

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-009400-HDRB, 821 Acequia Madre, Downtown and Eastside Historic District, Gayla Bechtol, agent for Mary and Elaine Alarid, property owners, propose a 794 sq. ft. addition of a bedroom and portals to the main house, constructing a 4' tall yard wall, installation of new windows and light fixtures, and raising the current 13'-6" roof height to 24' where the maximum building height calculation is 16'-11" and a 1,223 sq. ft. remodel of the garage with a second story to a height of 24' and request exceptions to 14-5.2(D)(2)(e)(ii) the height of additions for contributing structures and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous HDRB Case Documents

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the exception criteria has been met and the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 821 Acequia Madre is listed as contributing and the garage and yard wall as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in the late 1940s on a 0.19-acre lot and comprises of approximately 1,400 sq. ft. of roofed area. The main structure was built in the Spanish Pueblo Revival architectural design style as seen by the adobe block construction material, flat roof with rounded parapets, and recessed doors and windows. The garage was built in the 1960s and constructed out of masonry cinder block and stucco. A yard wall encapsulates an open area between the main house and the garage and is approximately 4 ft. high and constructed out of masonry cinder block. The main structure has had an addition added to the north elevation with a portal on the east elevation. The proposed remodel of the main structure and the garage will provide the owners with the space needed to live while preserving the contributing status and primary façade of the structure.

Previous Historic Districts Review Board (HDRB) cases include:

On March 15, 2022, in Case No. 2022-004717-HDRB, Member Guida moved to designate the house as contributing, but not the garage, with the primary façade being the south façade facing Acequia Madre. Member Biedscheid seconded the motion and suggested a friendly amendment that the wall stay as non-contributing. Member Guida accepted the friendly amendment. The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

The current request (Case 2024-009400-HDRB) is for a remodel which includes the following alterations:

Main House:

- 1) Construct a 296 sq. ft. addition with a 280 sq. ft. portal.
- 2) Raise the roof height from a maximum height of 16'-11" to 17'-6" and 18'-11" respectively for which an exception is requested.
- 3) Construct a 4' high yard wall in front of the primary south façade for which an exception is requested.

Garage:

- 1) Construct a 358 sq. ft. ground floor addition and 428 sq. ft. garage with a 437 sq. ft. second story addition on top of the current garage.
- 2) Raise the roof height from a maximum height of 16'-11" to 24' for which an exception is requested.

Exterior Finishes:

- 1) Stucco will be cementitious color buckskin.
- 2) Wood trim will be painted white and turquoise.
- 3) New windows will be true divided lite.
- 4) Light fixtures will be shielded wrought iron.

- 5) Concrete will be colored brown.
- 6) Brown gravel will be placed at the work site.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(E)(ii): Staff requests an exception to 14-5.2(D)(e)(ii) allowed maximum building height of 16'-11" to 17'-6" and 18'-11" respectively on the main house and 24' on the garage.

(i) Do not damage the character of the district

Applicant Response: The addition is well off the street. The raised portions of the existing house are set back from the primary facade.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof meets the current zoning code requirements 14-7.2 Residential Districts and does not adversely impact the contributing status of the main house or non-contributing status of the garage, the streetscape, or the Downtown and Eastside Historic Districts..

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: In order to stay in this house, the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

(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

Applicant Response: In order to stay in this house, the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

- (iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: The property will not accommodate a two-bedroom casita and garage without the second floor. The floor-to-floor heights, even with the minimum 8', plus 1'-6" of structure between the floors, a 6" rise from grade, plus another 1' for roof framing, and at least 3' for a parapet to accommodate a low slope roof on the high side is 22'. At 24' the ceiling heights can be raised to 9', a more comfortable height. The existing house ceilings are very low, and sagging, on a crawl space above grade.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

- (v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: The applicant didn't build this house, garage, or subdivide the land, the parcel has been this shape since the Scanlon map of the 1920's.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

- (vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: The home has been occupied by the same family for several decades and with this addition and harmonious outward appearance of these two structures they will be allowed to remain here for decades to come. The families' longevity, history and preservation of the interesting architectural character of their home contributes to the economic, cultural and general welfare of the people of Santa Fe that is deemed essential by the governing body. These additions will allow the two sisters to stay in their family home.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is setback a minimum of ten (10) feet from the primary façade.

- (i) *Do not damage the character of the district*

Applicant Response: The 4' wall will not block the view of the house from the street.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed yard wall will provide the owners with the necessary security desired while still preserving the historic status and design standards of the district in which the property resides.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The enclosed yard will allow a more full use of the property by the applicants. There is no way to enclose the yard unless the driveway is also enclosed hence attaching to the house.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed yard wall will provide the owners with the necessary security desired and full use of the property while still preserving the historic status and design standards of the district in which the property resides.

(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*

Applicant Response: The applicants wish to remain in the house they grew up in. This remodel and addition will allow the applicants to share the house.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed yard wall will provide the owners with the necessary security desired and full use of the property while still preserving the historic status and design standards of the district in which the property resides.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

- (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;
- (iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;
- (v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and
- (vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:

- (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.
- (3) Remodeling to Increase Height; Rooftop Appurtenances
- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
 - (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (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.
- (6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(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.

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the

natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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; and
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly*

visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	
Planner Senior	Paul Duran	PD

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <i>(Historic and/or current name for property)</i> 	2 Location <i>(Address or description of location)</i> 821 ACEQUIA MADRE	3 Local Reference Number 4 County SANTA FE
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5 Property Type

Building Structure
 Site Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

___ / ___ / 84

No previous survey

8 Name of Project

9 UTM

Zone:

Easting:

Northing:



ROLL 10 # 15 WEST/SOUTH

10 Photo Information

Negative Location: CITY OF SANTA FE View of: WEST / SOUTH

Roll #: 10

Frame #: 15

11 Brief Description of the Property *(What is it?)*

SMALL RECTANGULAR VERNACULAR HOUSE

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1953 Known Estimated Source: CITY DIRECTORIES

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings

Similar Dissimilar

Comments:

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; indicate north arrow when possible.)

Large grid area for drawing or photo information.

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: (If photo, include photo information, as in #10.)

19 Is Property Endangered? [] Unknown [X] No [] Yes How?

20 Significance to Current Community [X] Unknown [] None [] Low [] Moderate [] High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? [] Unknown [X] No [] Yes

If yes: [] State [] National

If 'no' or unknown, do you think this property is eligible for listing? [X] No [] Yes

Why?

23 National or State Historic District

Is this property in a historic district? [] Unknown [] No [X] Yes

If yes: [] Contributing [X] Non-Contributing [] Unknown

If 'yes,' what is name of district? SANTA FE [] State [X] National

24 Supplemental Forms

[] None [X] HCPI Detail Form (FORM 2) [] Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>Please complete HCPI FORM 1 before completing Form 2<<<<<

For HPD Office use only: HCPI No. District 3 Local Reference Number

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

4 County

SANTA FE

5 Date of Survey 7-21-03

821 ACEQUIA MADRE

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- | | | | |
|--------------------------------------------------|---------------------------------------------------|--------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Adobe | <input type="checkbox"/> Brick | <input type="checkbox"/> Composition | <input type="checkbox"/> Concrete: Block |
| <input type="checkbox"/> Concrete: Cast Stone | <input type="checkbox"/> Concrete: Poured | <input type="checkbox"/> Earth Plaster | <input type="checkbox"/> Masonry: Simulated |
| <input type="checkbox"/> Metal: Corrugated | <input type="checkbox"/> Metal: Structural Siding | <input type="checkbox"/> Metal: V-Crimp | <input type="checkbox"/> Stone: Random Ashlar |
| <input type="checkbox"/> Stone: Random Coursed | <input type="checkbox"/> Stone: River Rock | <input type="checkbox"/> Stone: Rusticated | <input type="checkbox"/> Stone: Tabular |
| <input checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Tile: Structural Clay | <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Wood: Board & Balton |
| <input type="checkbox"/> Wood: Horizontal Siding | <input type="checkbox"/> Wood: Jacal | <input type="checkbox"/> Wood: Log | <input type="checkbox"/> Wood: Shingle |
| <input type="checkbox"/> Wood: Tongue & Groove | <input type="checkbox"/> Other: _____ | | |

Notes:

7 Number of Stories Not Applicable

Number: 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugated Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta

Wood: Shingle

Other: _____

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
CASEMENTS	METAL	2X8	1

Notes:

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number
1 LEAF	1 SMALL LT.	WOOD	1

Notes:

12 Chimneys (Describe whether interior or exterior and material)

13 Porches Not Applicable

Type: Entry Partial-Width Full-Width Wrap

14 Other Significant Features

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. GARAGE ADDED Date: 1968 Known Estimated Source: OWNER

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2)

(Continued from the other side)

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

Not Applicable

Art Deco/Streamline Moderne

Gothic Revival

Mission Revival

Pueblo

Spanish-Pueblo Revival

Bungalow/Craftsman

International

Neo-Classical

Queen Anne

Territorial

Colonial Revival

Italianate

Northern New Mexico

Ranch

Territorial Revival

Folk Victorian

Mediterranean

Prairie

Spanish-Colonial

Tudor Revival

Notes:

Other: _____

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? **NO**








19 Site Plan

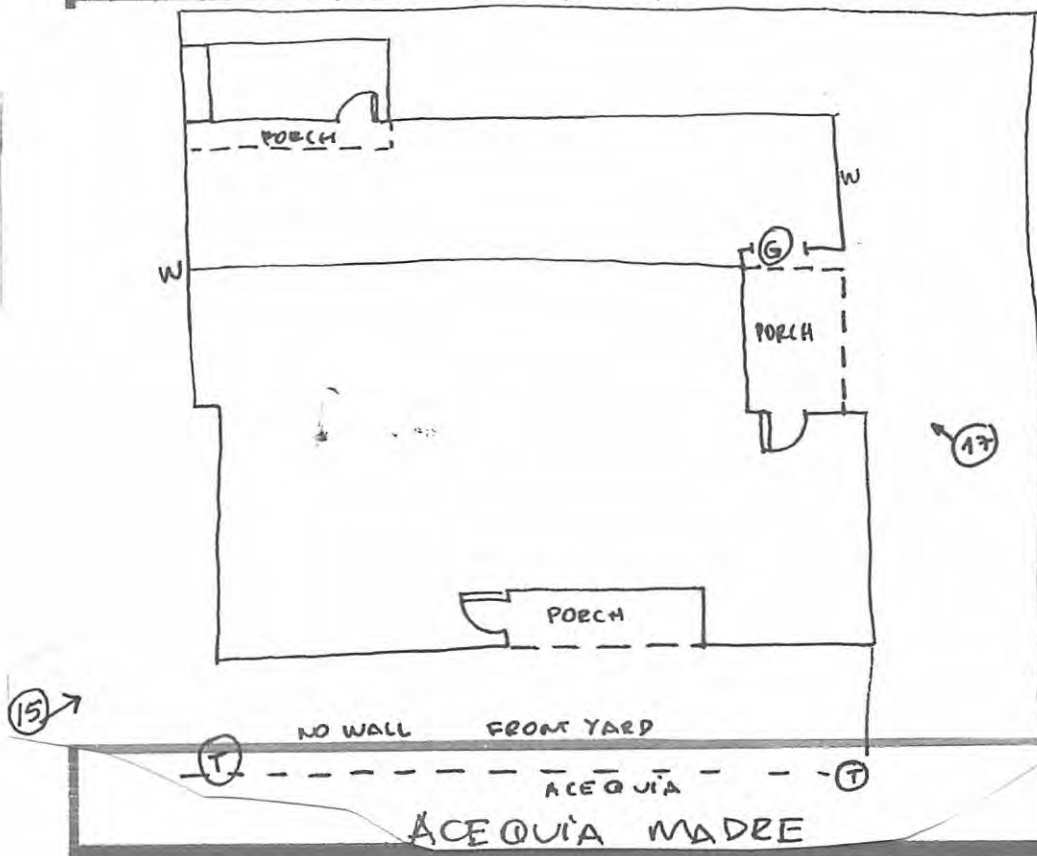
Please include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

-  TREE
-  GATE
-  YARD WALL
-  BUILDING WALL
-  DOOR
-  PHOTO LOCATION
-  NORTH ARROW



yes	date 4-11-84	county Santa Fe	ID no. 051611473	H83
field map SFHD-6-1473	number	UTM reference zone 12 13	easting	northing
location description		city/town		
821 Arcequia Madre		SANTA FE		
building name		land grant/reservation		
film roll by no. 17		negative nos. 32	legal description	
		loc. of neg. HPS	plan shape	



trsp	N S	range	E W	sec	1/4	1/2
date of construction						
P estimate actual						
source						
BD						
use						
present residential						
other						
historic residential						
other						
condition						
excellent good						
fair deteriorating						
degree of remodeling						
minor moderate major						
describe:						

style	foundation material
	wall material/surface
architectural features	surroundings
	Res
	relationship to surroundings
	X similar not similar
	district potential
	yes no
	significance
	eligible of X none
	if eligible, interest
	why?
comments	associated buildings? yes
	what type?
	if inventoried, list ID nos.
	see back? yes



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6 FEB 2024
 Property Owner of Record: ALARID CO LLC
 Applicant/Agent Name: GAYLA BECHTOL, AIA
 Contact Person Phone Number: 5050606301

Site Address:

921 Acequia Madre
 Proposed Construction Description: Add bedroom and replace porch to existing house. A garage, 2 bedrooms to existing garage.
 TOTAL ROOF AREA:

Zoning District: RC 2
 Overlay: Escarpment
 Flood Zone*
 Other: HISTORIC

Lot Coverage: 3955%
 Open Space Required: 4791
 Setbacks: NA
 Proposed Front: 7' Minimum: 7'
 2nd Front?

