



# City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3  
Patti J. Bushee, Dist. 1  
Larry A. Delgado, Dist. 1  
Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Amy Manning, Dist. 4

Project description . . : RESTORATION OF PORTAL EAST ELEVATION  
Project number . . . . : 97- 10100152  
Case Number . . . . . : H-97-131  
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD  
Application date . . . : 09/18/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

**PROJECT NAMES:**

OW- Peters III, Gerald & Kathleen  
Santa Fe, NM 87501

825 El Caminito  
(505) 9888961

AP- Bauer, Michael  
Santa Fe, NM 87501

1424 Paseo De Pralta  
(505) 9881905

**ACTION**

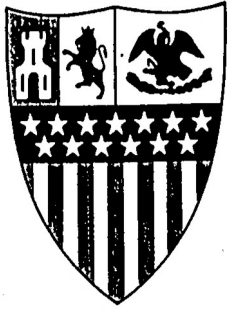
This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner



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(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner



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Santa Fe, NM 87501 (505) 9888961

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Santa Fe, NM 87501 (505) 9881905

## PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	7270
YEAR OF CONSTRUCTION	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	GALLERY
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE

# City of Santa Fe, New Mexico

# memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader *AMC*  
Mary Grzeskowiak, Historic Preservation Planner *MG*

FROM: Heather L. Pierson, Historic Districts Case Planner *HP*

## ITEM & ISSUE

CASE # H-97-131 ADDRESS 439 A Camino del Monte Sol (Main Residence)

## REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Standards	<input checked="" type="checkbox"/> Vicinity Map
<input checked="" type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input type="checkbox"/> Minutes of _____	<input checked="" type="checkbox"/> Elevations
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Photographs
	<input type="checkbox"/> Other _____

## STAFF RECOMMENDATION

Staff acknowledges the architectural standards for design in the Downtown and Eastside Historic District have been met. Relative to preservation standards, the proposed alterations are occurring on a non-historic portion of the subject building and will not affect the "contributing" status of the building as required by Section 14-70.73A1 SFCC 1987.

## BACKGROUND & SUMMARY

The applicant has provided illustrations for the removal of an east elevation addition (including arched doors and a bay window) to restore the elevation's original profile. The New Mexico Historic Building Inventory Form indicates that the subject elevation has been altered through the addition of the bay window and arched openings. The applicant proposes to remove the aforementioned arched doors and bay window and convert the space into a portal. The heavy massing which currently exists between the openings will be retained so as not to create a false sense of historical development or conjectural feature as required by Section 14-70.71A SFCC 1987. As well, new true-divided-lite French doors will be inserted beneath the portal. Stucco will match that existing and exposed wood lintels will be a weathered grey to match those existing on the same elevation. The wall beneath the portal will be painted white.

## 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

ADDRESS: 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House /  
Gerald Peters Gallery

IDENTIFICATION

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N 3 RANGE 10 E 3 SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic  
Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican  
4/26/1940

ARCHITECTURAL STYLE:  
Spanish-Pueblo Revival

USE:

HISTORIC: residential

OTHER \_\_\_\_\_

PRESENT: residential

OTHER commercial -  
art gallery

SURROUNDINGS: residential

PHOTO



#25 main entrance, north

BUILDING DATA

RELATIONSHIP TO  
HISTORIC SURROUNDINGS:

\_\_\_ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES \_\_\_ NO

WHAT TYPE? offices/storage  
and storage shed  
IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

\_\_\_ MINOR X MODERATE

\_\_\_ MAJOR

EXPLAIN: small addition  
on west, bay on east

OVERALL CONDITION:

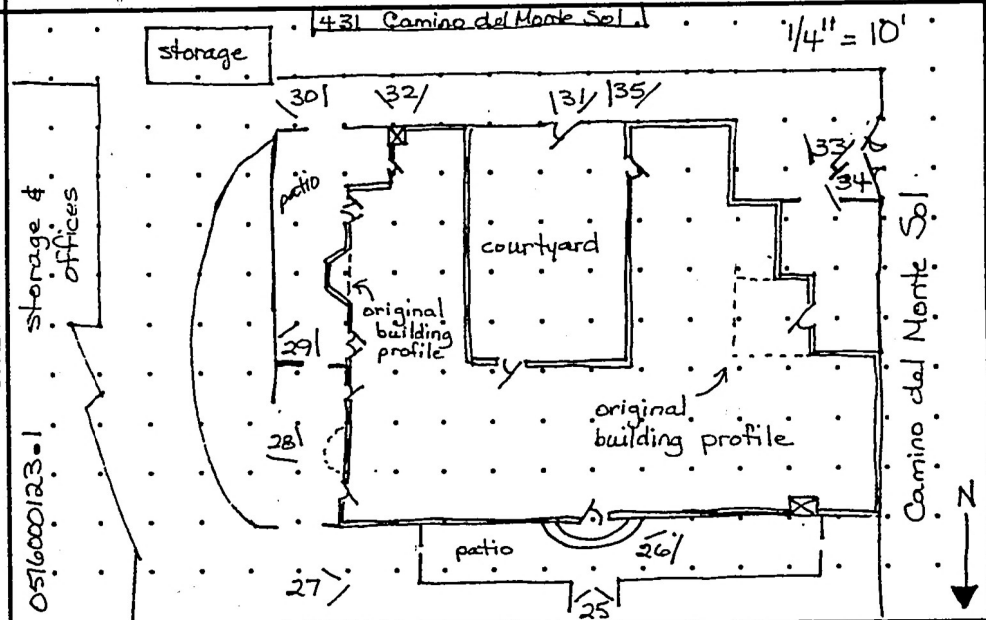
X EXCELLENT \_\_\_ GOOD

\_\_\_ FAIR \_\_\_ DETERIORATED

BUILDING THREATENED?

\_\_\_ YES X NO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES \_\_\_ NO \_\_\_ ELIGIBLE

X CONTRIBUTING \_\_\_ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES \_\_\_ NO \_\_\_ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core \_\_\_ HISTORIC DISTRICT

\_\_\_ SIGNIFICANT X CONTRIBUTING \_\_\_ NON-CONTRIBUTING

LOCAL LANDMARK \_\_\_ YES \_\_\_ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panels, french	
WINDOWS	4 6-lite wood csmts in groups of 2,3,4, and alone;	some 1x1 DHWs with wood reveals, Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as 1/2 sidelight on E	

**COMMENTS** interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas - appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



#27 from northeast

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

ID NUMBER

0516000123

SURVEYED/RESEARCHED

DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

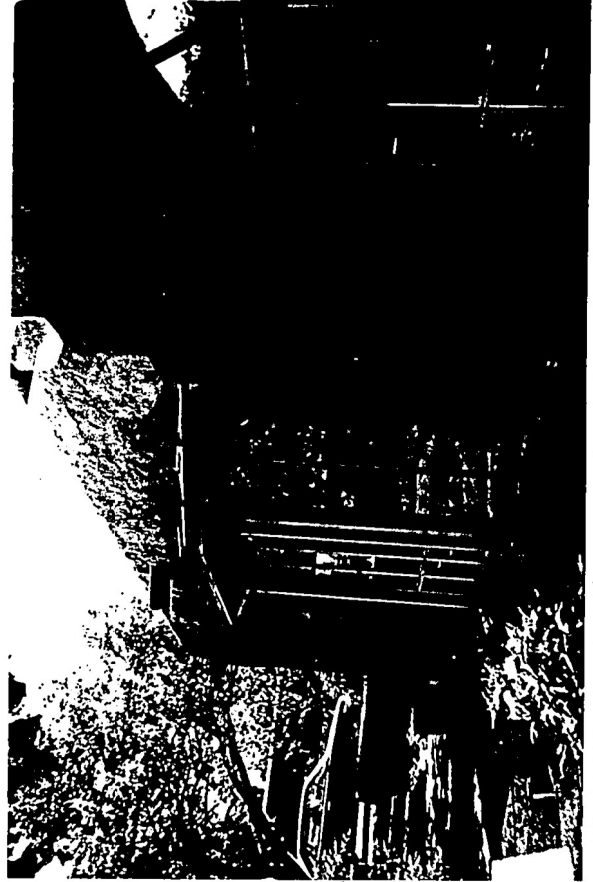
ID NUMBER  
051000123

SURVEYED/RESEARCHED

DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS  
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501  
505 • 988 • 1905

September 18, 1997

Historic Design Review Board  
City of Santa Fe  
Santa Fe, New Mexico

**Re: 439-A Camino del Monte Sol**

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a single family residence.

The only exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The attached historic survey describes the history of the building.

Please advise us if any additional information is required.

