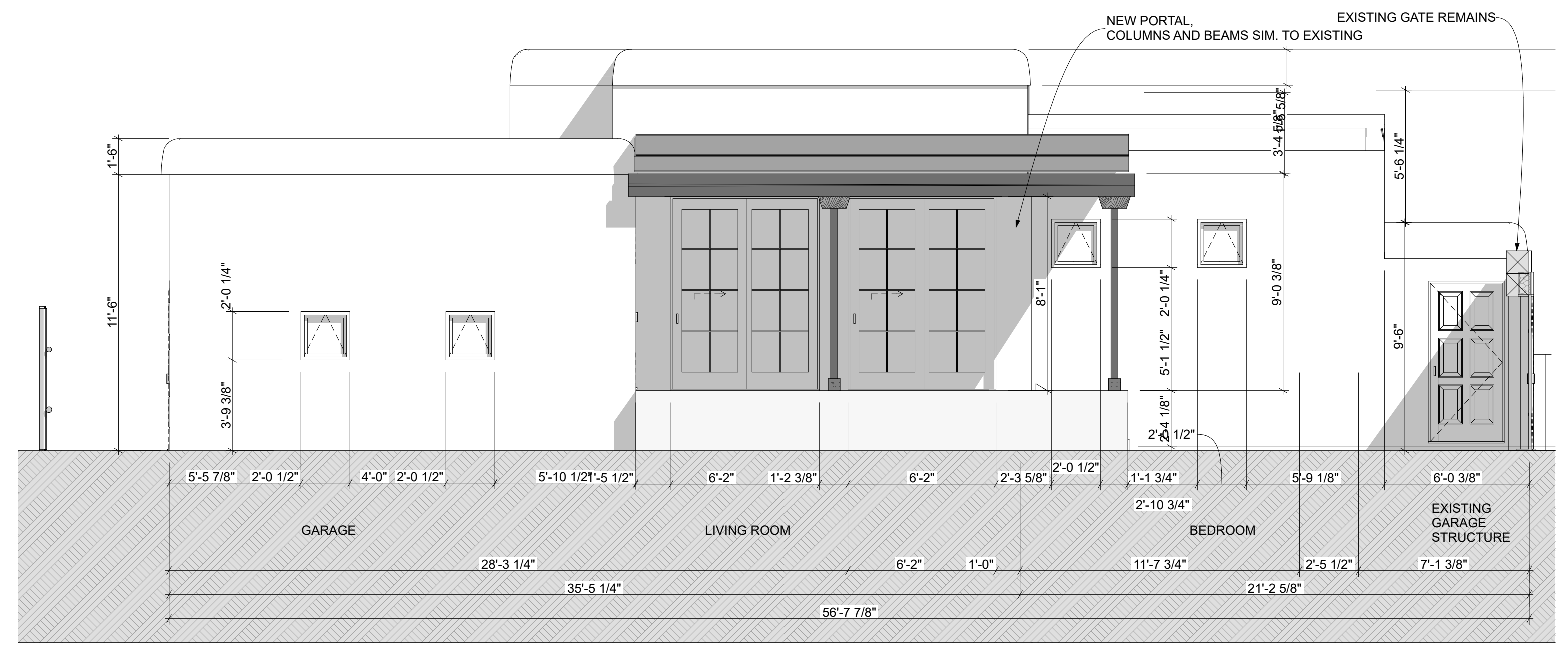
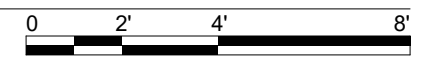
05/29/24 - HDRB Submittal