Submittals Reviewed with PZR:
 Legal Lot of Record Development Plan Building Plans
 Existing Site Plan Proposed Site Plan Elevations

Proposed Rear: 10' Minimum: 5/15
 Proposed Sides: L D R D Minimum: 0/5

Supplemental Zoning Submittals Required for Building Permit:
 Zero Lot Line Affidavit

Height: Proposed 24'
 Maximum Height: 16'11" or
 Regulated by Historic Districts Ordinance
 Regulated by Escarpment District

Access and Visibility: Arterial or Collector**
 Visibility Triangle Required

Parking Spaces:
 Proposed 4 Accessible NA
 Minimum: 3

Use of Structure: Residential
 Commercial Type of Use: _____

Bicycle Parking**:
 Proposed: _____ Minimum: NA
 ** Commercial Requirement

Terrain: 30% slopes NA

* 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.

Gayla Bechtol, AIA [OWNER APPLICANT AGENT]
PRINT NAME

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

6 Feb 2024
 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Case No. 2024-007957

- Escarpment Approval by _____ Date: ___/___/___
- Flood Plain Approval by _____ Date: ___/___/___
- Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: Preliminary approval upon submittal of zero lot line affidavit for L (west side) setback at time of building permit application

REVIEWER: Carly Venditti Carly Venditti

DATE: 3 / 1 / 24



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 821 Acequia Madre
 HISTORIC DISTRICT: Downtown & Eastside [X] Don Gaspar Area [] Westside-Guadalupe []
 (from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []
 PROJECT PROPOSAL: STATUS REVIEW + PRIMARY FACADE DESIG.
 CONSTRUCTION COST: \$ 0 NA X
 BASE FEE: \$ 250.00 + EXCEPTION: \$ NA + POSTER: \$ 25 = TOTAL: \$ _____
 (base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)
 (each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: Alarid Co LLC, MARY ALARID-ENRIGHT PHONE #: 408.892.6077
 OWNER MAILING ADDRESS: 821 ACEQUIA MADRE
 CITY, STATE, ZIP CODE: SANTA FE, NM 87505
 EMAIL: alaridco@gmail.com

AGENT: GAYLA BECHTOL, AIA PHONE #: 505.660.6301
 MAILING ADDRESS: 320 AZTEC ST. #C
 CITY, STATE, ZIP CODE: SANTA FE, NM, 87501
 EMAIL: gayla@ghasantafe.com

PREAPPLICATION MEETING/SITE VISIT: 17 Sep 2021 Case Planner: Angela S. Bordegaray

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE).

I am/We are the owner(s) and record title holder(s) of the property located at: 821 Acequia Madre
 I/We authorize GAYLA BECHTOL, AIA to act as my/our agent to execute this application.
 Signed: Mary Alarid SGA, Alarid Co LLC Date: 1-6-2022
 Printed Name: MARK ALARID-ENRIGHT

I/We shall act as my/our own agent to execute this application.
 Signed: _____ Date: _____
 Printed Name: _____

****ALL signatures on this page are required**

Application form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: Historic Status Review and Primary Facade(s) Designation

CASE NUMBER: 2022-004717--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 821 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS: Applicant

Gayla Bechtol

320 Aztec Street AVE
SANTA FE , NM 87505

Property Owner

Mary Alarid

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 15, 2022. The decision of the Board was to designate the main house historically contributing, the garage and yard wall non-contributing. The board designated the south elevation the primary facade.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

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.**



To:

City of Santa Fe HDRB staff

September 19, 2024

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.

Work Proposed:

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 south facade remain as is. The existing wood double hung windows on the north will be reused in the new bedroom addition.

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 larger garage (New Ground Floor Living 358 + New Garage 428) and building a second story (437 SF) so that there will be two bedrooms with a small kitchen adjacent to new garage/multi- purpose area for workshop. The second floor stepback is 15' from the rear property line, and from the access easement to the west. A terrace/deck/portal is accessed from the second floor of the casita. The walls of the additions to the garage are battered in order to disguise the massing and to differentiate the style from the simplified style of the main house. The proposed height is 24'-0".

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.

Exception Criteria:

Criteria for height exception (14-5.2(D)(e)(ii) from allowed maximum of 16'-11" for both structures.

Do not damage the character of the streetscape-

Response: The addition is well off the street. The raised portions of the existing house are set back from the primary facade.

Prevent a hardship to the applicant or an injury to the public welfare.

Response: In order to stay in this house the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

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

Same Response: In order to stay in this house the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and family



built. If they are unable to make the ADU bigger the property will not accommodate both families.

Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

Response: The property will not accommodate a two bedroom casita and garage without the second floor. The floor to floor heights, even with the minimum 8', plus 1'-6" of structure between the floors, a 6" rise from grade, plus another 1' for roof framing, and at least 3' for a parapet to accommodate a low slope roof on the high side is 22'. At 24' the ceiling heights can be raised to 9', a more comfortable height. The existing house ceilings are very low, and sagging, on a crawl space above grade.

Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: The applicant didn't build this house, garage, or subdivide the land, The parcel has been this shape since the Scanlon map of the 1920's.

Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Response: The home has been occupied by the same family for several decades and with this addition and harmonious outward appearance of these two structures they will be allowed to remain here for decades to come. The families' longevity, history and preservation of the interesting architectural character of their home contributes to the economic, cultural and general welfare of the people of Santa Fe that is deemed essential by the governing body. These additions will allow the two sisters to stay in their family home.

An exception is needed for the proposed wall attached to the primary facade 14-5.2(D)(2)(d)(d).

Do not damage the character of the district.

Response: The 4' wall will not block the view of the house from the street.

Are required to prevent a hardship to the applicant or an injury to the public welfare

Response: The enclosed yard will allow a more full use of the property by the applicants. There is no way to enclose the yard unless the driveway is also enclosed hence attaching to the house.

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

Response: The applicants wish to remain in the house they grew up in. This remodel and



addition will allow the applicants to share the house.

We submitted preliminary drawings for the Preliminary Zoning Review and HDRB staff Prelim review. We have revised the drawings based on their comments. The east setback was increased to 5'. We are asking for a height exception so that a 9' ceiling with a buildable parapet is possible.

Thank you for your consideration.

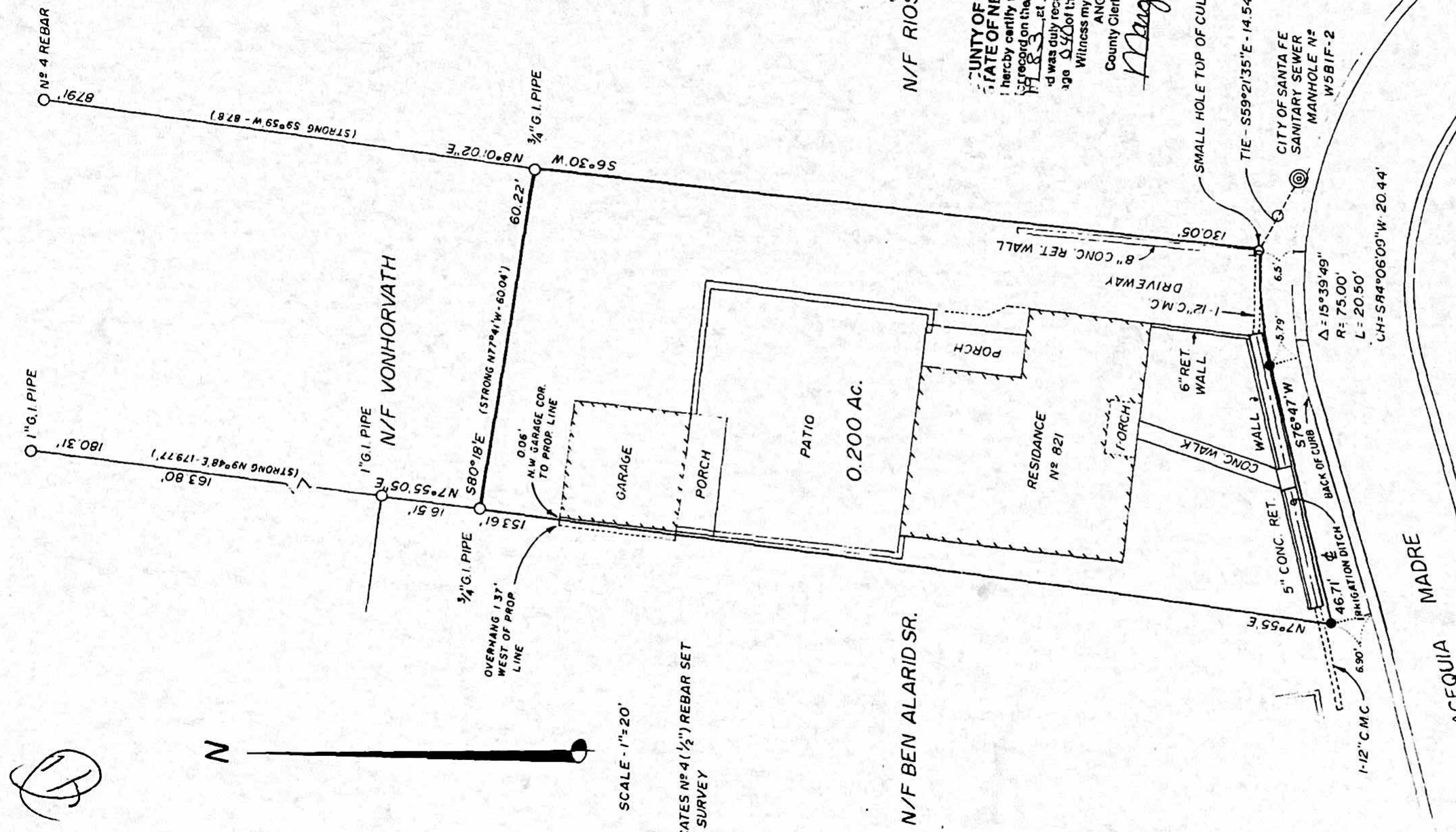
Sincerely,

Gayla Bechtol, AIA



S.F.
Kemp 1912
14151

A



N

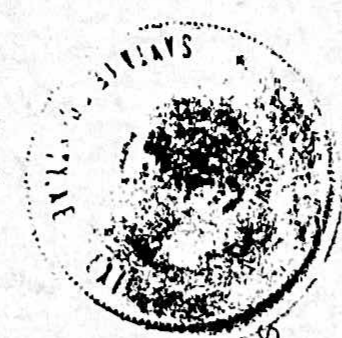
SCALE - 1" = 20'

● INDICATES NO. 4 (1/2") REBAR SET THIS SURVEY

N/F BEN ALARID SR.

N/F RIOS

129040



COUNTY OF SANTA FE, STATE OF NEW MEXICO
 I, ANGIE VIGIL PEREZ, County Clerk, Santa Fe County, N.M., do hereby certify that this instrument was filed in the records of the County of Santa Fe on the 22nd day of May, 1983, at 12:05 o'clock P.M. I was duly recorded in book 12912, page 030 of the records of Santa Fe County. Witness my Hand and Seal of Office this 22nd day of May, 1983.
 ANGIE VIGIL PEREZ
 County Clerk, Santa Fe County, N.M.
 Margaret LeBow
 JP

PLAT OF SURVEY
 FOR
 BEN JR. & LOYOLA ALARID
 PORTION OF LOT 43, BLOCK 83B,
 KINGS MAP, CITY OF SANTA FE
 SANTA FE COUNTY, NEW MEXICO

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY PERFORMED IN THE FIELD BY ME 24 MAY 1983.