Sincerely,



Michael F. Bauer

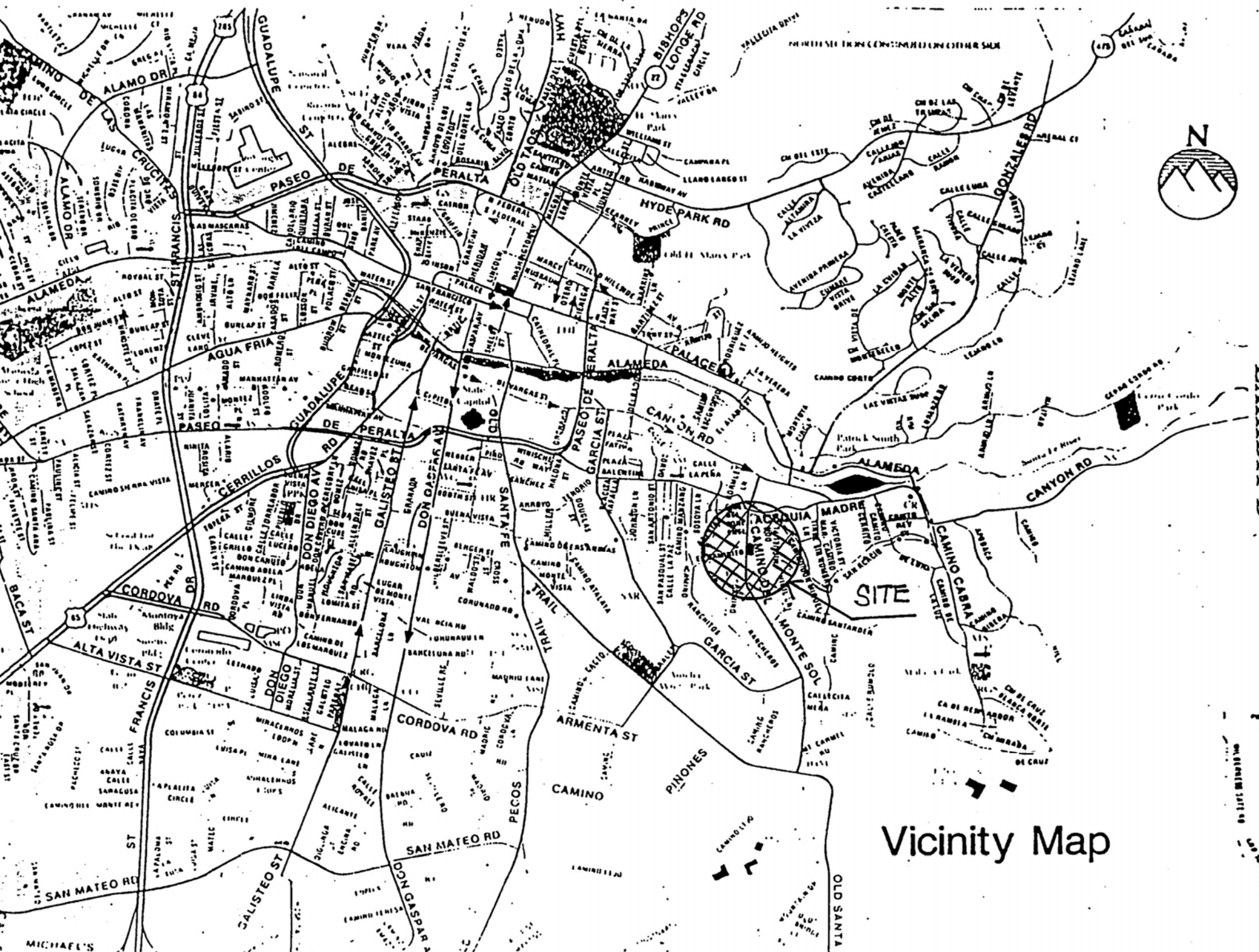


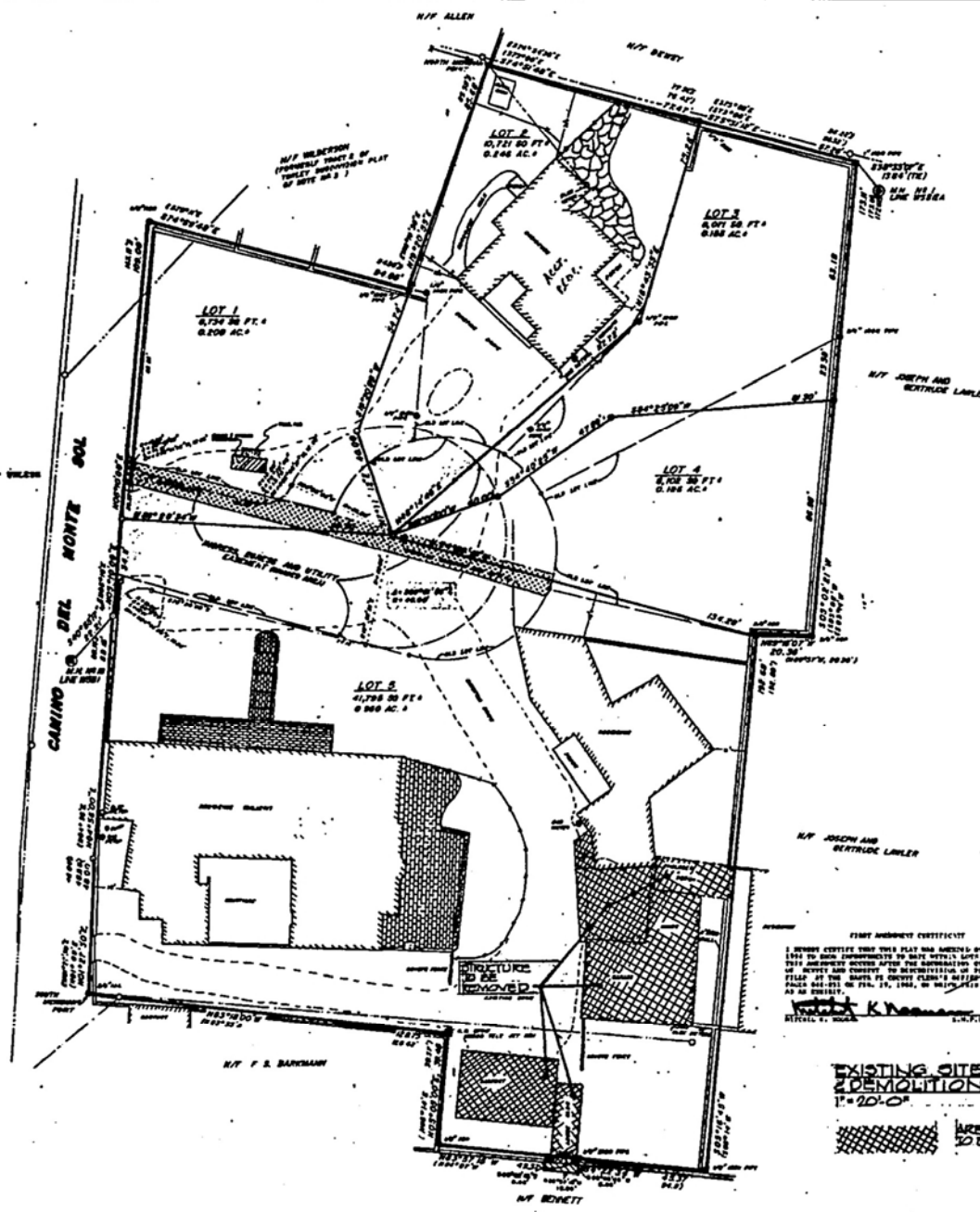
EXHIBIT D

Vicinity Map

PLANNING  
 MODEL  
 1960  
 ON JANUARY 1961  
 LOS ANGELES

REPLAT OF SURVEY FOR  
GERALD P AND KATHLEEN R PETERS

LIVING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOC., WARD NO. 1, SANTA FE, NEW MEXICO, CONTAINING 1.777 AC. ±



NOTE:

1. MERIDIAN (S12°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOC.) AND THE NORTHEAST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARDNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE WITTELA, S.P.C.C.N. NO. 3148, DATED FEB-JUNE 1976 AND FILED AT THE S.P.C.C.N. BOOK 26, PAGE 28.
2. DATA IN DOUBLE PARENTHESES ( ( ) ) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-6, AND PERMITS DATA IN PARENTHESES ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARDNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. WITTELA, DATED JUNE 12, 1960, SURVEY NUMBER 43278-8-4.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1968 AND FILED AT THE S.P.C.C.N. JULY 28, 1981, BOOK 63, PAGE 160.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BEHRETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 63, PAGE 241-242.
6. \* DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 8/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

*Mitchell E. Bookler*  
M.E.S.L.S. NO. 6558 MICHAEL E. BOOKLER

STATE OF NEW MEXICO ) S.S.  
COUNTY OF SANTA FE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July 1987, BY MICHAEL E. BOOKLER.

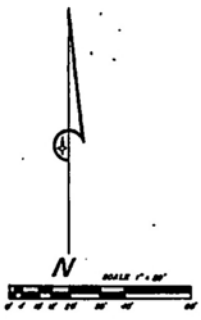
*Gerald P. Peters*  
GERALD P. PETERS  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 12, 1988

FIRST EASEMENT CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAT WAS MADE ON JANUARY 11, 1987 BY JOHN EISENBERG OF SANTA FE, N.M. 87501, A P.L.S., THAT THE SAME WAS MADE AFTER THE SUBMISSION OF "CERTIFICATE OF SURVEY AND CONVEY TO SUBDIVISION OF PLATTED TRACT" FILED AND ON FILE IN COUNTY PLATS 6-121 (P. 1) AND 122, PAGES 44-51 ON FEB. 27, 1986, IN WHICH PLAT IS THE 20.36 AC. TRACT.

EXISTING SITE PLAN IN  
DEMOLITION PLAN  
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED



BOUNDARY POINTS SHOWN AS INDICATED.  
DIMENSIONS GIVEN SET 1912 SURVEY, 3/2" INCHES WITH CAP OR LINES  
FORMER TOWN LINES  
CITY OF SANTA FE SANITARY SEWER MAINLINE  
CITY OF SANTA FE HOUSEHOLD UTILITY LINES  
SANTA FE WILLETTS FENCE  
SANTA FE FENCE LINE  
SANTA FE EXISTING DRIVE  
SANTA FE DRIVE OLD LOT LINES  
SANTA FE BOUNDARY OF EASEMENTS