Back House Elevations

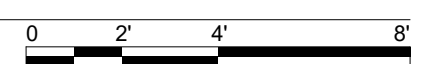
1.5



1
Existing North Elevation
SCALE: 1/4" = 1'-0"



2
Proposed North Elevation - Casita
SCALE: 1/4" = 1'-0"



**HDRB
Review**

821 Acequia Madre
Santa Fe, NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Gayla Bechtol Architect

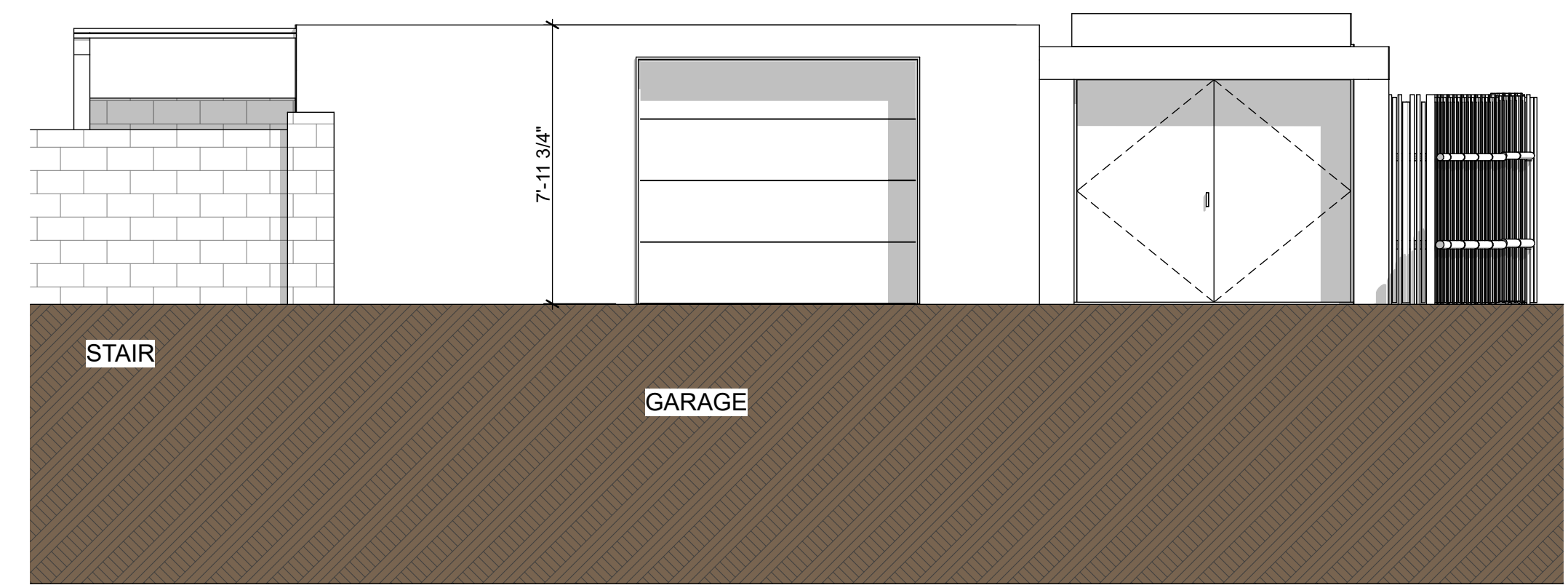
ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