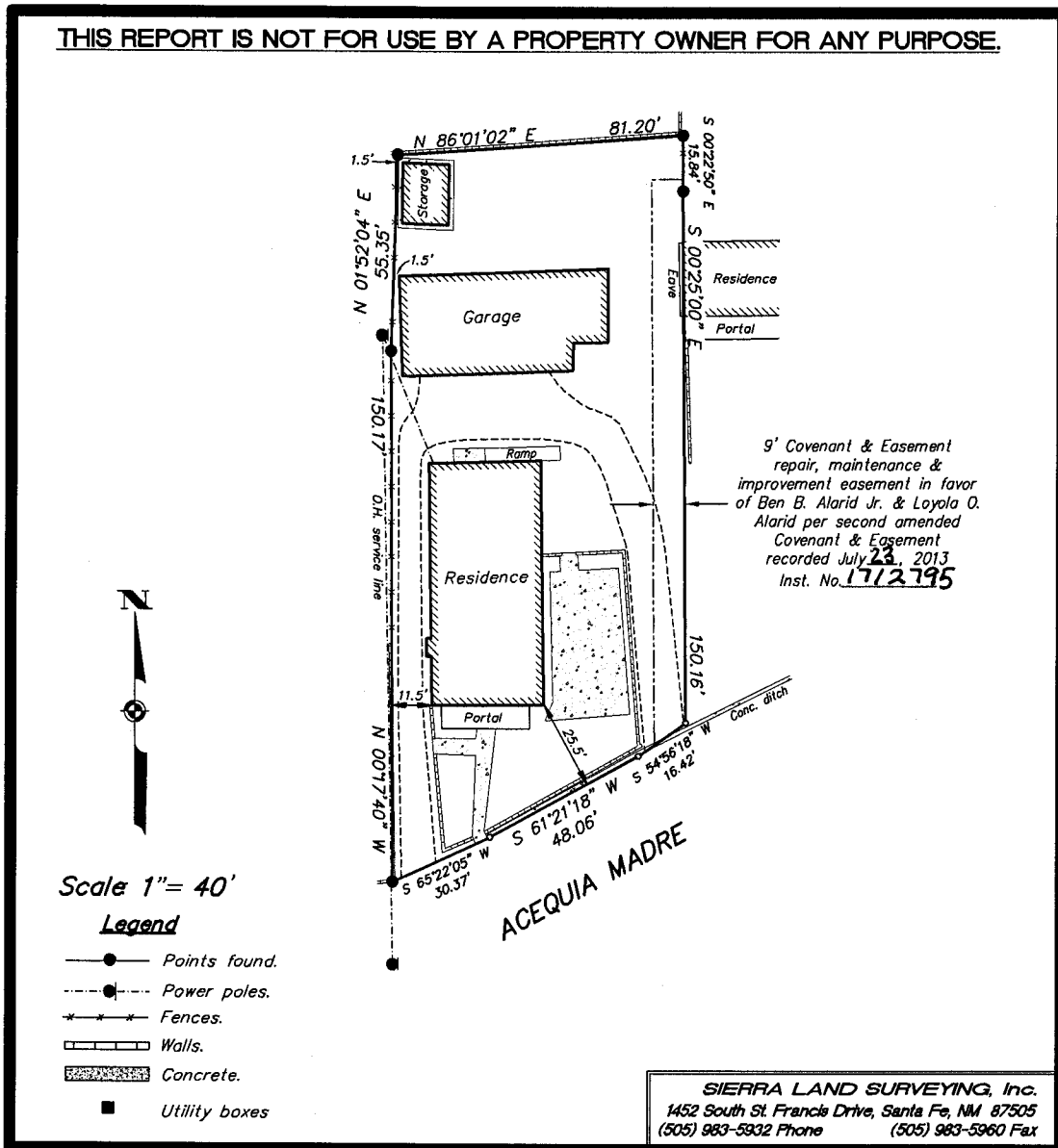
BERNIE A. ALARID P.L.S. NO. 5338

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
To Title Co.: Prima Title, LLC
To Underwriter: _____
To Lender: _____
that on July 17, 2013 I made an inspection of the premises situated
at 777 Acequia Madre, Santa Fe, Santa Fe County, New Mexico, briefly
described as: A tract of land

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.
Boundary Survey Plat for Josefita P. Alarid Revocable Trust....
recorded in Plat Book 612, Page 045.

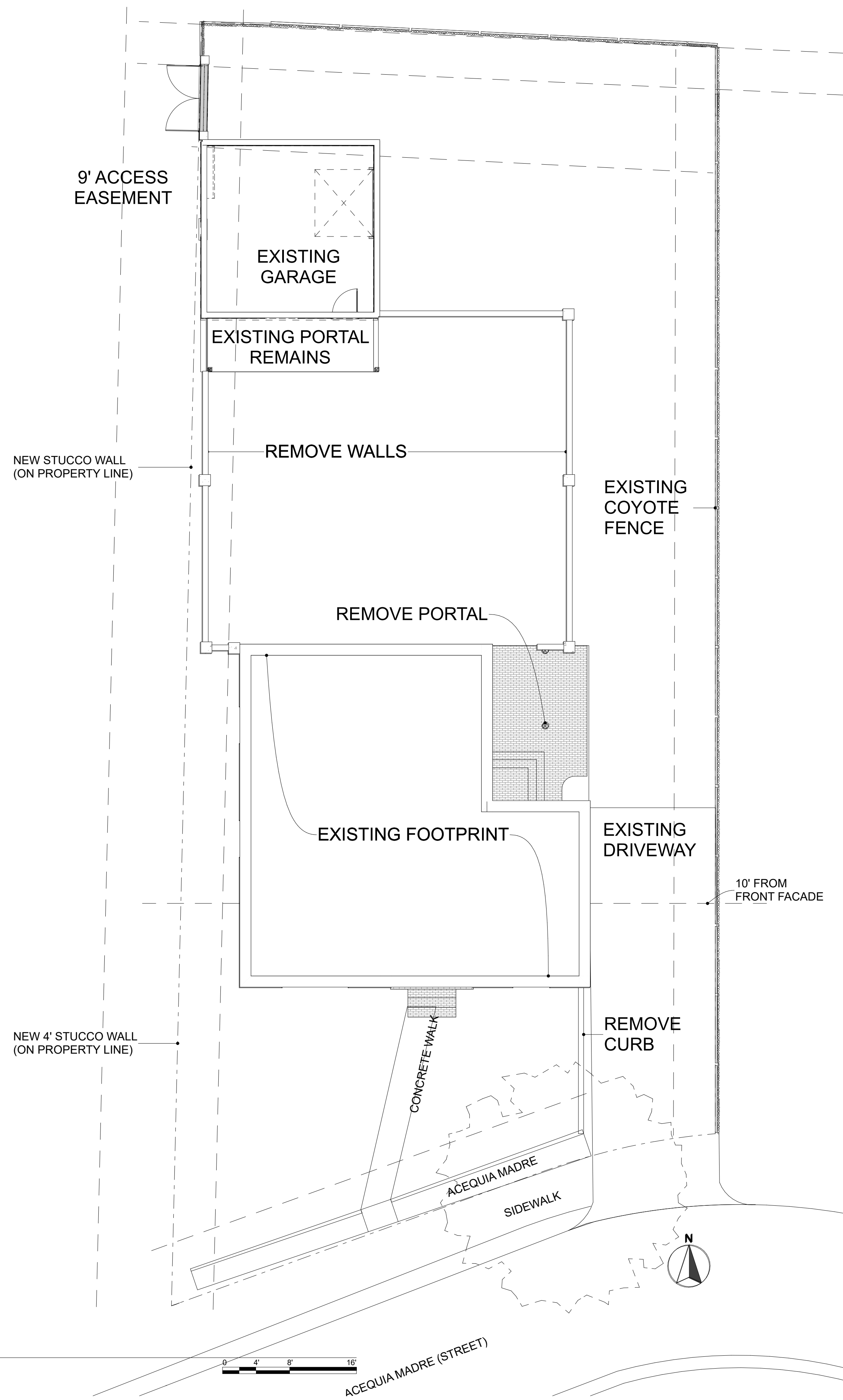
NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 12-0724 as provided by Title Company.