ADLER & ASSOCIATES  
REGISTERED PROFESSIONAL SURVEYORS  
SANTA FE, NEW MEXICO  
505-160-7057

MAEY ASS'T - COMPOUND  
SANTA FE COUNTY CLERK'S OFFICE

4339-A-B-C

EXISTING SITE PLAN  
DEMOLITION PLAN

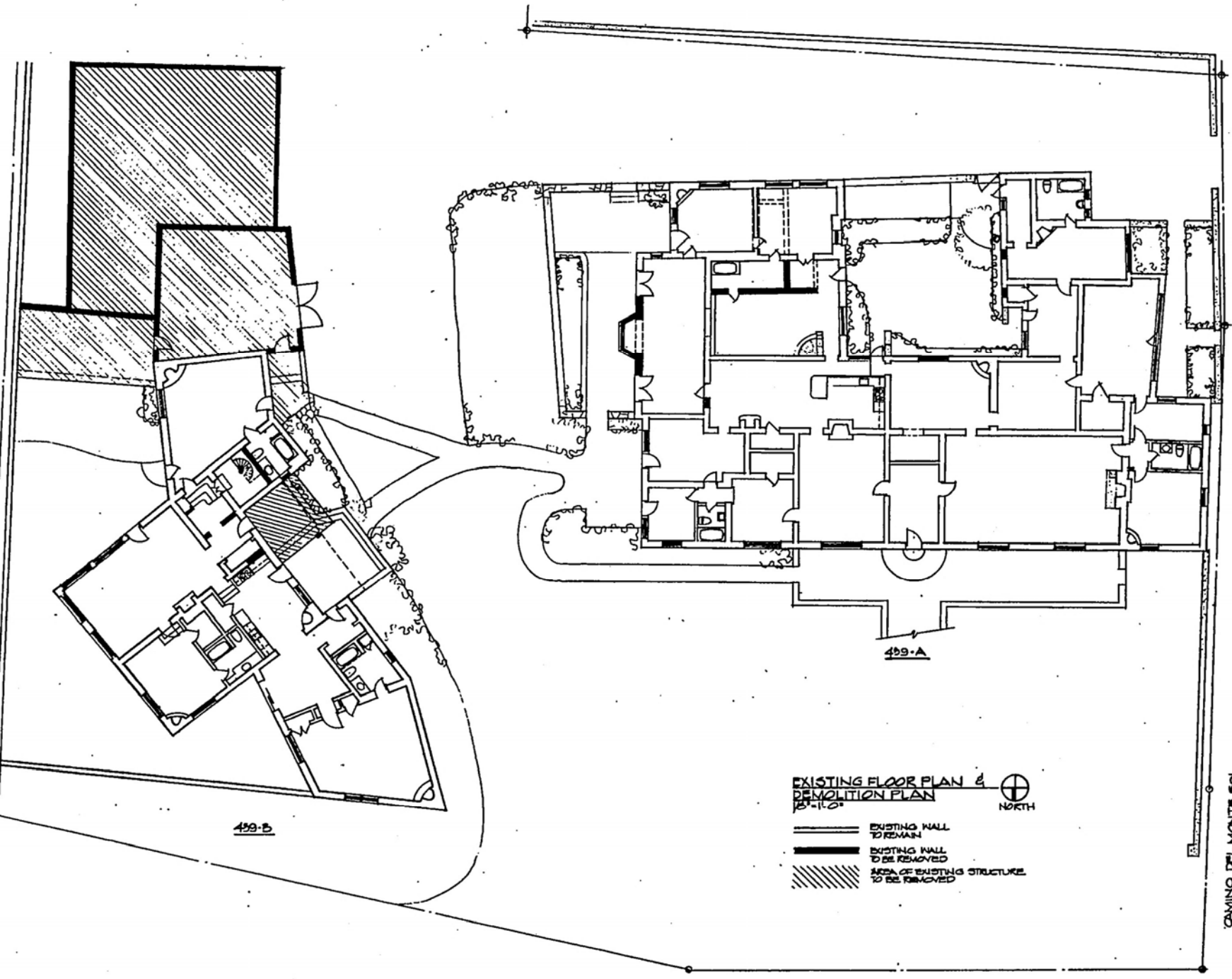
JOB#

85-16-97

2

SOUTHWEST  
MOUNTAIN  
SURVEYS





ARCHITECT  
**MICHAEL J. BAUER & ASSOCIATES**  
 1441 GARDEN ST. SUITE 100  
 SAN JOSE, CA 95128  
 408-261-1195

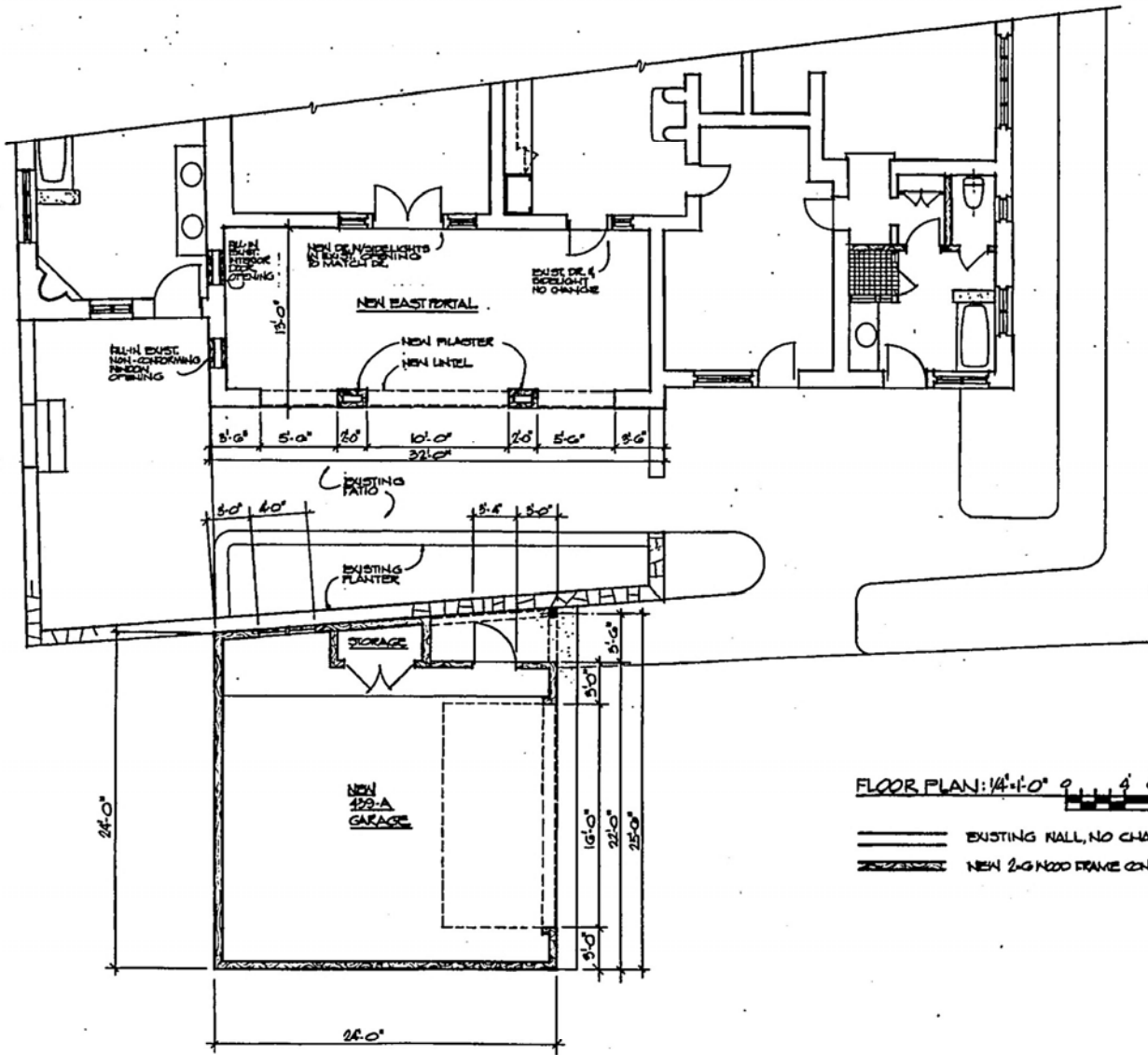
**MARY AUSTIN COMPOUND**  
 439-A • B  
 SAN JOSE, CA

SHEET TITLE  
**EXISTING FLOOR PLAN & DEMOLITION PLAN**

DATE

9/18/97





FLOOR PLAN: 1/4"=1'-0" 0 1' 2' 3' 4' 5' NORTH

==== EXISTING WALL, NO CHANGE  
 - - - - NEW 2-G NEED FRAME CONSTRUCTION



REGISTERED ARCHITECT  
 MICHAEL J. BAKER & ASSOCIATES  
 1434 P.O. BOX 2000  
 DALLAS, TEXAS 75201  
 214-760-1100

MARY AUSTIN COMPOUND  
 2400 GULF FRONT SQ. SUITE 101  
 DALLAS, TEXAS 75201  
 (214) 760-1100

SHEET TITLE  
 FLOOR PLAN  
 1/4"=1'-0"