ISSUED:
05/29/24 - HDRB Submittal

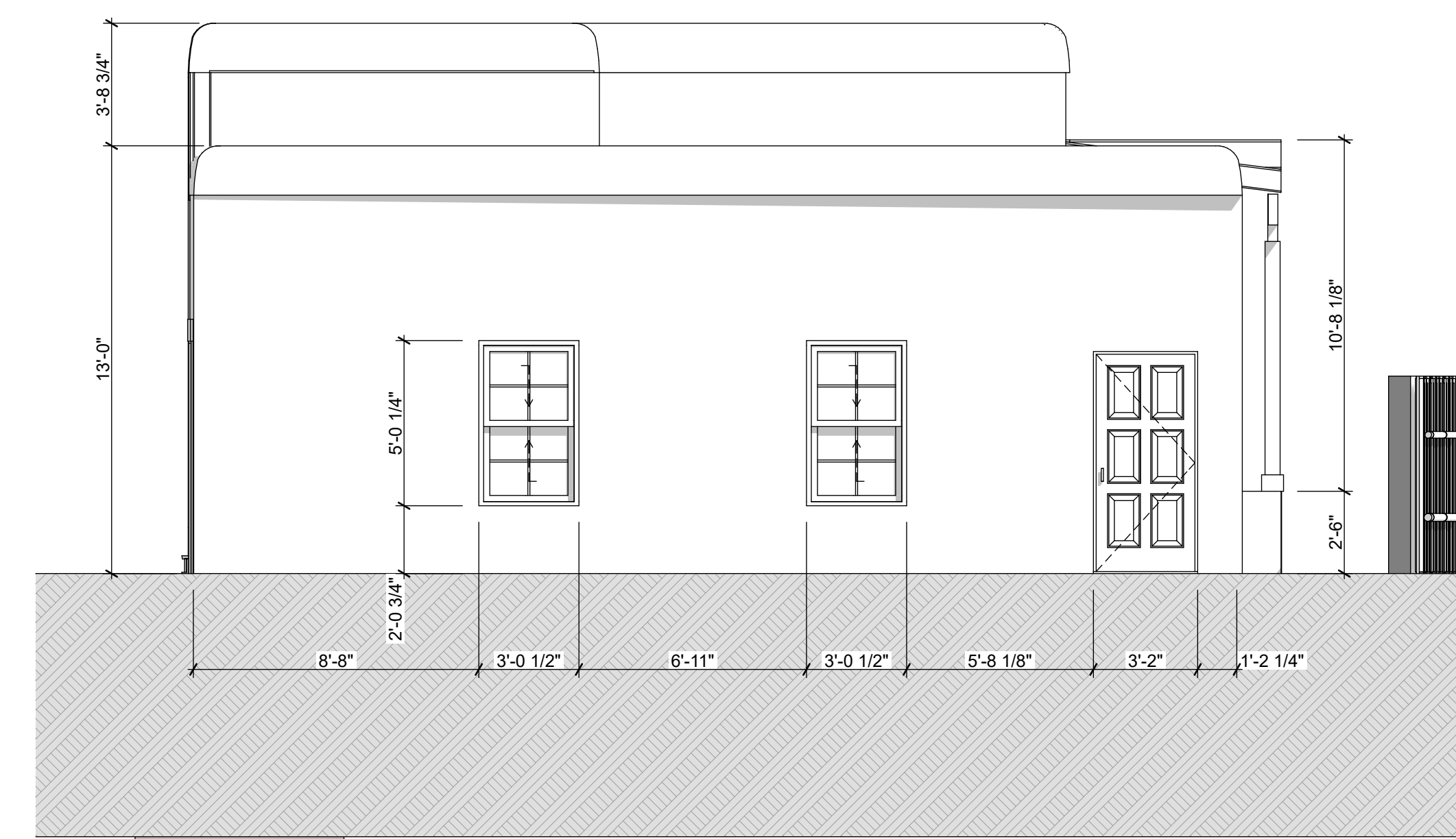
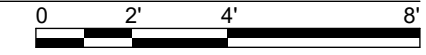
Back House