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

Exhibit A

SFC CLERK RECORDED 07/23/2013



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



ISSUED:
05/29/24 - HDRB Submittal

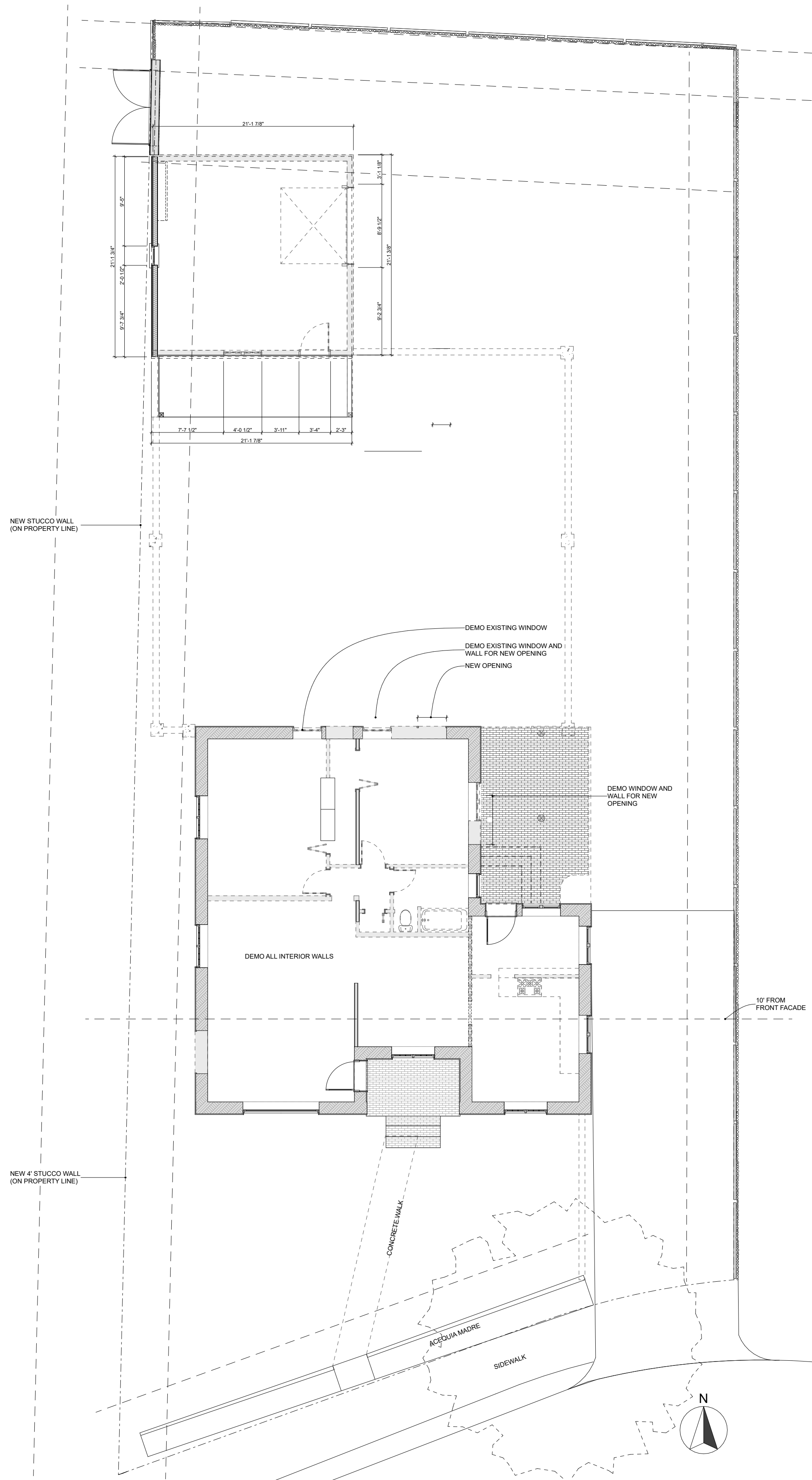
Existing Site Plan

1.1

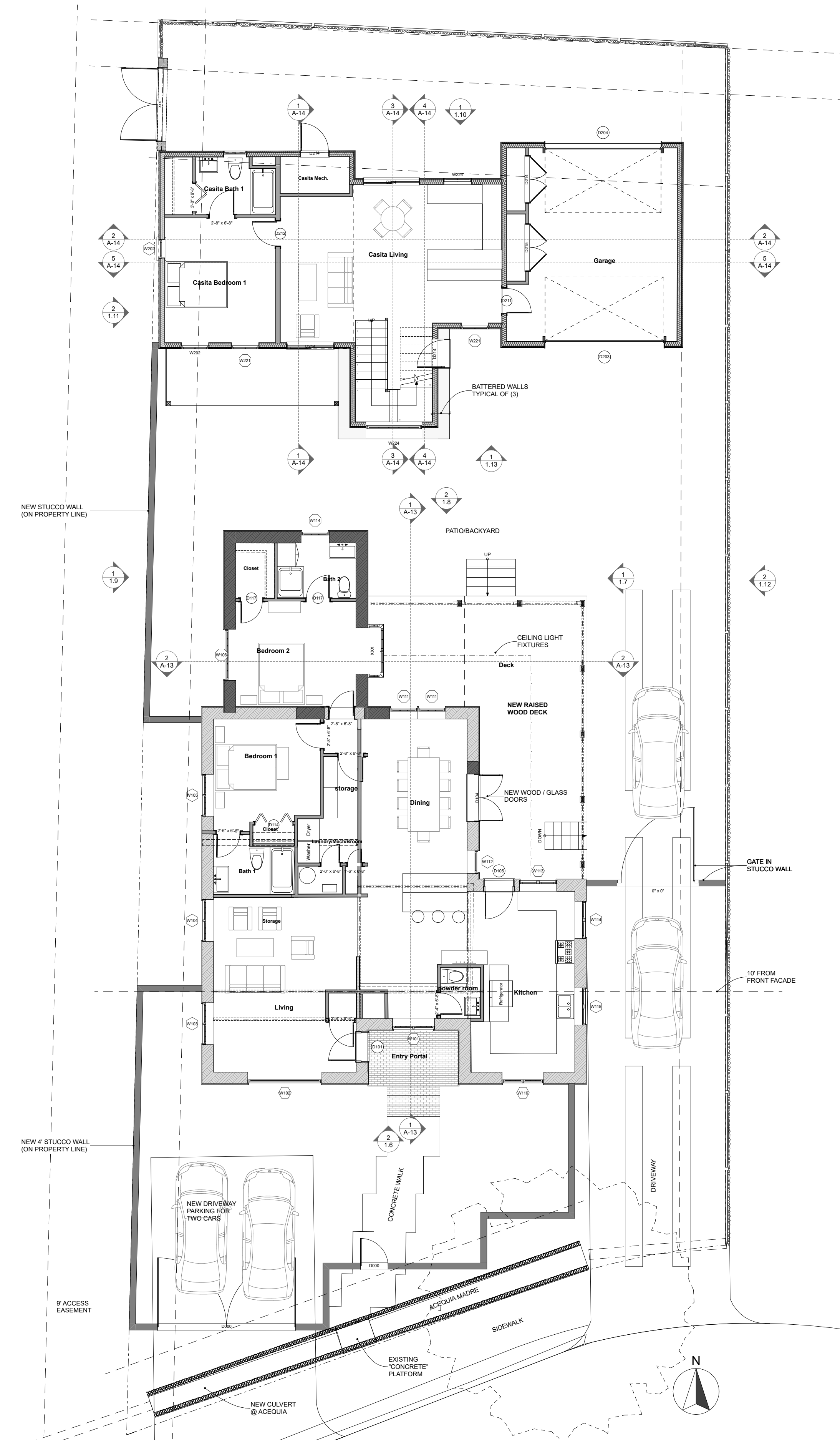
Printed: 11/18/24



1
1.1 Existing Site Plan
SCALE: 1/8" = 1'-0"



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



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

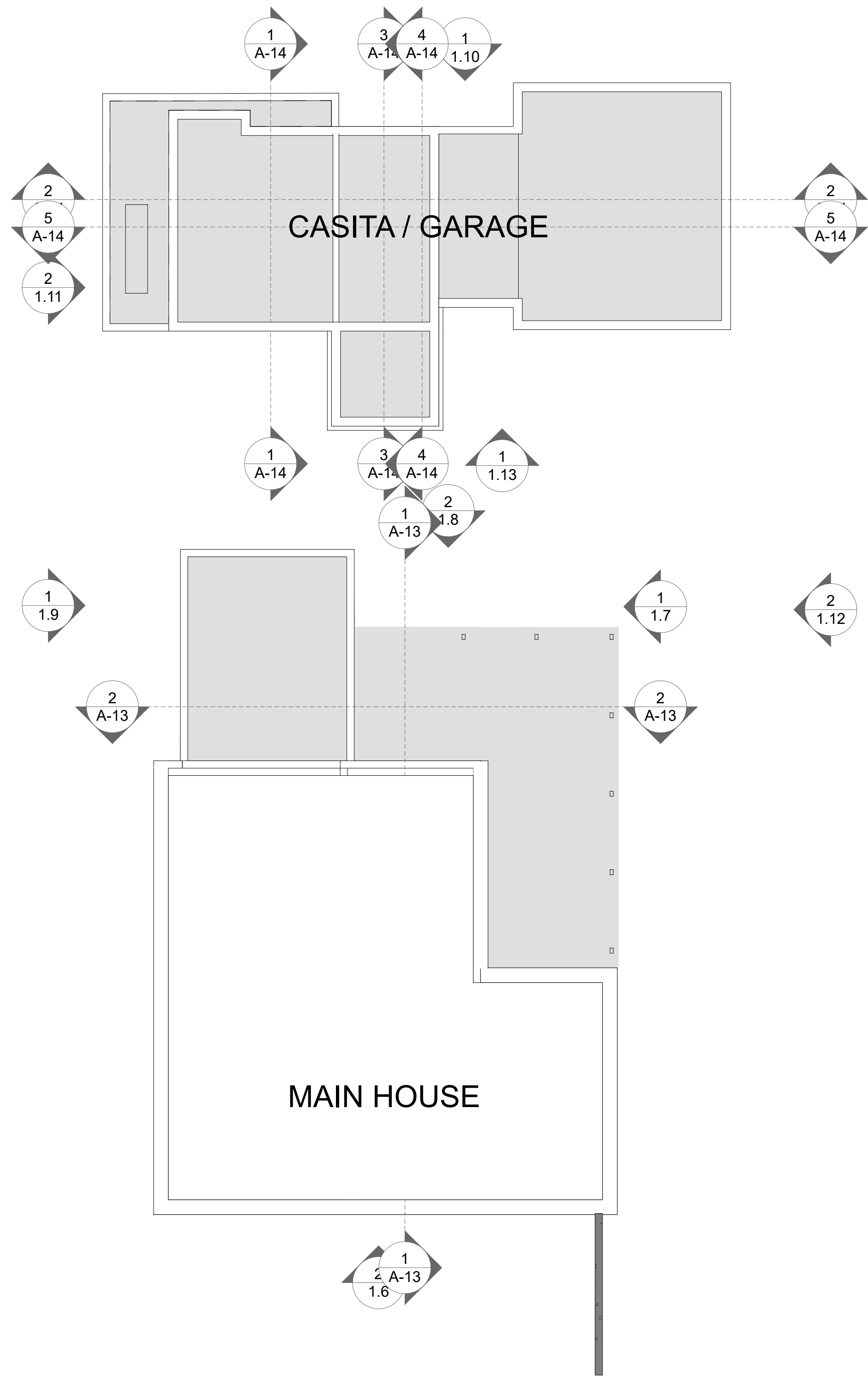
ALARID RENOVATION AND ADDITION
 821 ACEQUIA MADRE
 HISTORIC DISTRICTS REVIEW
 DOWNTOWN/EASTSIDE



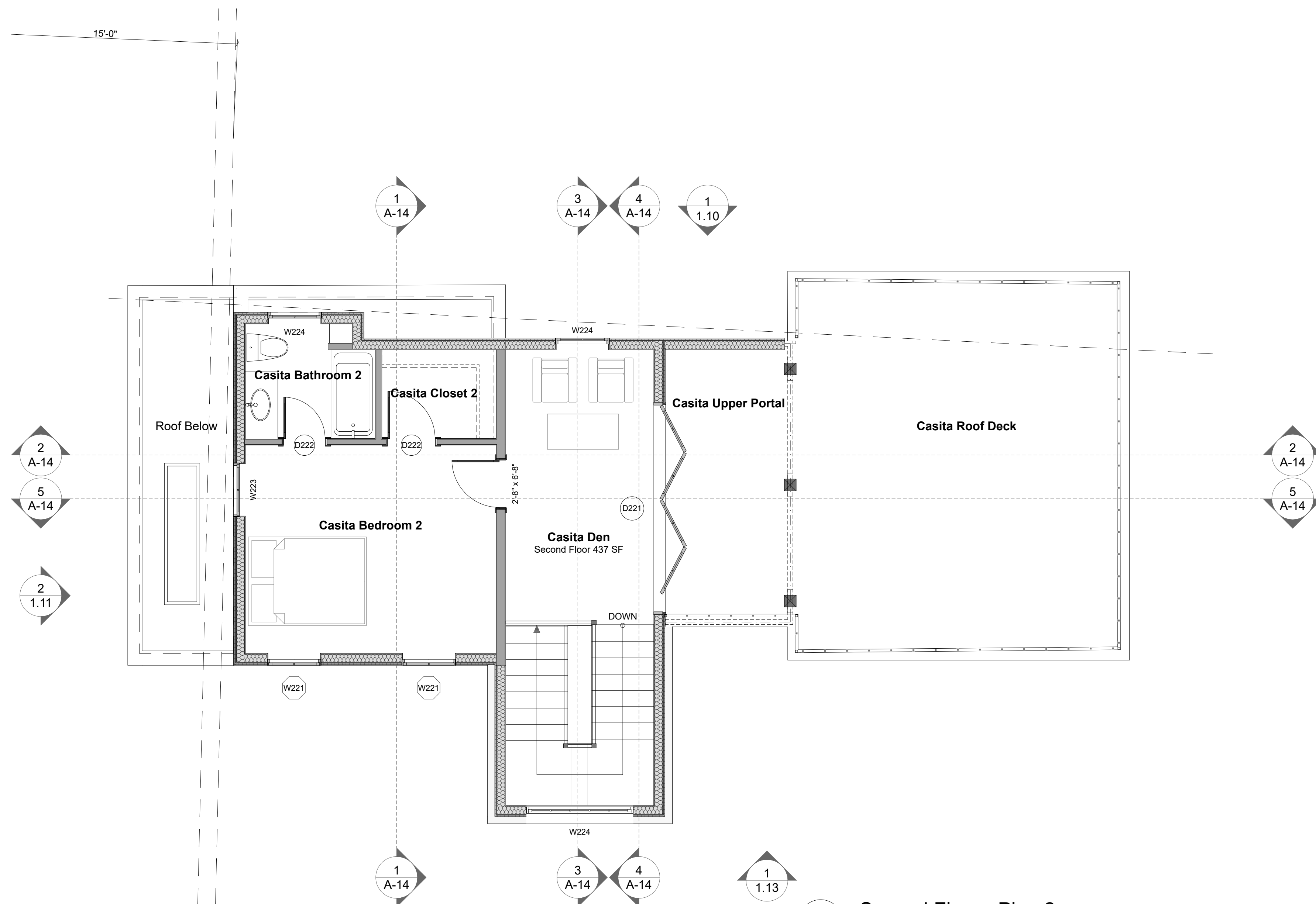
ISSUED:
 05/29/24 - HDRB Submittal

Existing/Proposed Main Level Plan

1.3



1
1.4
Roof Plan - Proposed - Shown with both Structures as Planned
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2
1.4
Second Floor - Plan 2
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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



ISSUED:
05/29/24 - HDRB Submittal

Roof Plan

1.4

**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

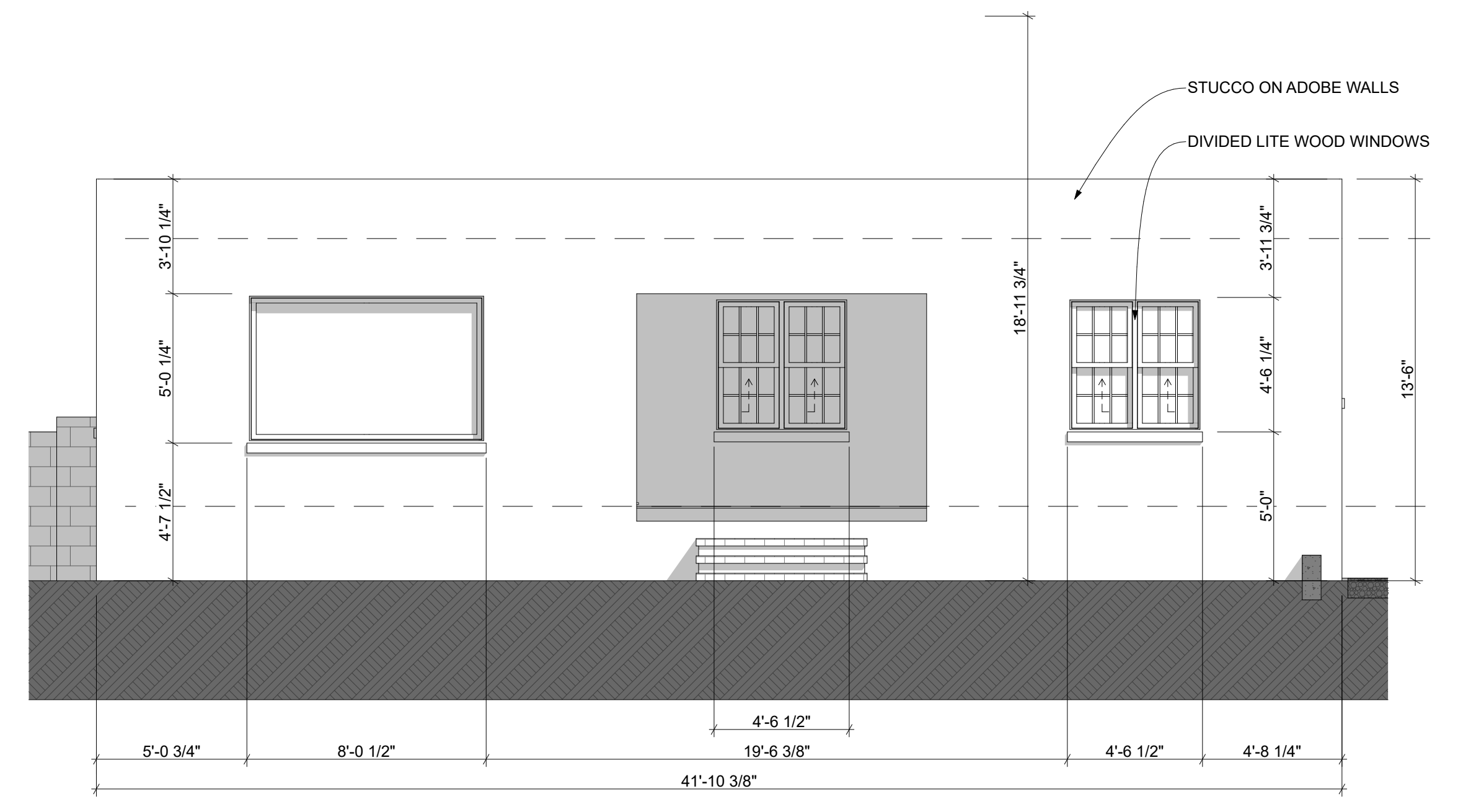
ALARID RENOVATION AND ADDITION
 821 ACEQUIA MADRE
 HISTORIC DISTRICTS REVIEW
 DOWNTOWN/EASTSIDE