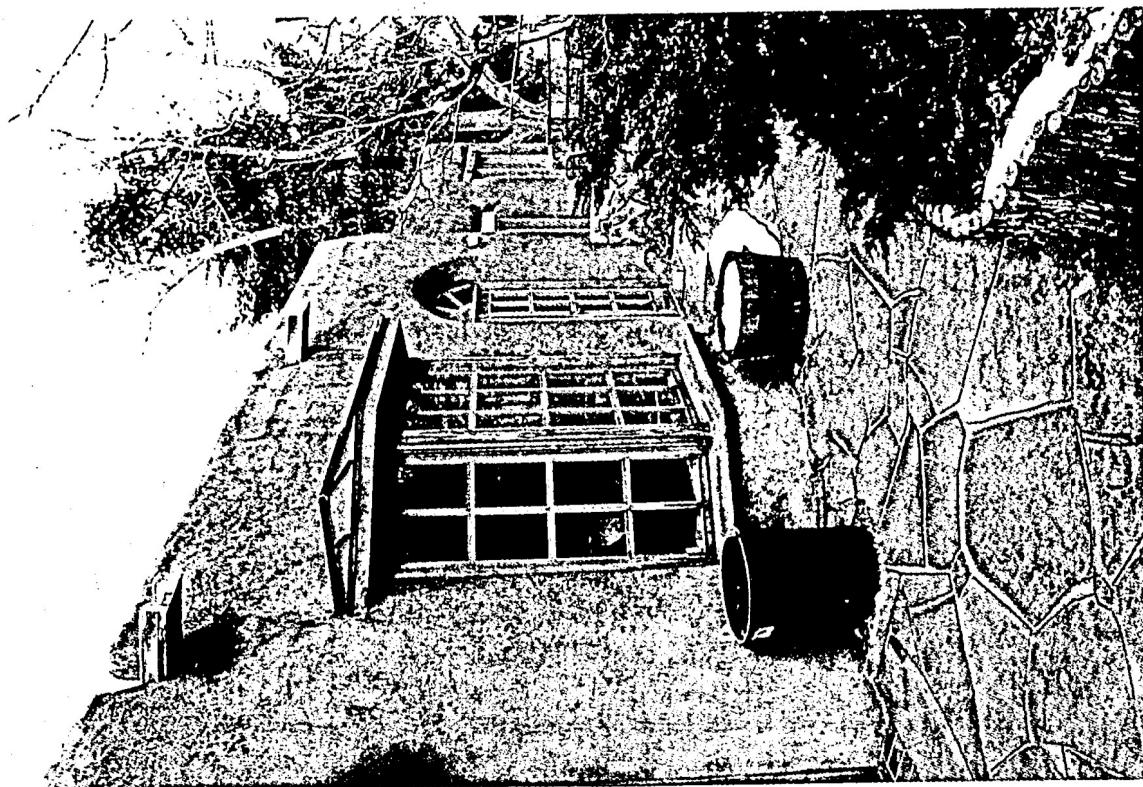
DATE  
 05-16-97

NO.  
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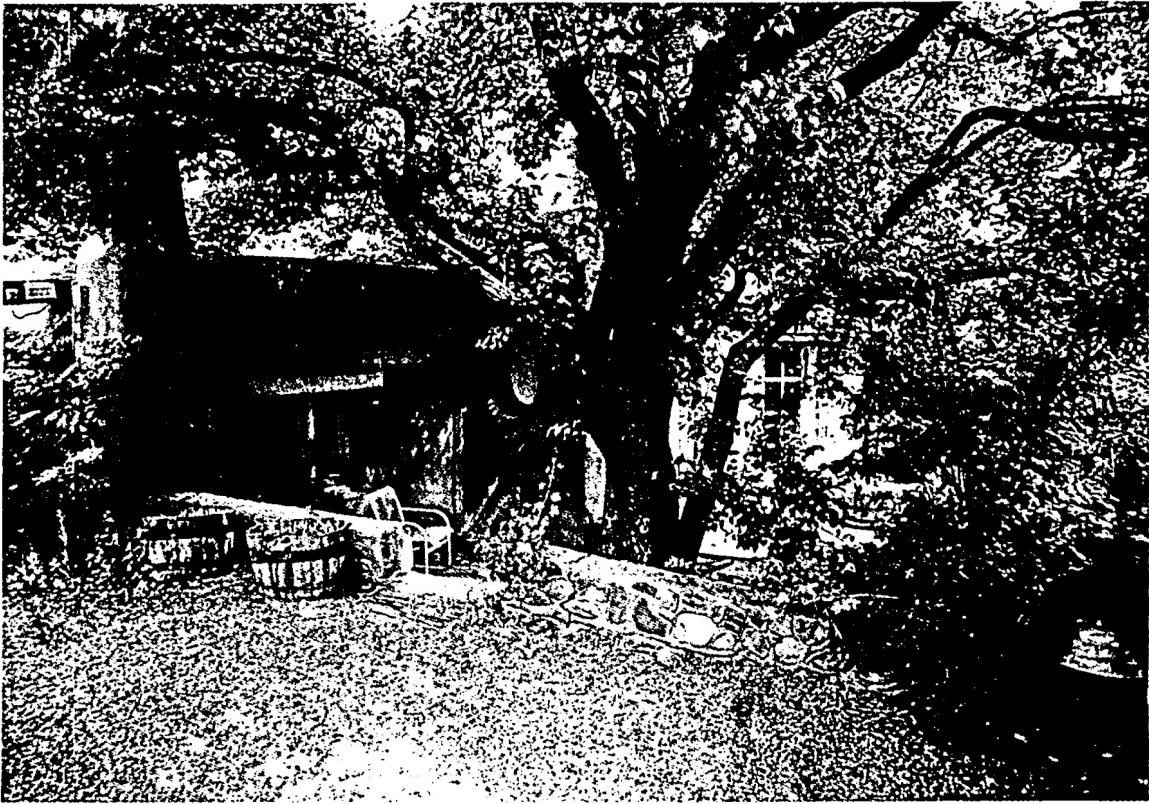




439-A East Elevation showing Bay Window and Arched Doors to be removed.



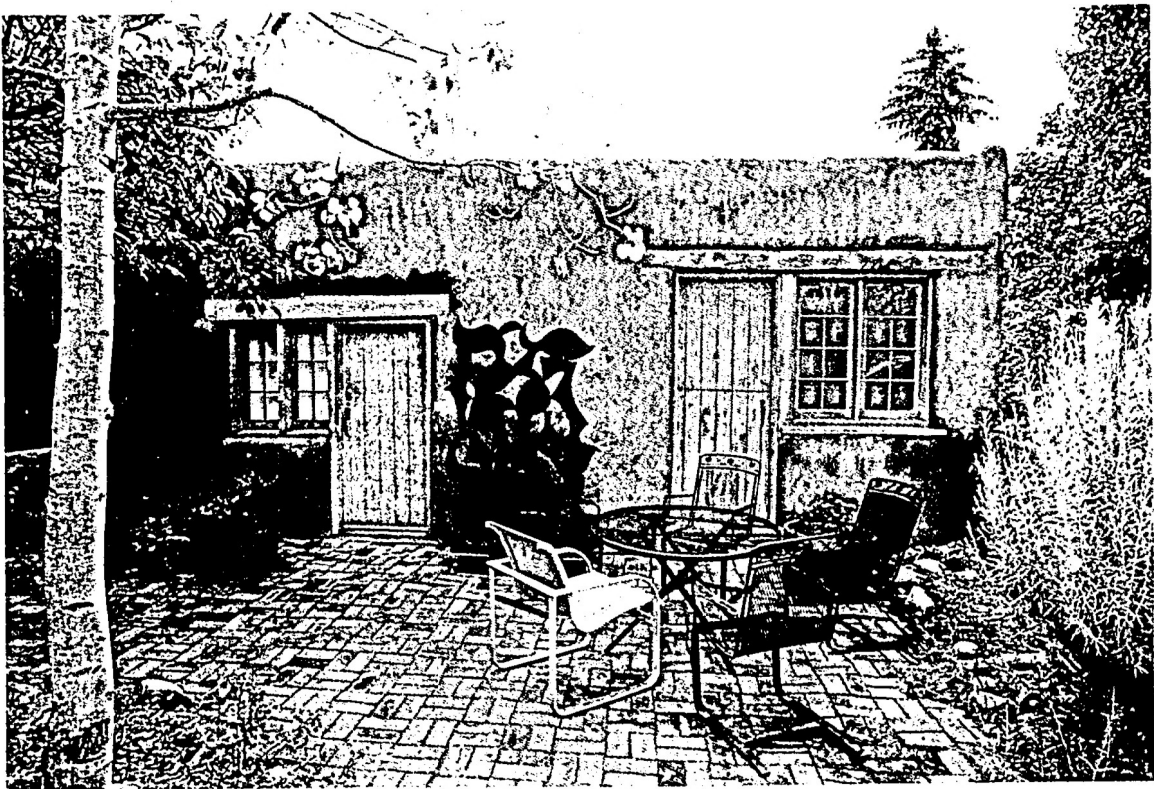
H-97-131



*Southeast corner*

439-A

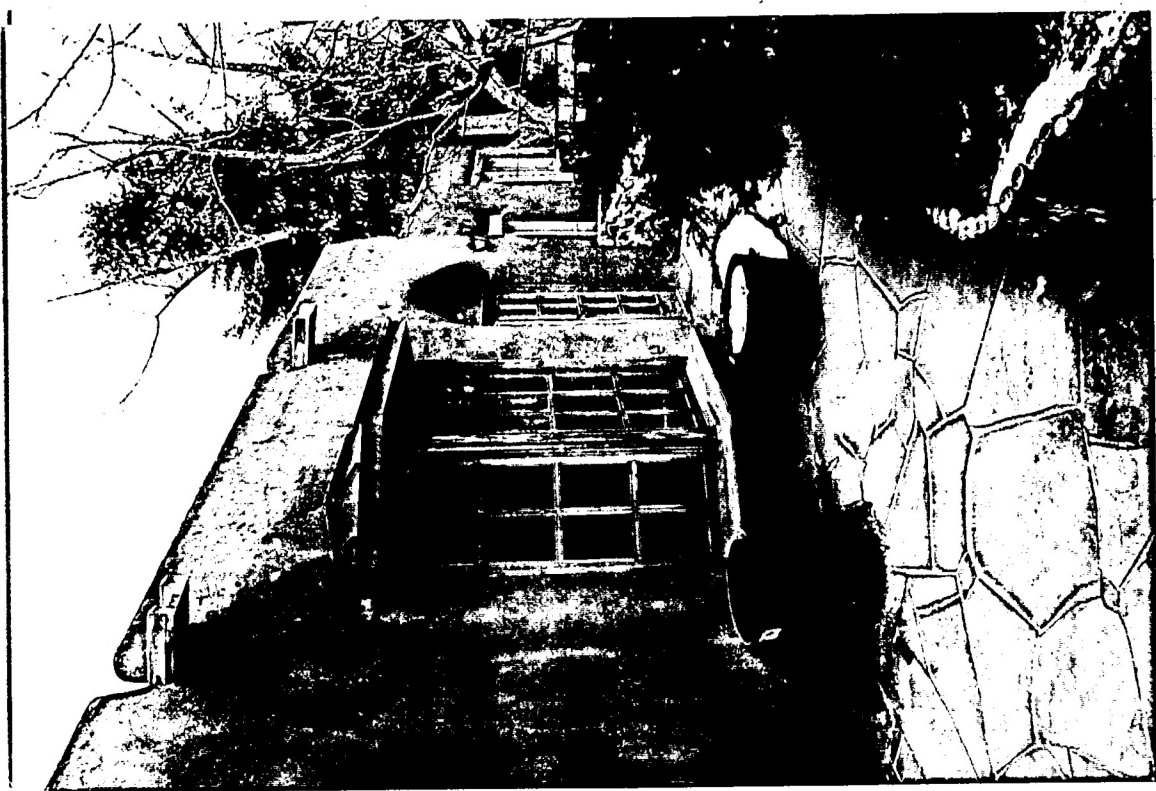
*Northeast corner*



H-97-131



439-A East Elevation showing Bay Window and Arched Doors to be removed.