1.7



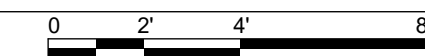
2
1.7 East Elevation - Existing

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



1
1.7 East Elevation - Proposed - Shown with both Structures as Planned

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



**HDRB
Review**

821 Acequia Madre
Santa Fe, NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Gayla Bechtol Architect

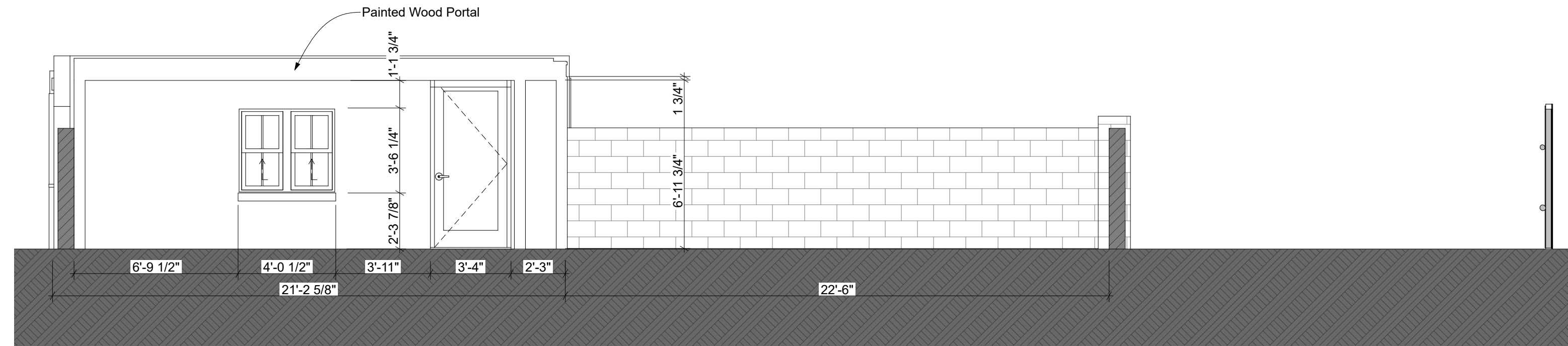
ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



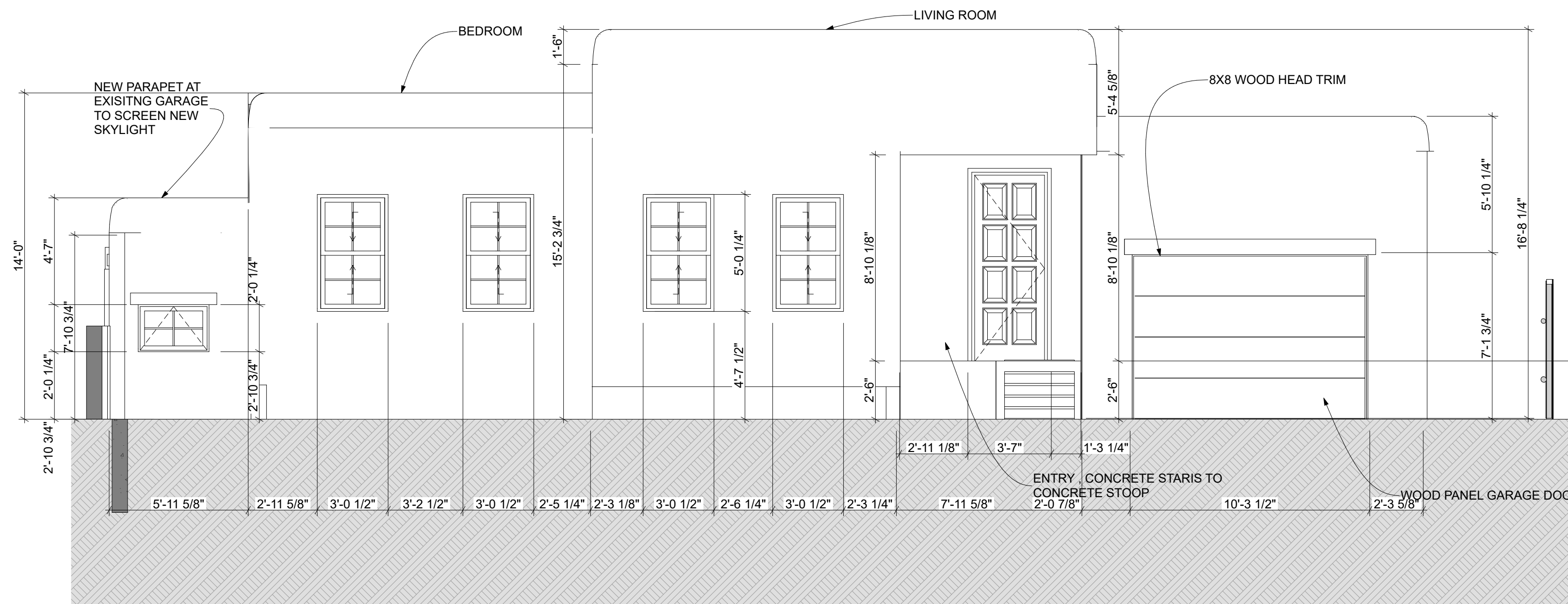
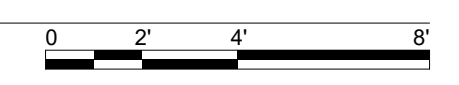
ISSUED:
05/29/24 - HDRB Submittal