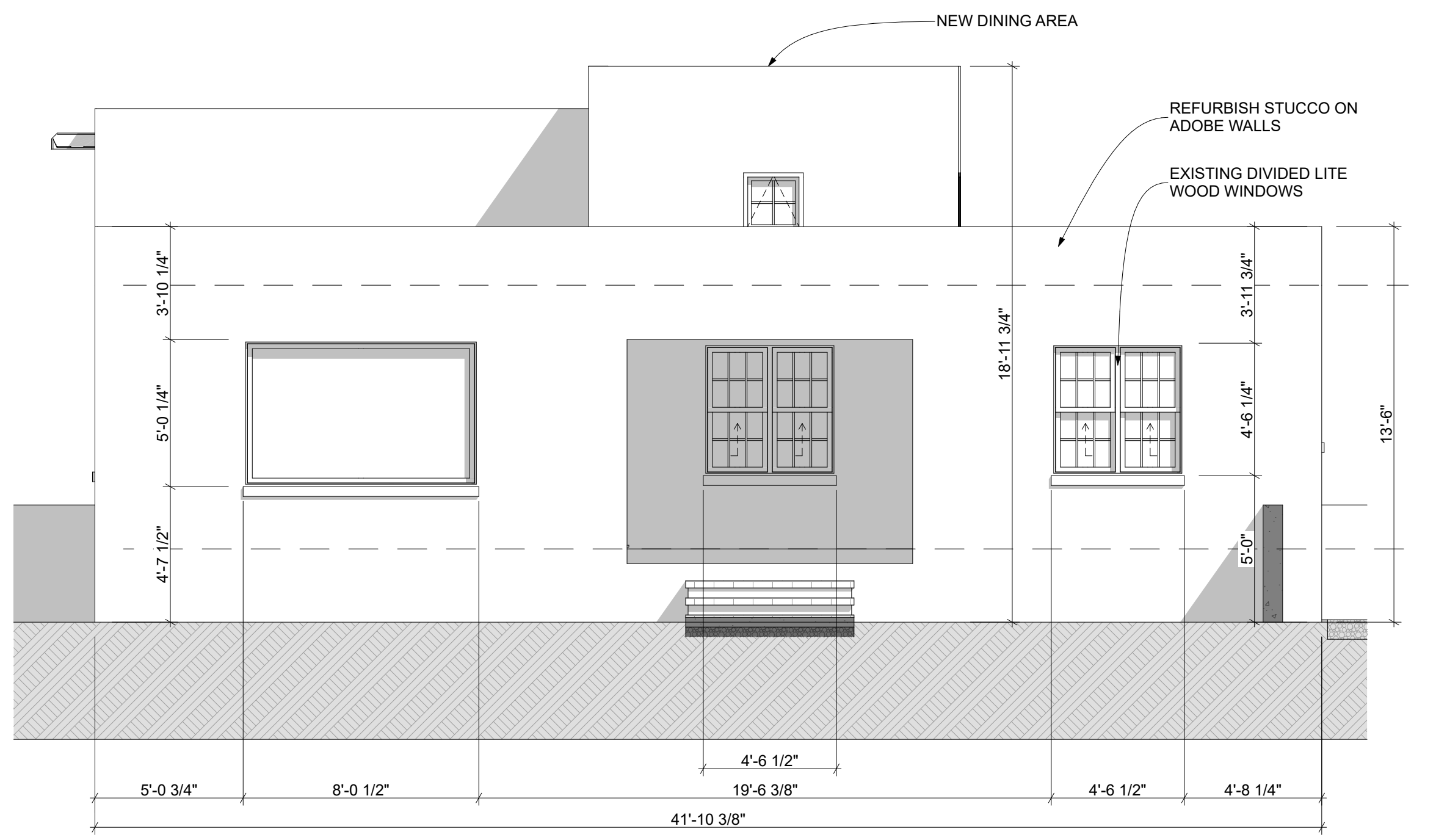
ISSUED:
 05/29/24 - HDRB Submittal

Front House Elevations

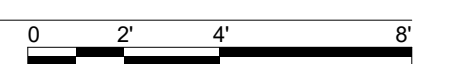
1.6

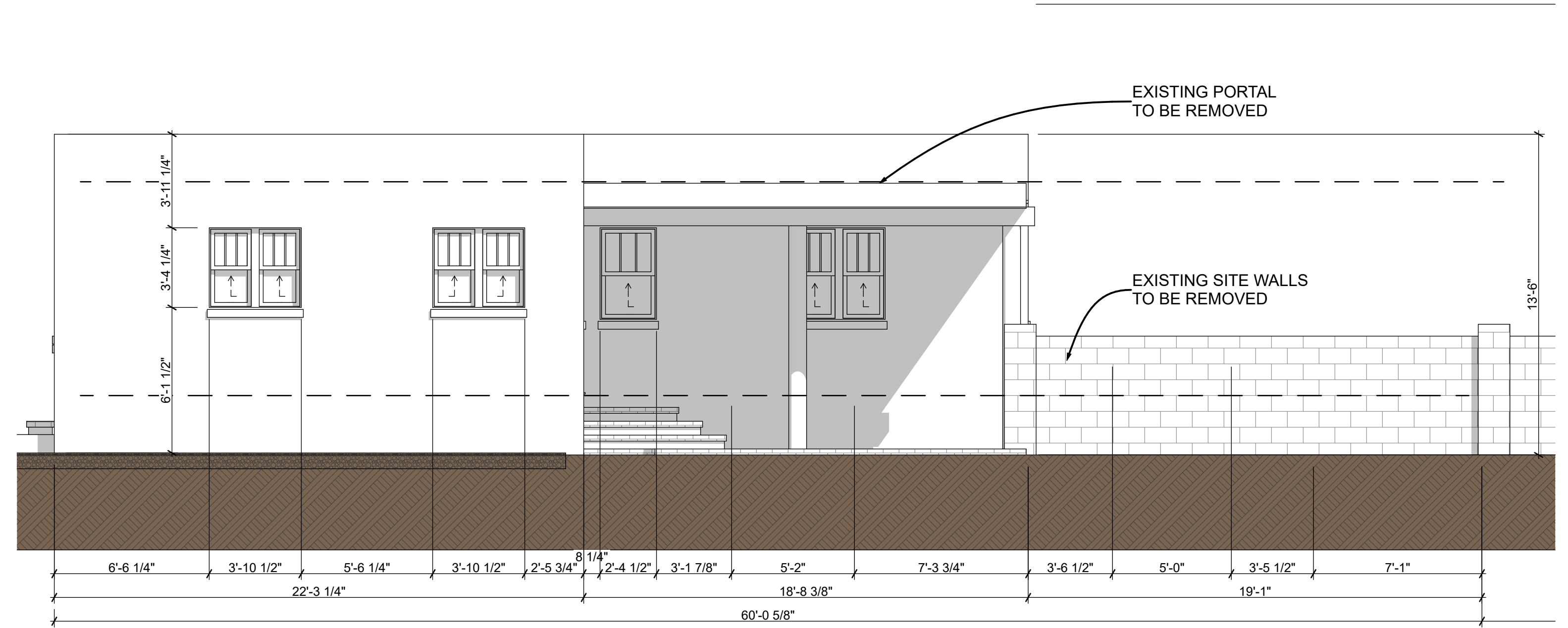


1 Existing South Elevation - Plan 1
 SCALE: 1/4" = 1'-0"

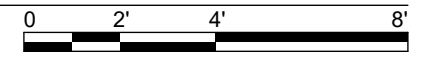


2 Proposed South Elevation - Main House
 SCALE: 1/4" = 1'-0"

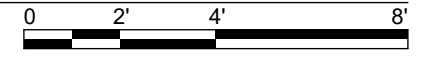




1 Existing East Elevation - Plan 1
 SCALE: 1/4" = 1'-0"



2 Proposed East Elevation - Main House
 SCALE: 1/4" = 1'-0"

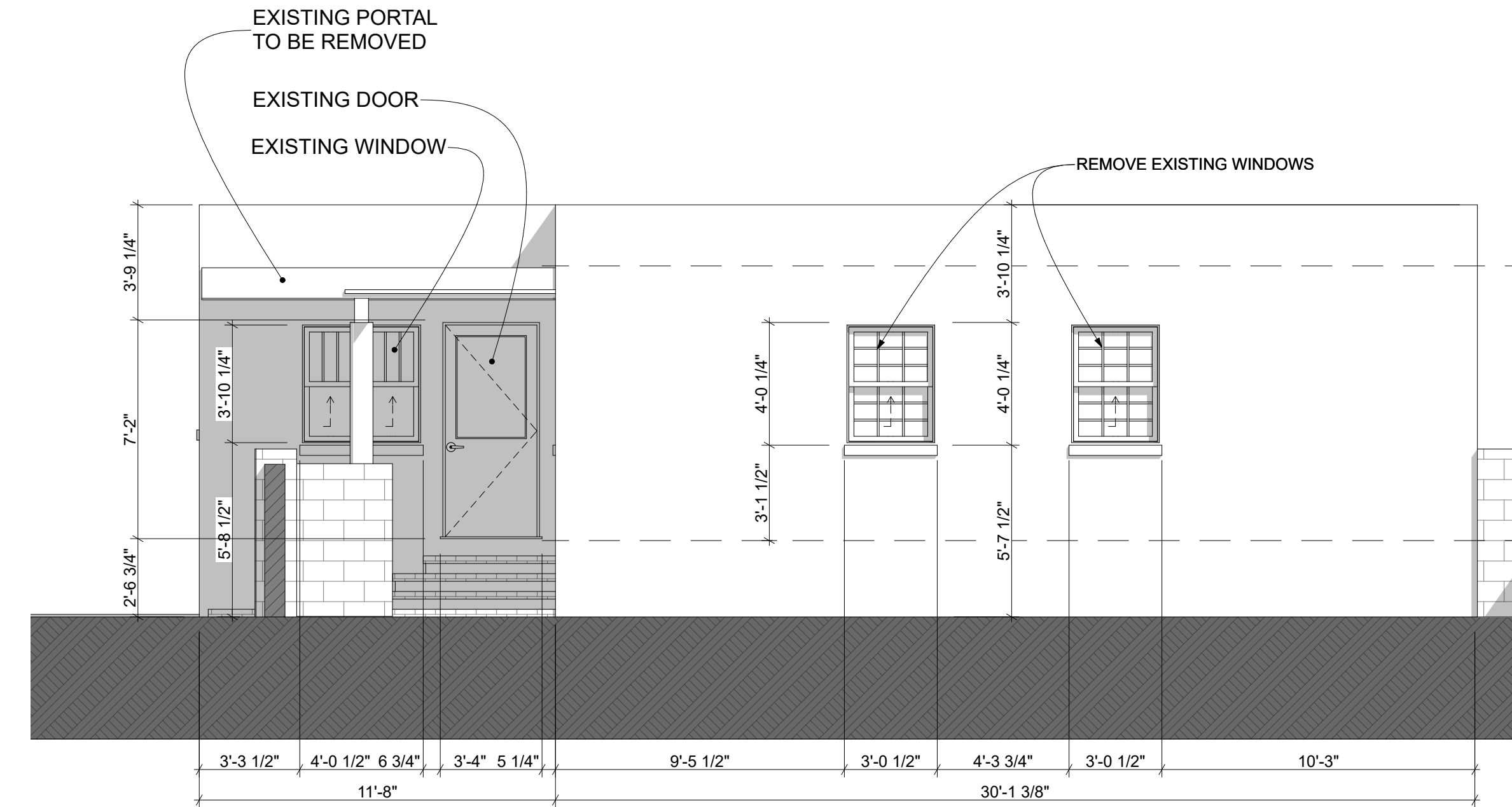


ALARID RENOVATION AND ADDITION
 821 ACEQUIA MADRE
 HISTORIC DISTRICTS REVIEW
 DOWNTOWN/EASTSIDE



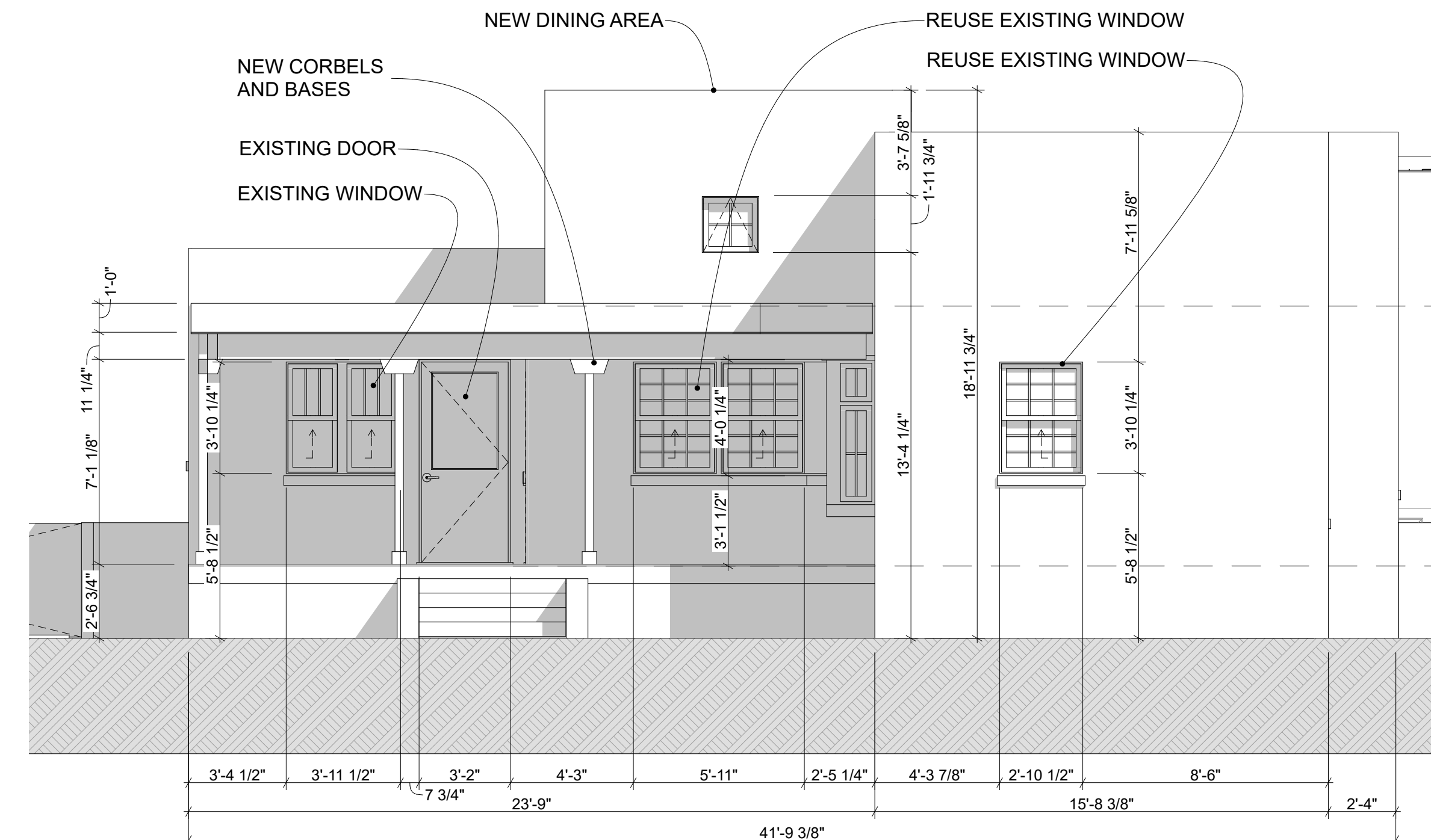
ISSUED:
 05/29/24 - HDRB Submittal

Front House



1 Existing North Elevation - Plan 1

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



2 Proposed North Elevation - Main House

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



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



ISSUED:
05/29/24 - HDRB Submittal

Front House Elevations

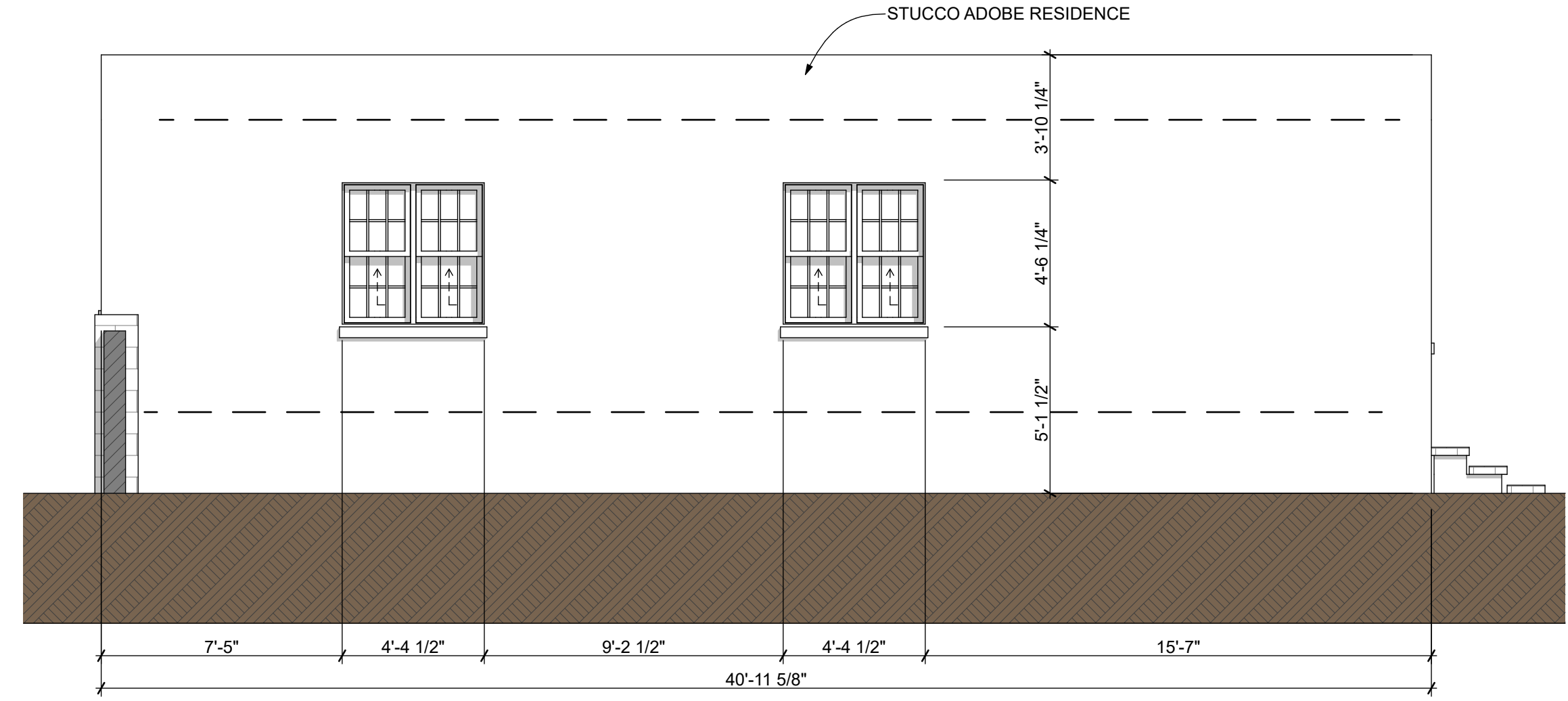
ALARID RENOVATION AND ADDITION
821 ACEQUIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE



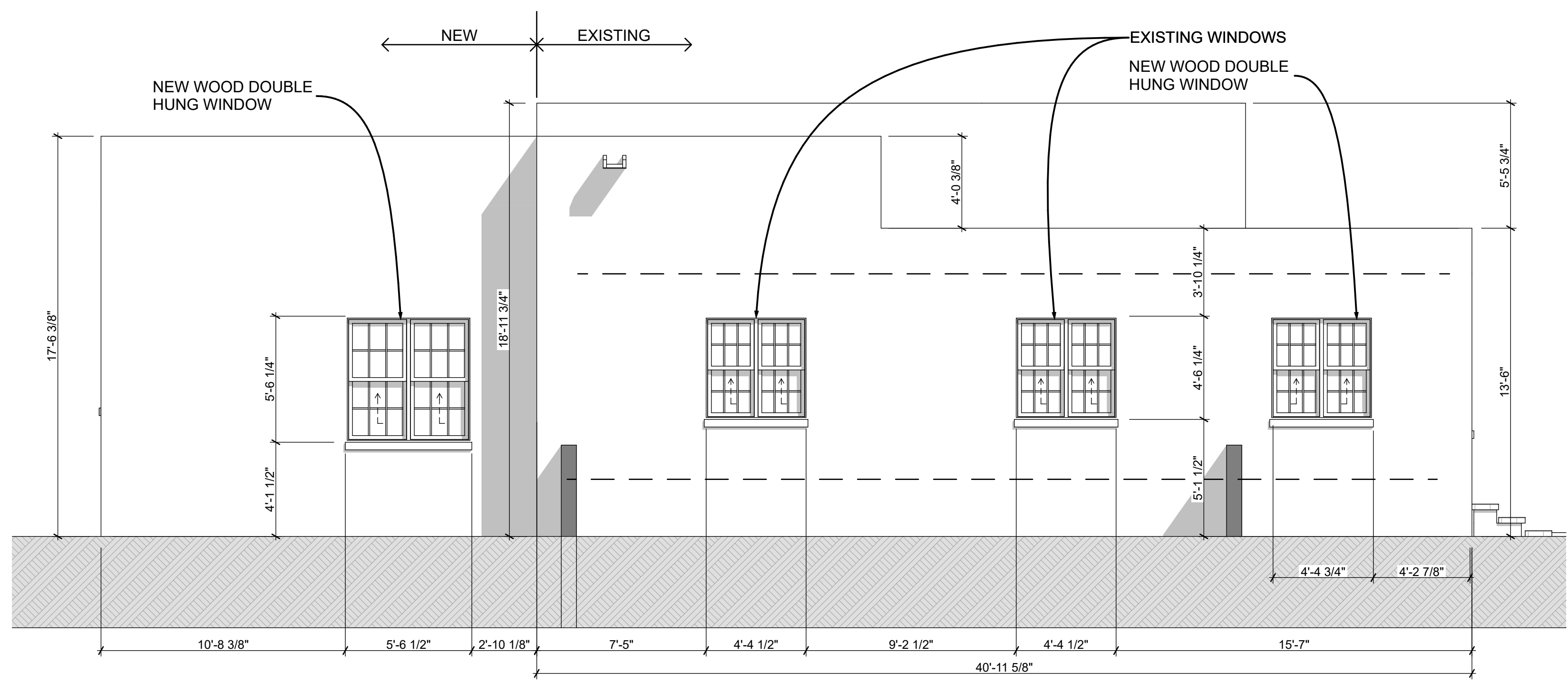
ISSUED:
05/29/24 - HDRB Submittal

Front House

1.9



1
1.9 Existing West Elevation - Plan 1
SCALE: 1/4" = 1'-0"



2
1.9 Proposed West Elevation - Main House
SCALE: 1/4" = 1'-0"