H-97-131



*Southeast corner*

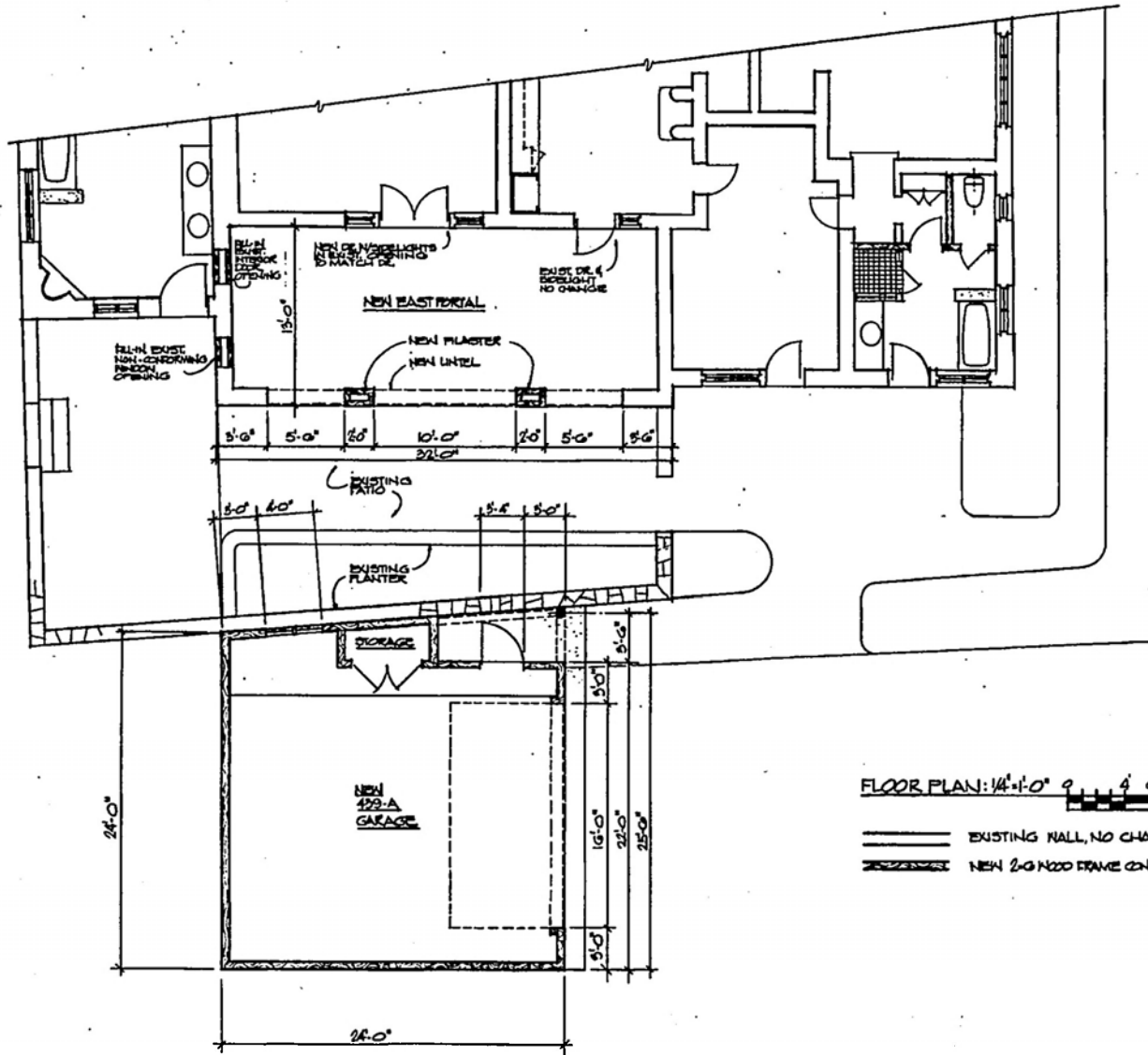
439-A

*Northeast corner*



H-97-131





FLOOR PLAN: 1/4-1-0" 9' 4' 6' 5" NORTH

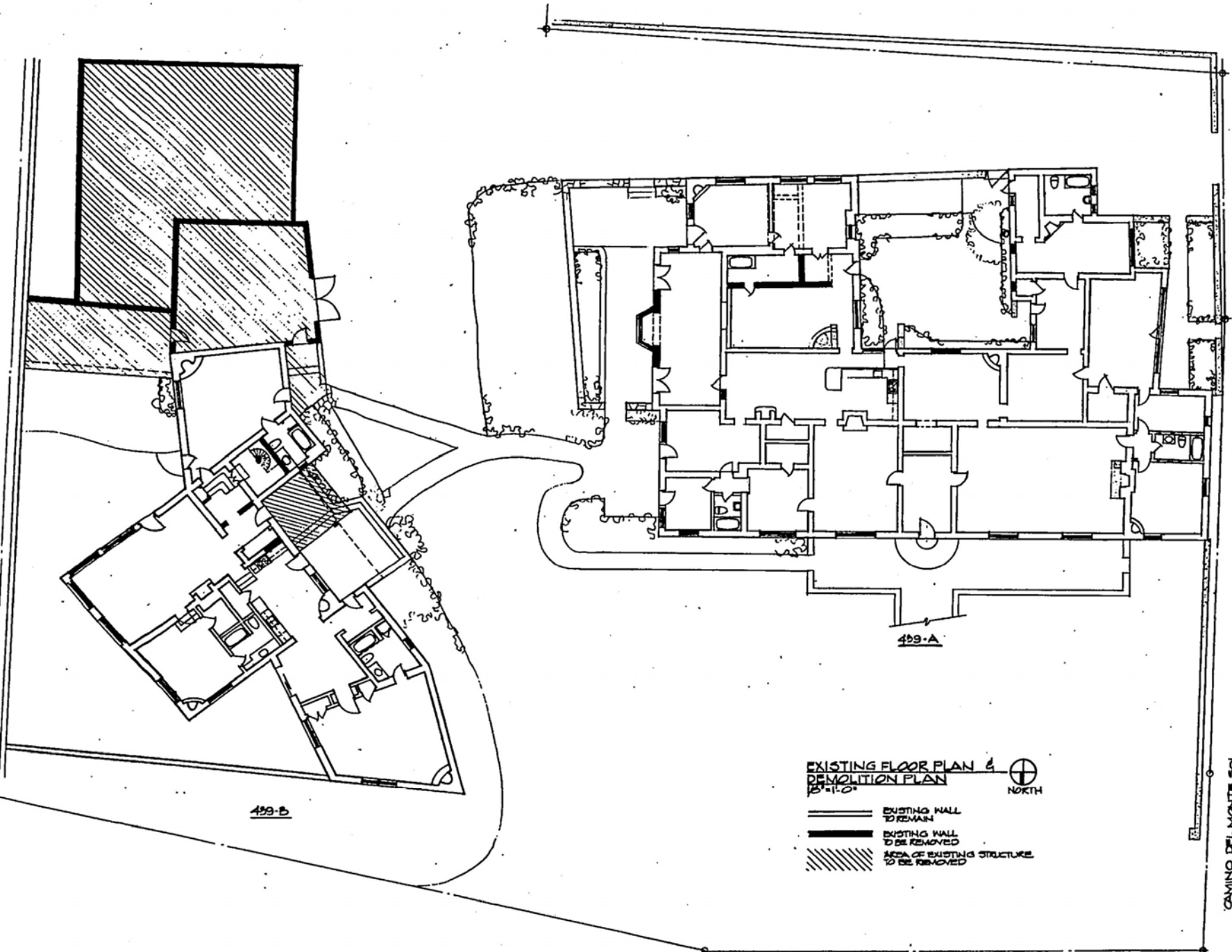
EXISTING WALL, NO CHANGE  
 NEW 2x4 WOOD FRAME CONSTRUCTION



ARCHITECT  
 MICHAEL F. BAILE & ASSOCIATES  
 1144 PAPER ST. SUITE 101  
 HOUSTON, TEXAS 77002

MARY AUSTIN COMPOUND  
 1/4-1-0" A  
 SHEET TITLE

FLOOR PLAN  
 1/4-1-0"



EXISTING FLOOR PLAN &  
DEMOLITION PLAN  
1/8" = 1'-0"