Back House Elevations

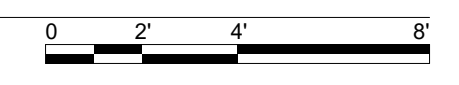
1.4



1
1.4 Existing South Elevation
SCALE: 1/4" = 1'-0"



2
1.4 Proposed South Elevation - Casita
SCALE: 1/4" = 1'-0"



**HDRB
Review**

821 Acequia Madre
Santa Fe, NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Gayla Bechtol Architect

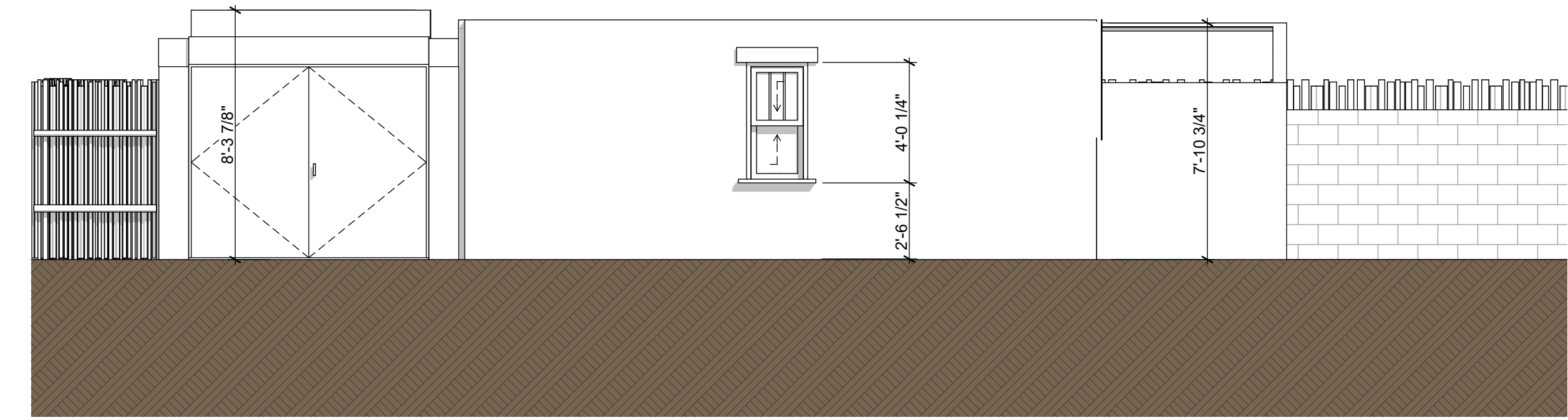
ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