**HDRB
Review**

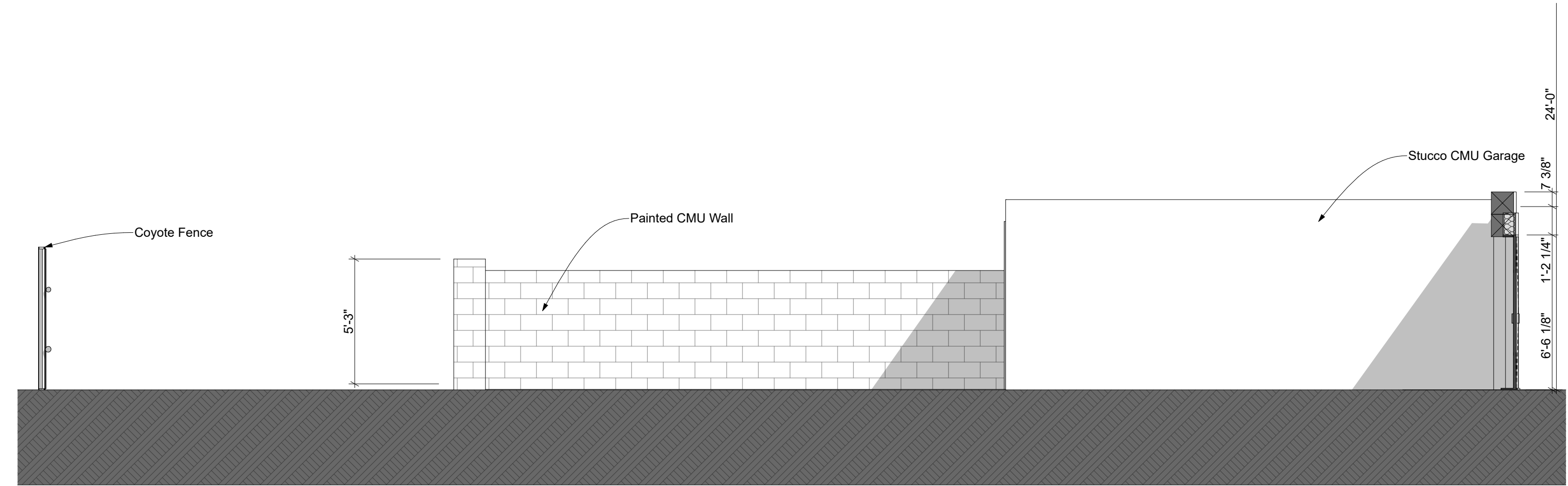
821 Acequia Madre
Santa Fe, NM 87501

Project Number: 2021

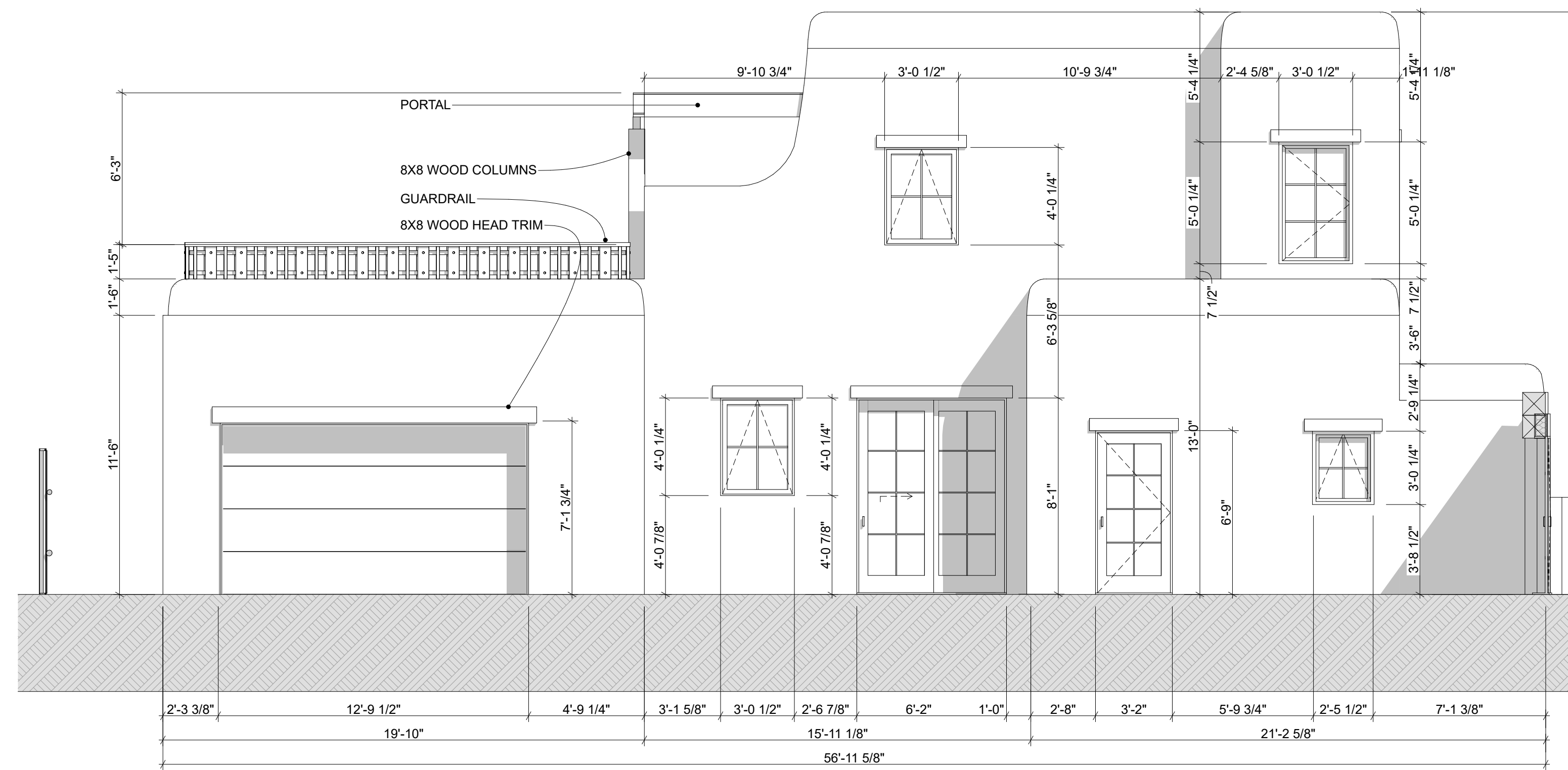
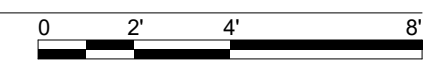
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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in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

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



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



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



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Back House Elevations

1.10

**HDRB
 Review**

821 Acequia Madre
 Santa Fe, NM 87501

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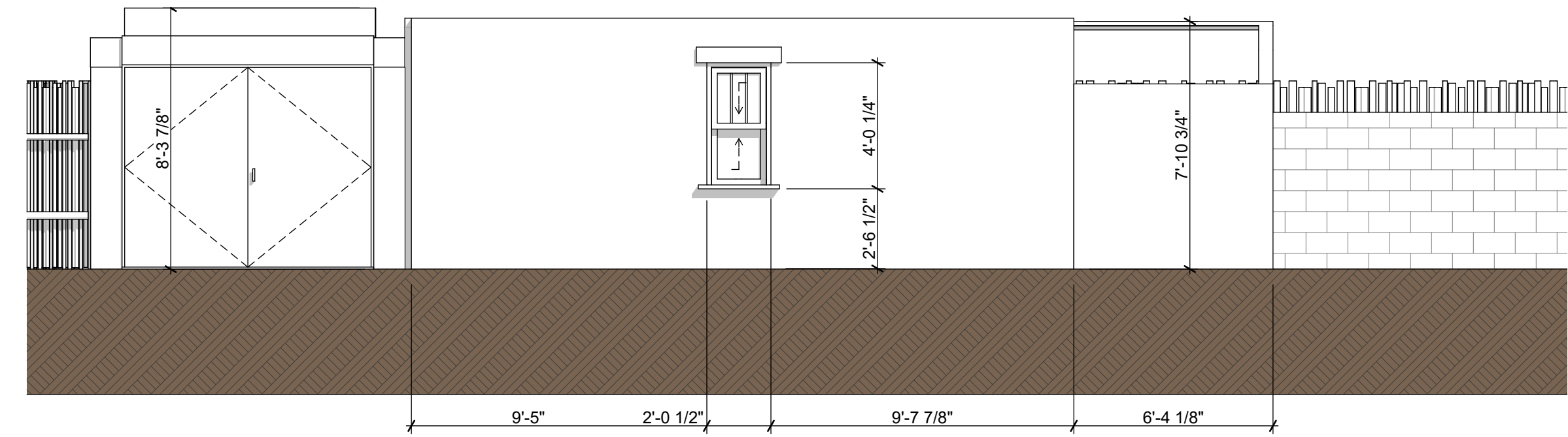
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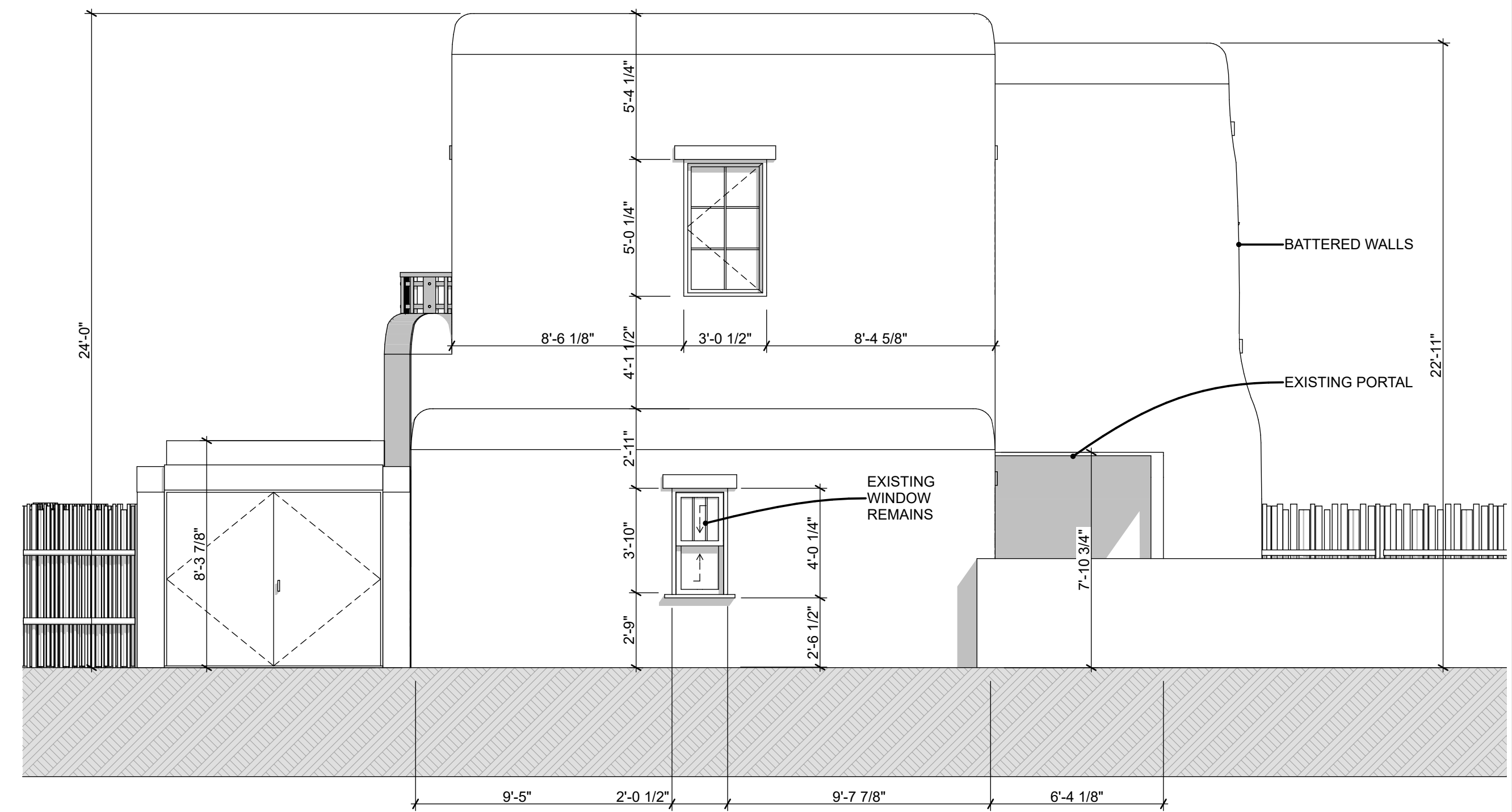
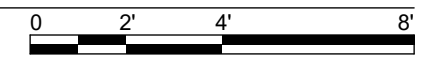
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Back House