 EXISTING WALL TO REMAIN  
 EXISTING WALL TO BE REMOVED  
 AREA OF EXISTING STRUCTURE TO BE REMOVED

NORTH

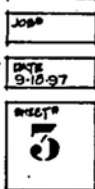
CAMINO DEL MONTE SOL



ARCHITECT  
MICHAEL F. BAUER & ASSOCIATES  
1414 PULVER STREET, SUITE 100, PALM BEACH, FL 33480

MARY AUSTIN COMPOUND  
CIVIL AND ARCHITECTURAL  
459-A-B

SHEET TITLE  
EXISTING FLOOR PLAN  
& DEMOLITION PLAN





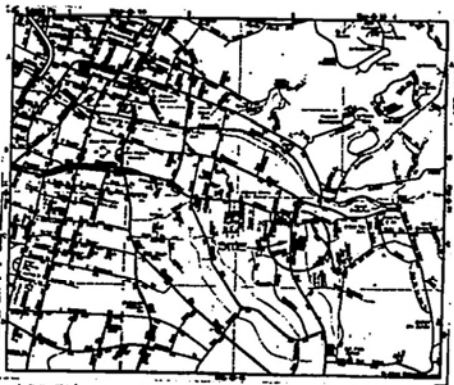


ARCHITECT  
**MICHAEL F. PALLER & ASSOCIATES**  
 1221 PASEO DE LAS CALLES, SANTA FE, NM 87501  
 505-762-1925

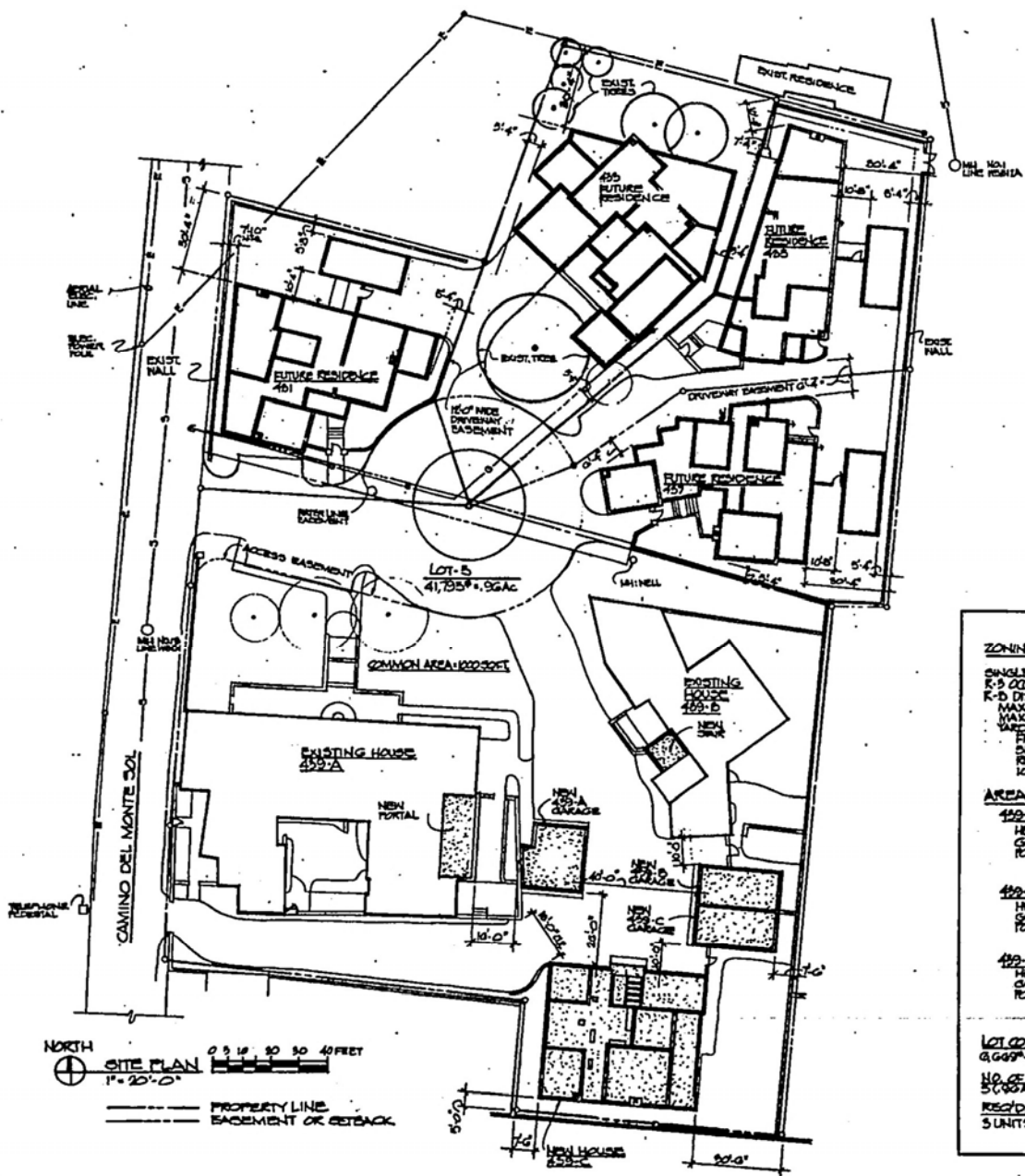
**MARY AUSTIN COMPOUND**  
 CAMINO DEL MONTE 302, SANTA FE, NM  
**439-A-11-C**

SHEET TITLE  
**THE PLAN - LOT 5**

Job #  
 Date  
 9-16-97  
 Sheet #  
**1**



NORTH  
 VICINITY MAP



**ZONING REQUIREMENTS:**

SINGLE FAMILY DWELLING  
 R-5 OCCUPANCY, TYPE 3/4 CONSTRUCTION  
 R-5 DISTRICT & HISTORICAL DISTRICT  
 MAX. LOT COVERAGE: 40%  
 MAX. HEIGHT: 24'-0"  
 YARD SETBACKS:  
 FRONT YARD: 7'-0"  
 SIDE YARD: 5'-0"  
 REAR YARD: 5'-0"  
 10'-0" BETWEEN ADJACENT BUILDINGS

**AREA TABULATION:**

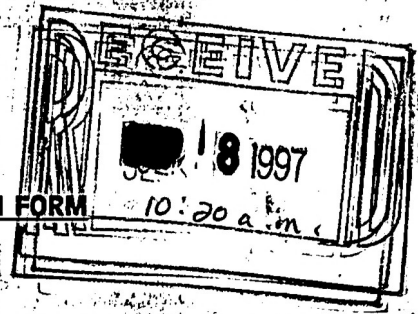
<b>439-A1 GALLERY</b>
HEATED/FINISHED: 5,730 SQ.FT.
GARAGE/STORAGE: 873
PORTALS: 860
<b>3,663 SQ.FT.</b>
<b>439-B1 HARVEY HOUSE</b>
HEATED/FINISHED: 2,284 SQ.FT.
GARAGE/STORAGE: 440
PORTALS: 117
<b>3,411 SQ.FT.</b>
<b>439-C NEW UNIT</b>
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 400
PORTALS: 400
<b>3,116 SQ.FT.</b>

**LOT COVERAGE:**  
 9,689 SQ. FT. = 3,166% OF 4,705 SQ. FT.

**NO. OF UNITS ALLOWED: 5 UNITS PER ACRE**  
 5 (9,689) = 4 UNITS ALLOWED

**REQ'D. COMMON AREA: 250 SQ.FT./UNIT**  
 5 UNITS = 250' = 750 SQ.FT. REQ'D.

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL ADDITION

New Construction: Single-Family Residence ( ) Commercial ( )  
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel  Addition  Residential   
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes  No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

What is the proposed height as illustrated in your project? 12'-6" EXISTING

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes  No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

**If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.**

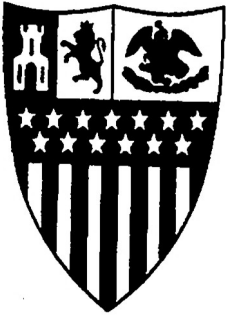
I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

[Signature]  
Signature of Applicant or Owner

9-15-97  
Date



# City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaña, Mayor Pro Tem, Dist. 3  
Patti J. Bushee, Dist. 1  
Larry A. Delgado, Dist. 1  
Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Amy Manning, Dist. 4

Project description . . : DETACHED GARAGE EASTERN PORTION OF PROP  
Project number . . . . : 97- 10100153  
Case Number . . . . . : H-97-132  
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD  
Application date . . . : 09/18/97

PROJECT LOCATION(S) : 439 Camino Del Monte Sol  
(detached garage)

**PROJECT NAMES:**

OW- Peters III, Gerald & Kathleen  
Santa Fe, NM 87501

825 El Caminito  
(505) 9888961

AP- Bauer, Michael  
Santa Fe, NM 87501

1424 Paseo De Peralta  
(505) 9881905

**ACTION**

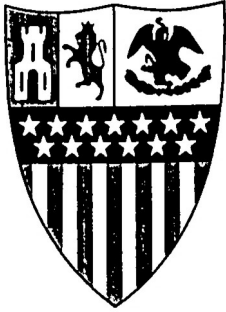
This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner



# City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaña, Mayor Pro Tem, Dist. 3

Patti J. Bushee, Dist. 1

Larry A. Delgado, Dist. 1

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825 El Caminito  
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Santa Fe, NM 87501

1424 Paseo De Peralta  
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner



# City of Santa Fe, New Mexico

Project description . . : DETACHED GARAGE EASTERN PORTION OF PROP  
Project number . . . . : 97- 10100153  
Case Number . . . . . : H-97-132  
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PROJECT LOCATION(S) : 439 Camino Del Monte Sol  
(detached garage)

## PROJECT NAMES:

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Santa Fe, NM 87501

825 El Caminito  
(505) 9888961

AP- Bauer, Michael  
Santa Fe, NM 87501

1424 Paseo De Peralta  
(505) 9881905

## PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	NOT APPLICABLE
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND

# City of Santa Fe, New Mexico

# memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader *AMC*  
Mary Grzeskowiak, Historic Preservation Planner *MG*

FROM: Heather L. Pierson, Historic Districts Case Planner *HP*

## ITEM & ISSUE

CASE #H-97-132 ADDRESS 439 A Camino del Monte Sol (detached garage)

## REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Standards	<input checked="" type="checkbox"/> Vicinity Map
<input type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input type="checkbox"/> Minutes of _____	<input checked="" type="checkbox"/> Elevations
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Photographs
	<input type="checkbox"/> Other _____

## STAFF RECOMMENDATION

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met. The proposed garage will not have a negative impact on the adjacent historically "significant" structure as identified in Section 14-70.73A2 SFCC 1987; therefore, Staff recommends approval.

## BACKGROUND & SUMMARY

The applicant has provided illustrations for the construction of a single-story detached garage on the eastern portion of the subject property. The applicant states the garage will be of wood frame construction with a stucco finish. The garage's height will vary from 10 feet to 11 feet from grade. The garage door will be a raised-panel wood door which will be sealed with Sherwin Williams "Gate House" stain. The proposed stucco color is El Rey "Buckskin," and all exposed wood elements will be stained to match the garage door. Window lites are true-divided-lites.

#### 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terracotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS  
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501  
505 • 988 • 1905

September 18, 1997

Historic Design Review Board  
City of Santa Fe  
Santa Fe, New Mexico

**Re: 439-A Camino del Monte Sol  
Garage/Storage Building**


Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House.

The structure will be located to the east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,



Michael F. Bauer

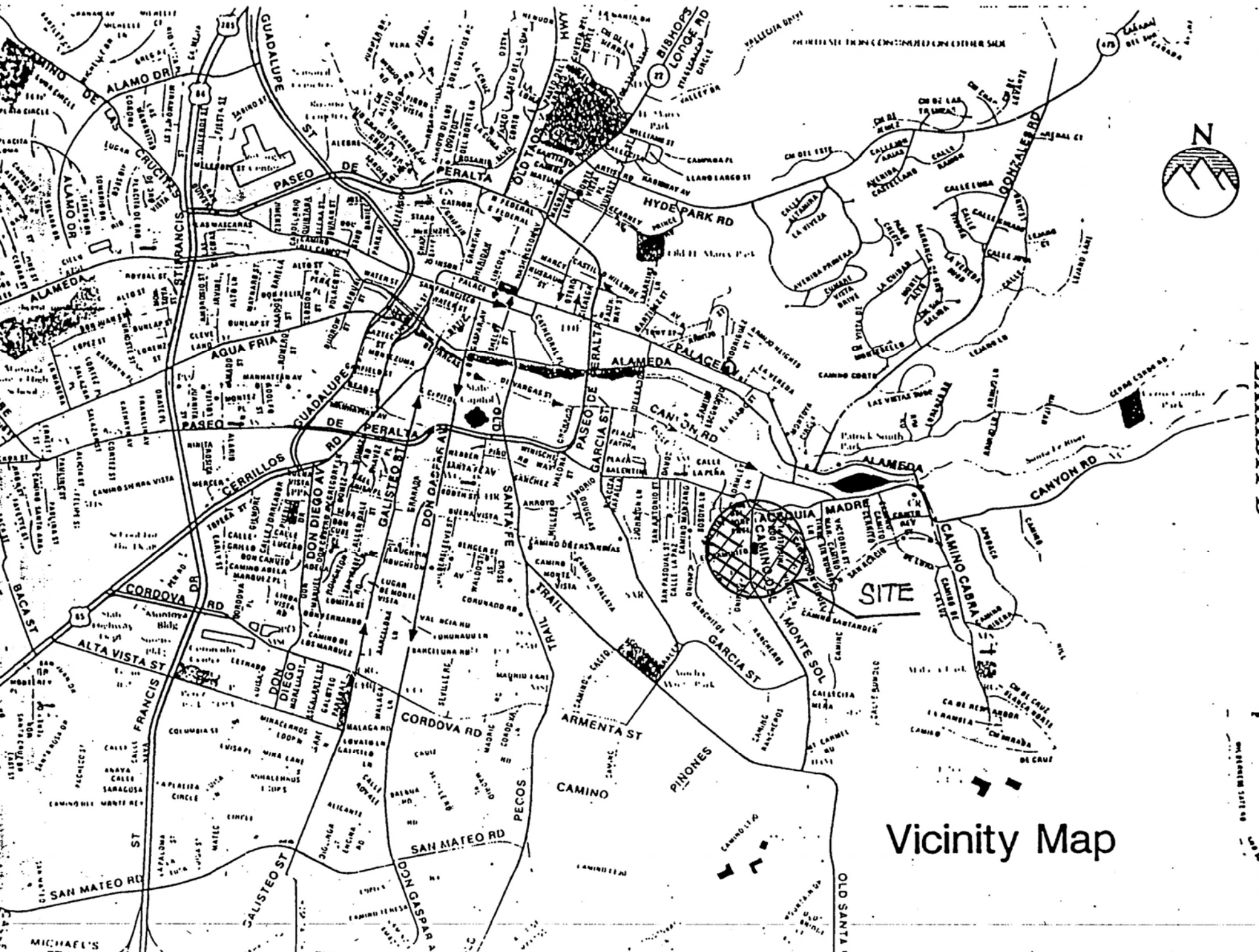


EXHIBIT D

Vicinity Map

PHOTOGRAPH BY  
 1948  
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 2025