ISSUED:
05/29/24 - HDRB Submittal

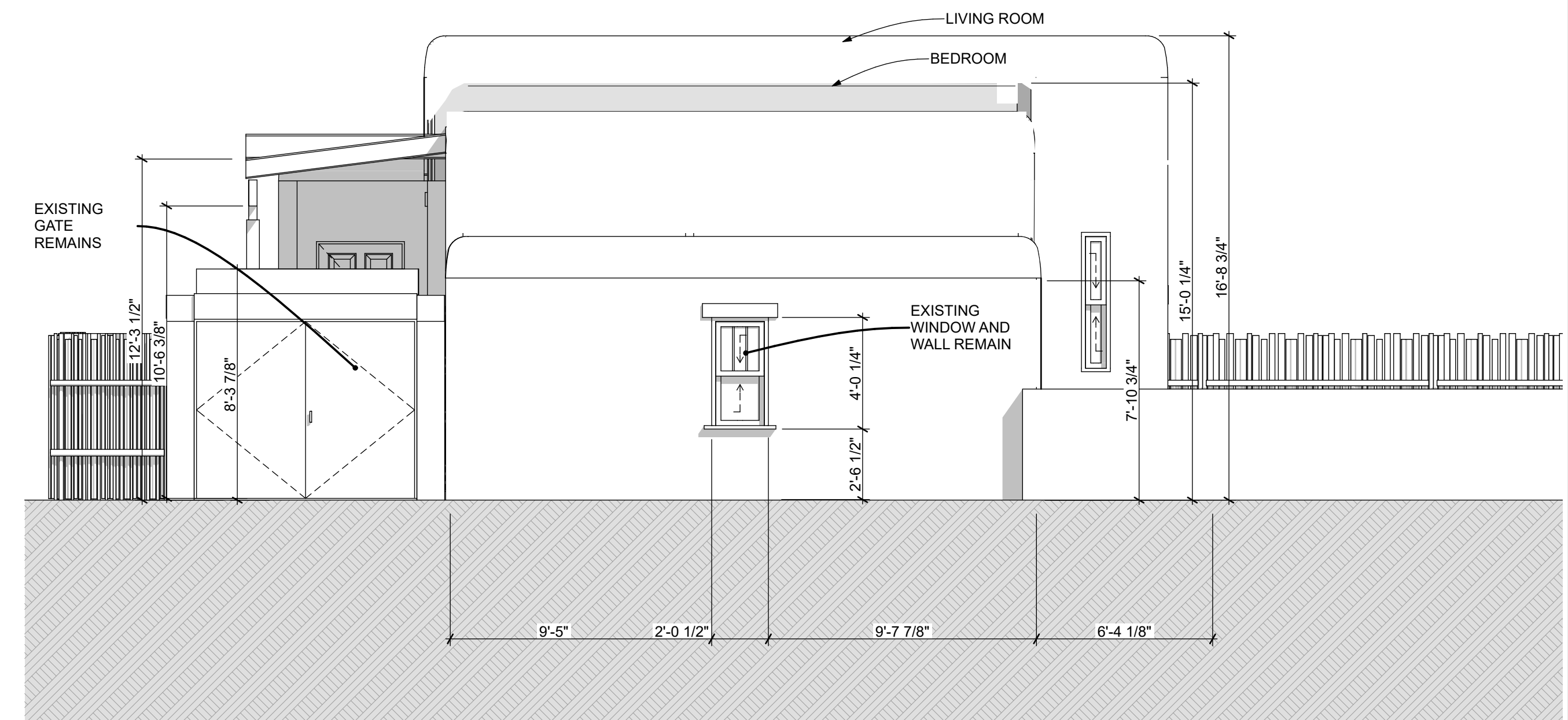
Back House Elevation

1.6



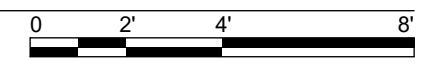
1
Existing West Elevation