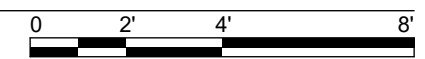
1.11



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



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



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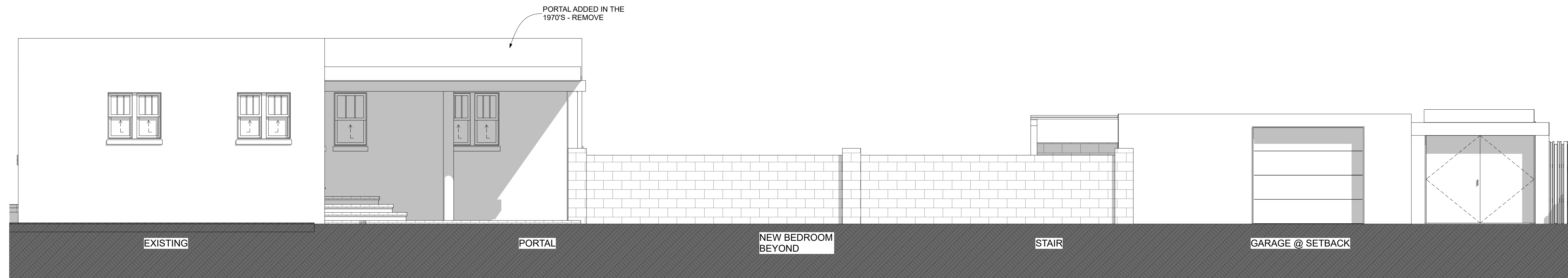
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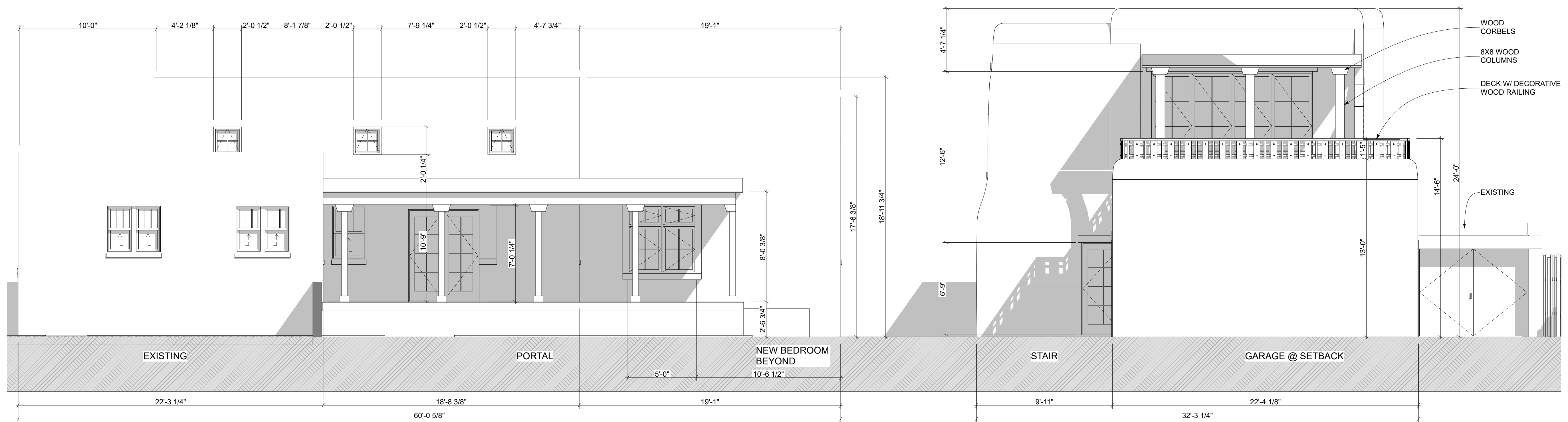
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Driveway Elevations

1.12



1
1.12 East Elevation
SCALE: 1/4" = 1'-0"



2
1.12 East Elevation - Proposed - Shown with both Structures as Planned
SCALE: 1/4" = 1'-0"

**HDRB
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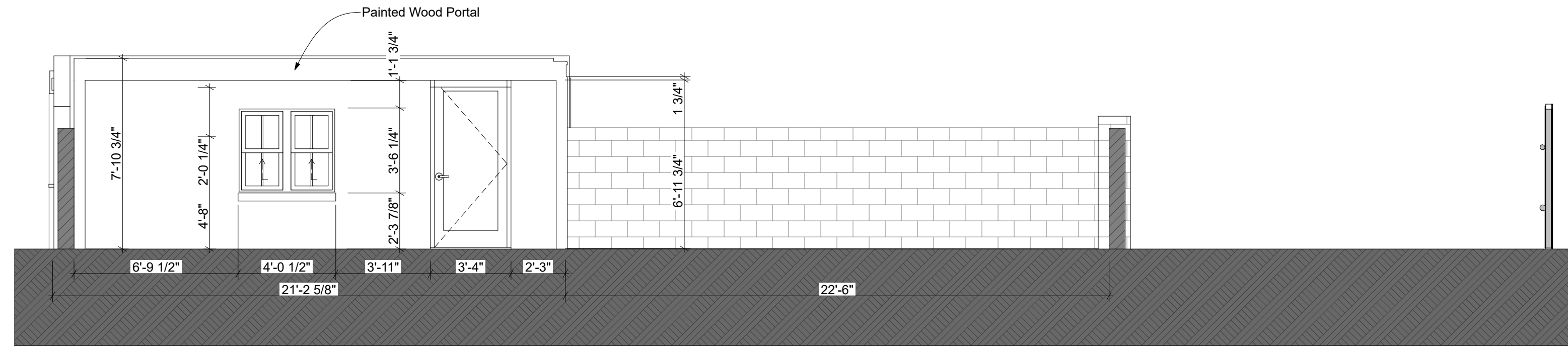
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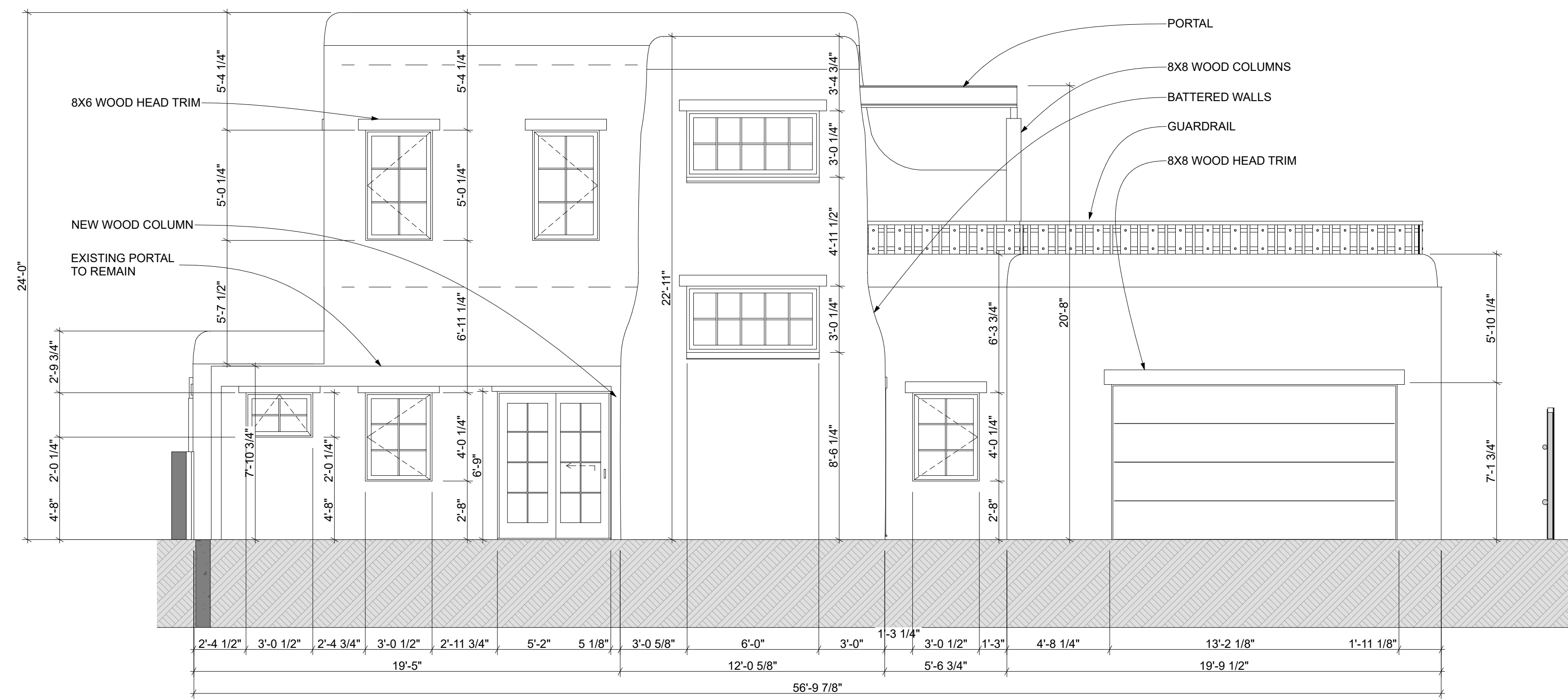
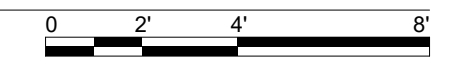
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Back House Elevations

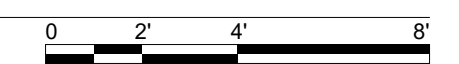
1.13



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



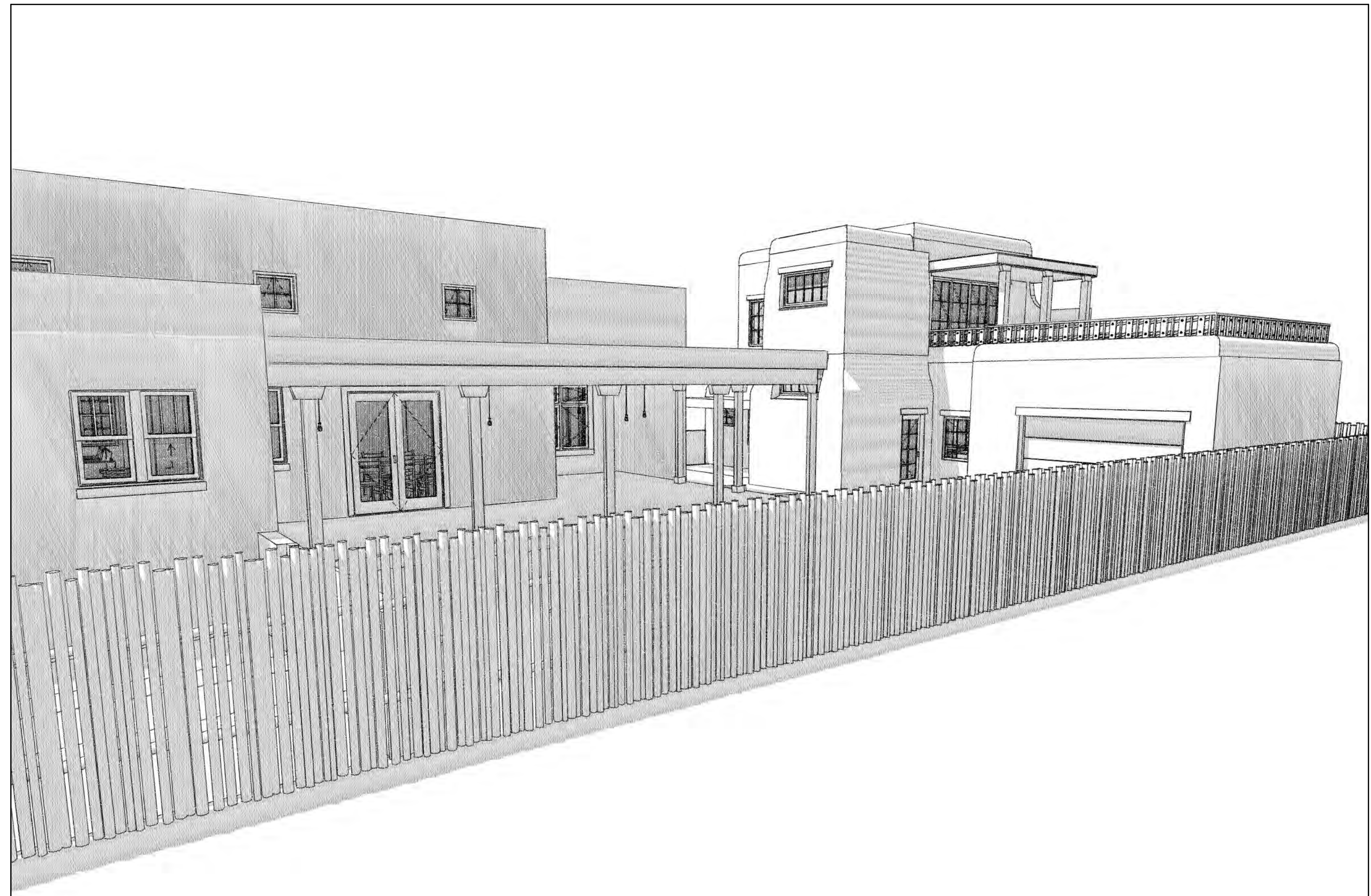
2 Proposed South Elevation - Casita
1.13 SCALE: 1/4" = 1'-0"





View of Southwest

Birds Eye View of Northeast



View of Northeast

View of West



ALARID RENOVATION AND ADDITION
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Renderings

1.5

821 Acequia Madre Photos 2021



Southeast Corner

821 Acequia Madre Photos 2021



South Elevation

821 Acequia Madre Photos 2021



East view from Driveway of Portal

821 Acequia Madre Photos 2021



East view from Driveway of wall and house

821 Acequia Madre Photos 2021



North Façade

821 Acequia Madre Photos 2021



South façade of Garage

821 Acequia Madre Photos 2021



Southwest Corner at Access Easement

821 Acequia Madre Photos 2021



West Façade of Garage and Gate

821 Acequia Madre Photos 2021



West facing façade at Access Easement

821 Acequia Madre Photos 2021



East façade of garage

821 Acequia Madre Photos 2021



North façade and gate