REPLAT OF SURVEY FOR  
GERALD P AND KATHLEEN R PETERS

LYERS AND SETTING BEYONDS AT BUSH BUNDERS 422 THROUGH 429 CARINO DEL MONTE SOG. MAPS NO. 1, SANTA FE, NEW MEXICO, CONTAINING 1.777 AC. ±

EXISTING

NOTES

1. MERIDIAN (S31°57'04" E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (SEE CARINO DEL MONTE SOG.) AND THE SOUTHWEST CORNER OF LOT 1 AND PLAT TITLE "PLAT OF SURVEY FOR DAVID BARTNER HOLD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, S.F.P.C.S. NO. 2149, DATED FEBRUARY 18TH AND FILED AT THE S.F.P.C.S. BOOK 28, PAGE 26.
2. DATA IN DOUBLE PARENTHESES (( )) TAKEN FROM PLAT OF BUSH NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESES ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. BARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY MALDEN S. TUCKER, DATED JUNE 13, 1900, SURVEY NUMBER 48278-9.
4. DEPUTY MATERIALS EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1950 AND FILED AT THE S.F.P.C.S. JULY 28, 1951, BOOK 23, PAGE 124.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BERNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 247, PAGE 24-26.
6. \* DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

*Michael E. Noonan*  
S.F.P.C.S. NO. 4528 MICHAEL E. NOONAN

STATE OF NEW MEXICO | S.F.  
COUNTY OF SANTA FE |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July 1987 BY *Gerald P. Peters* and *Kathleen R. Peters*.

*Edward E. Hansen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/17/1991

EXISTING SITE PLAN AND DEMOLITION PLAN  
1" = 20' 0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

DAUER & ASSOCIATES  
1000 SANTA FE, N.M. 87501  
505-426-1800

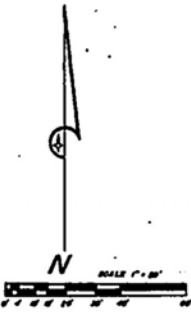
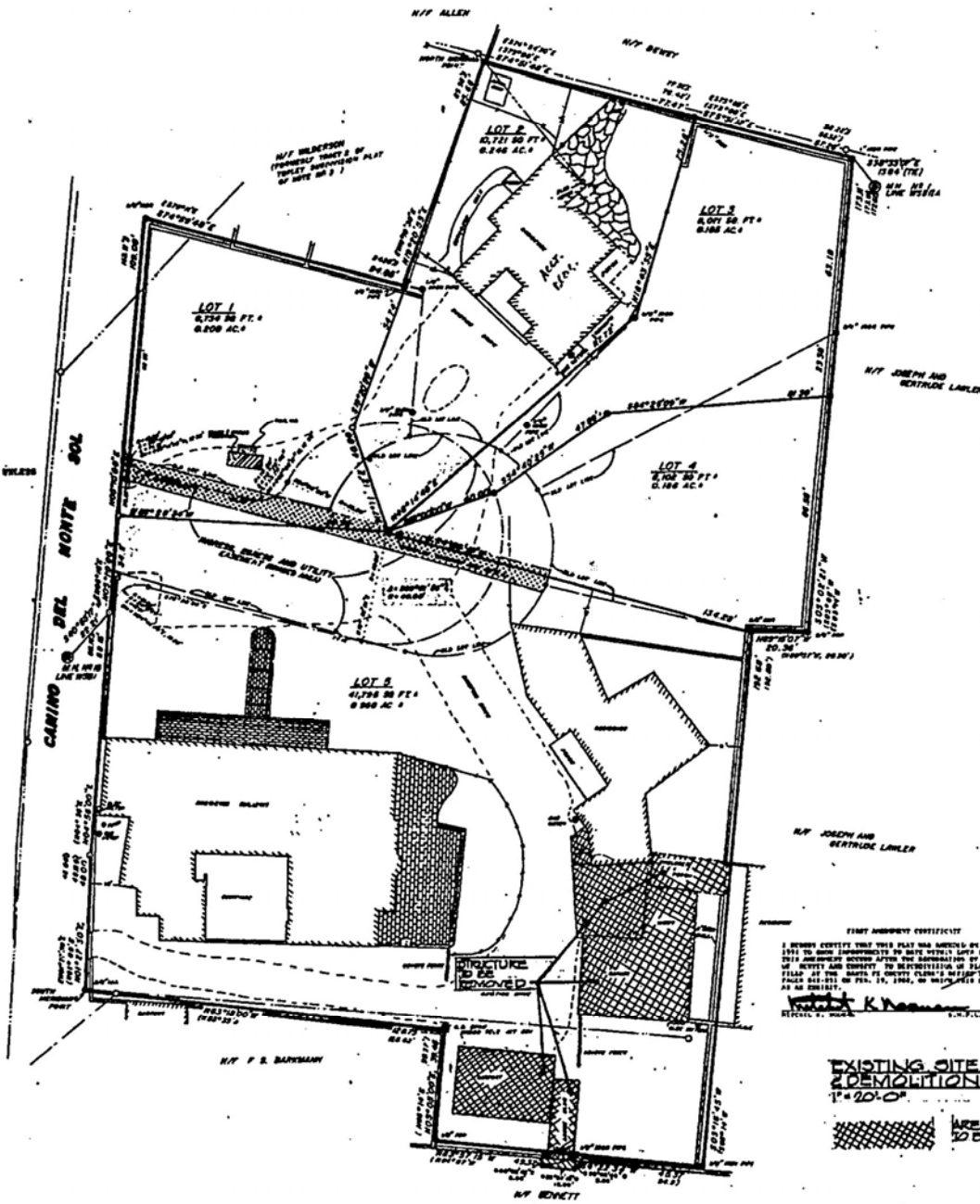
MAEY, AUST - COMPOUND  
SANTA FE, N.M. 87501  
505-426-1800

EXISTING SITE PLAN  
DEMOLITION PLAN

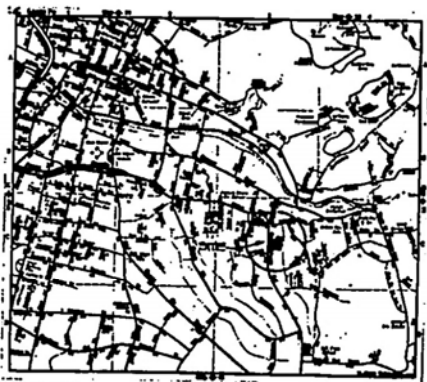
JOB#

8-16-87

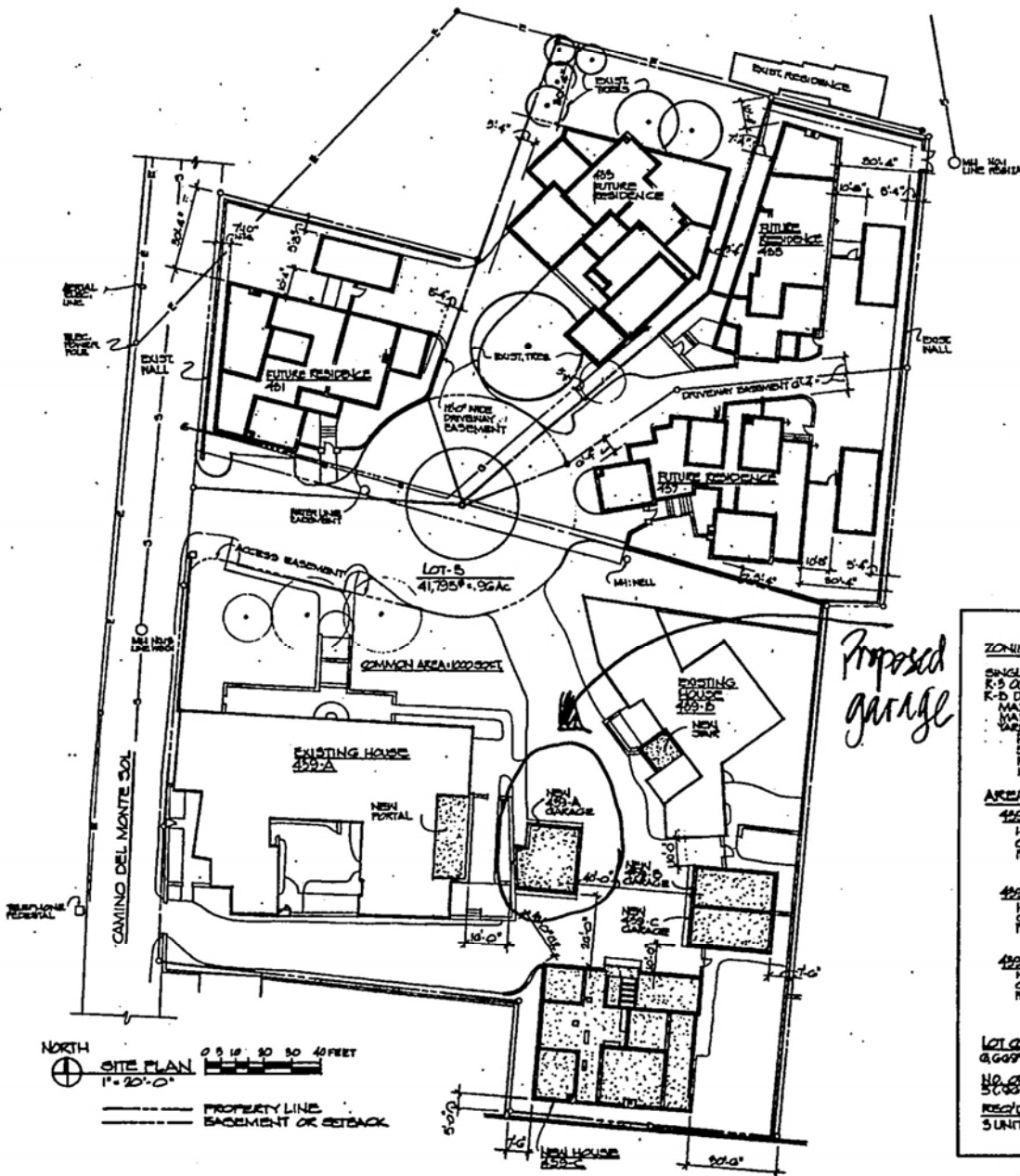
2



ALL DIMENSIONS SHOWN AS INDICATED.  
DIMENSIONS ARE THIS SURVEY, 1/8" NEARLY WITH CAP UNLESS OTHERWISE NOTED.  
CITY OF SANTA FE SANITARY BERRY MARSHALL  
CITY OF SANTA FE OVERHEAD UTILITY LINE  
CITY OF SANTA FE VILLAGE POLE  
CITY OF SANTA FE FENCE LINE  
EXISTING DRIVE  
DIMENSIONS OF LOT LINES  
DIMENSIONS OF ELEMENTS