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



2
Proposed West Elevation - Casita

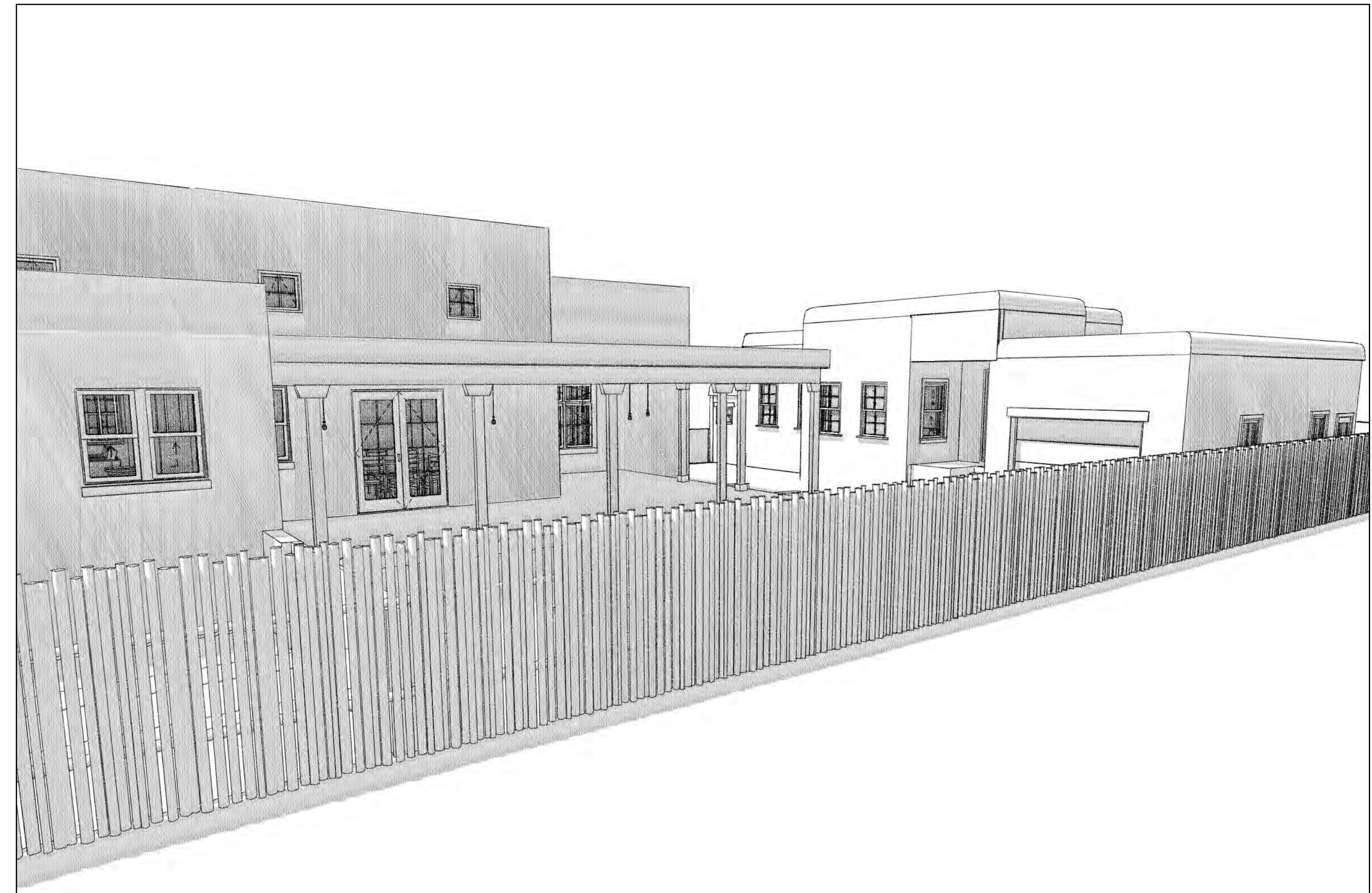
SCALE: 1/4" = 1'-0"





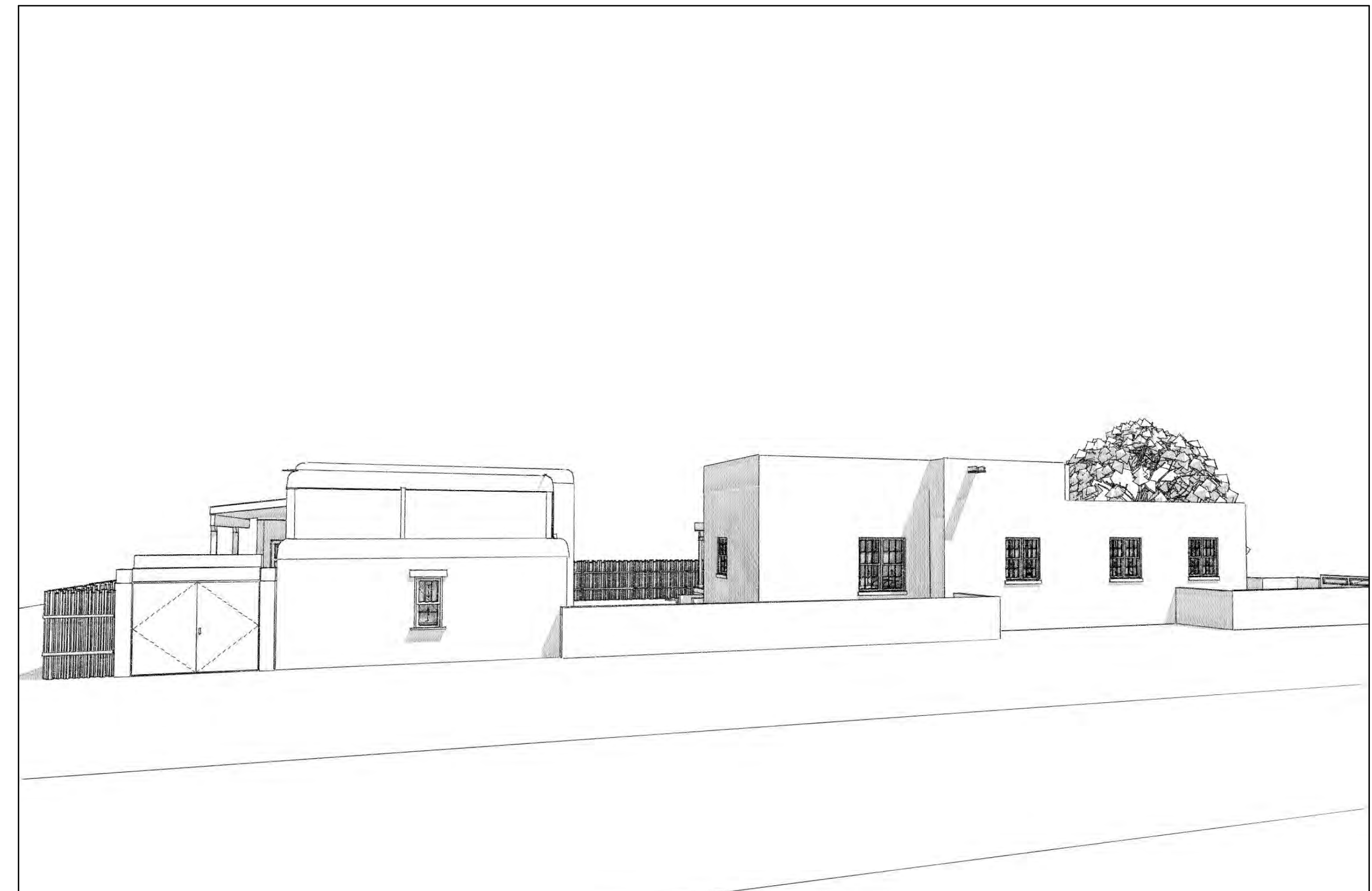
View of Southwest

Birds Eye View of Northeast



View of Northeast

View of West



ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



ISSUED:
05/29/24 - HDRB Submittal

Renderings

1.8