NORTH  
VICINITY MAP



NORTH  
SITE PLAN  
1" = 20'-0"  
0 10 20 30 40 FEET  
PROPERTY LINE  
BASEMENT OR SETBACK

*Proposed garage*

**ZONING REQUIREMENTS:**

- SINGLE FAMILY DWELLING
- R-3 OCCUPANCY TYPE 3EN CONSTRUCTION
- R-3 DISTRICT & HISTORICAL DISTRICT
- MAX. LOT COVERAGE: 40%
- MAX. HEIGHT: 34'-0"
- YARD SETBACKS:
- FRONT YARD: 7'-0"
- SIDE YARD: 5'-0"
- REAR YARD: 5'-0"
- 10'-0" BETWEEN ADJACENT BUILDINGS

**AREA TABULATION:**

<b>452-A: GALLERY</b>
HEATED FINISHED: 2,730 SQ FT
GARAGE/STORAGE: 573
TOTAL: 3,303 SQ FT
<b>452-B: HARVEY HOUSE</b>
HEATED FINISHED: 2,554 SQ FT
GARAGE/STORAGE: 440
TOTAL: 2,994 SQ FT
<b>452-C: NEW UNIT</b>
HEATED FINISHED: 2,210 SQ FT
GARAGE/STORAGE: 500
TOTAL: 2,710 SQ FT

**LOT COVERAGE:**  
 $9,669 \div 41,795 = 23.14\%$

**NO. OF UNITS ALLOWED: 5 UNITS PER ACRE**  
 $5 \times (9,669) = 48,345$

**REQ'D. COMMON AREA: 250 SQ FT/UNIT**  
 $5 \text{ UNITS} \times 250' = 1,250 \text{ SQ. FT. REQ'D.}$



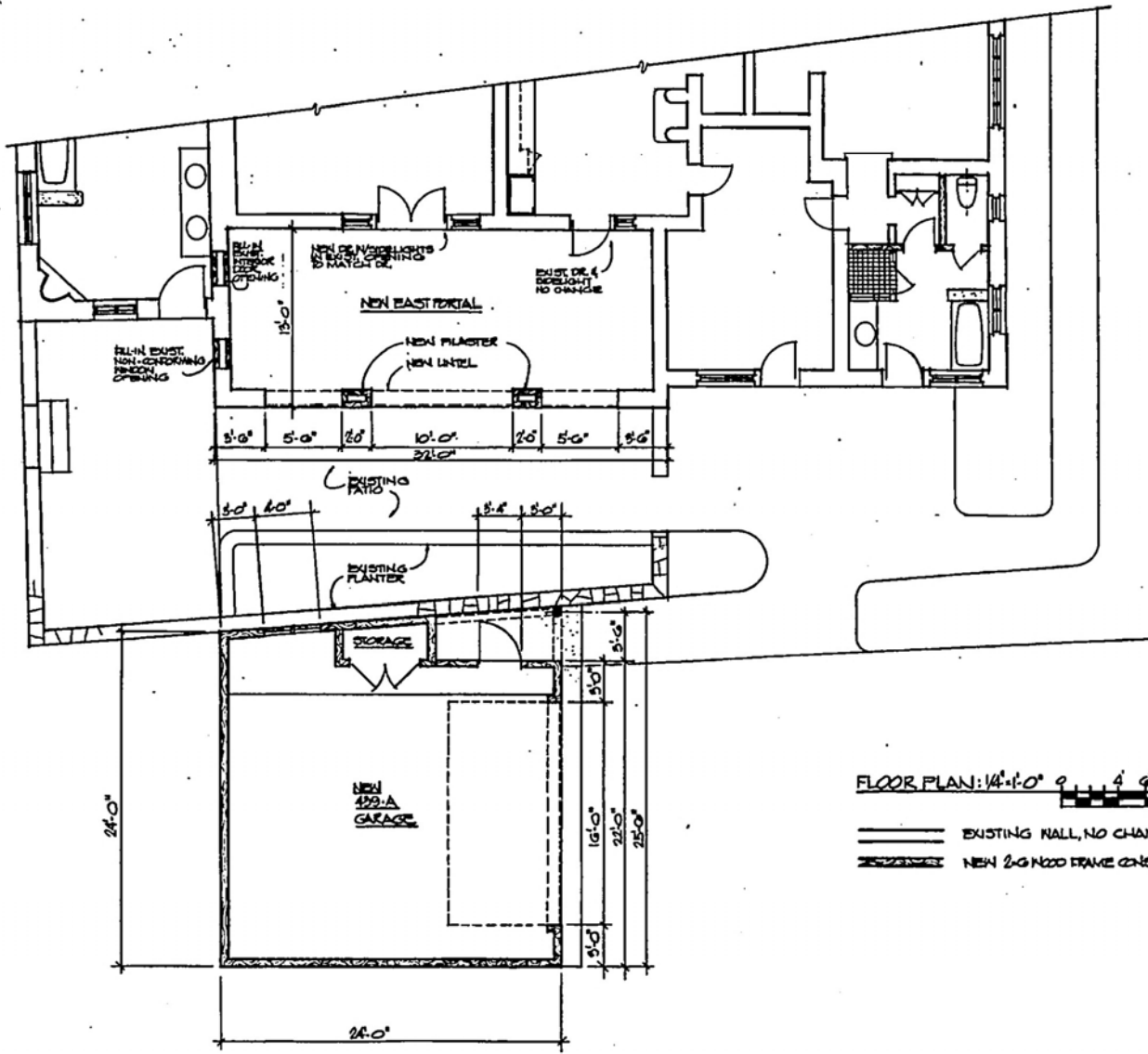
ARCHITECT  
**MICHAEL P. LEE & ASSOCIATES**  
 123 PAGES OF PLANS  
 410-773-1125

**MARY AUSTIN COMPOUND**  
 452-A, B, C

SHEET TITLE  
**THE PLAN - LOTS 5**  
 1" = 20'-0"

DATE  
 9-18-97

SHEET #  
**1**



FLOOR PLAN: 1/4" = 1'-0" 0 4 6 8 NORTH

==== EXISTING MALL, NO CHANGE  
 ===== NEW 2-G IRON FRAME CONSTRUCTION



ARCHITECT  
 MICHAEL F. BAUER & ASSOCIATES  
 1434 PHOENIX BLVD. SUITE 100  
 DALLAS, TEXAS 75201

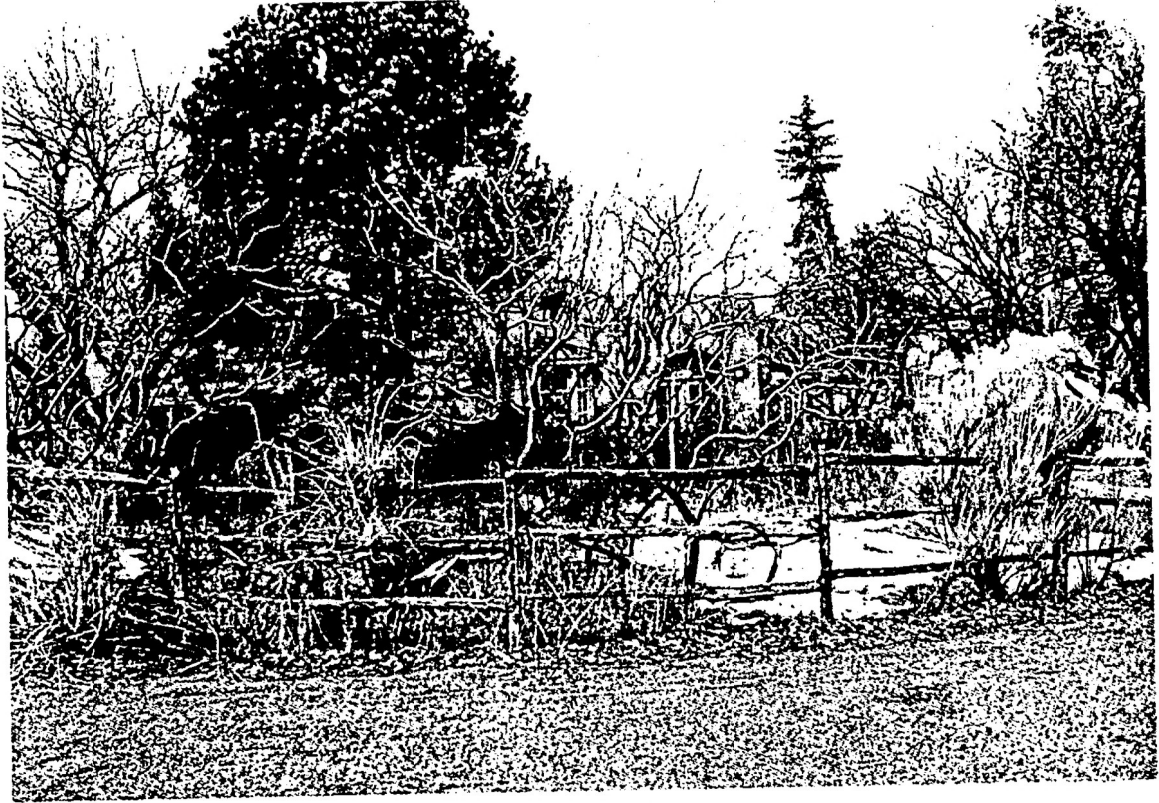
MARY AUSTIN COMPOUND  
 420-A  
 14'-11.0"

SHEET TITLE  
 FLOOR PLAN  
 14'-11.0"

DATE  
 5-15-97

NO. 4





439-A Garage Site

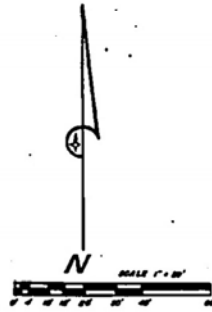
H-97-132





REPLAT OF SURVEY FOR  
GERALD P AND KATHLEEN R PETERS

LIVING AND BEING SITUATE AT HOUSE NUMBER 433 THROUGH 439 CARLING DEL MONTE SOC., WARD NO. 1, SANTA FE, NEW MEXICO, CONTAINING 1.777 AC. ±

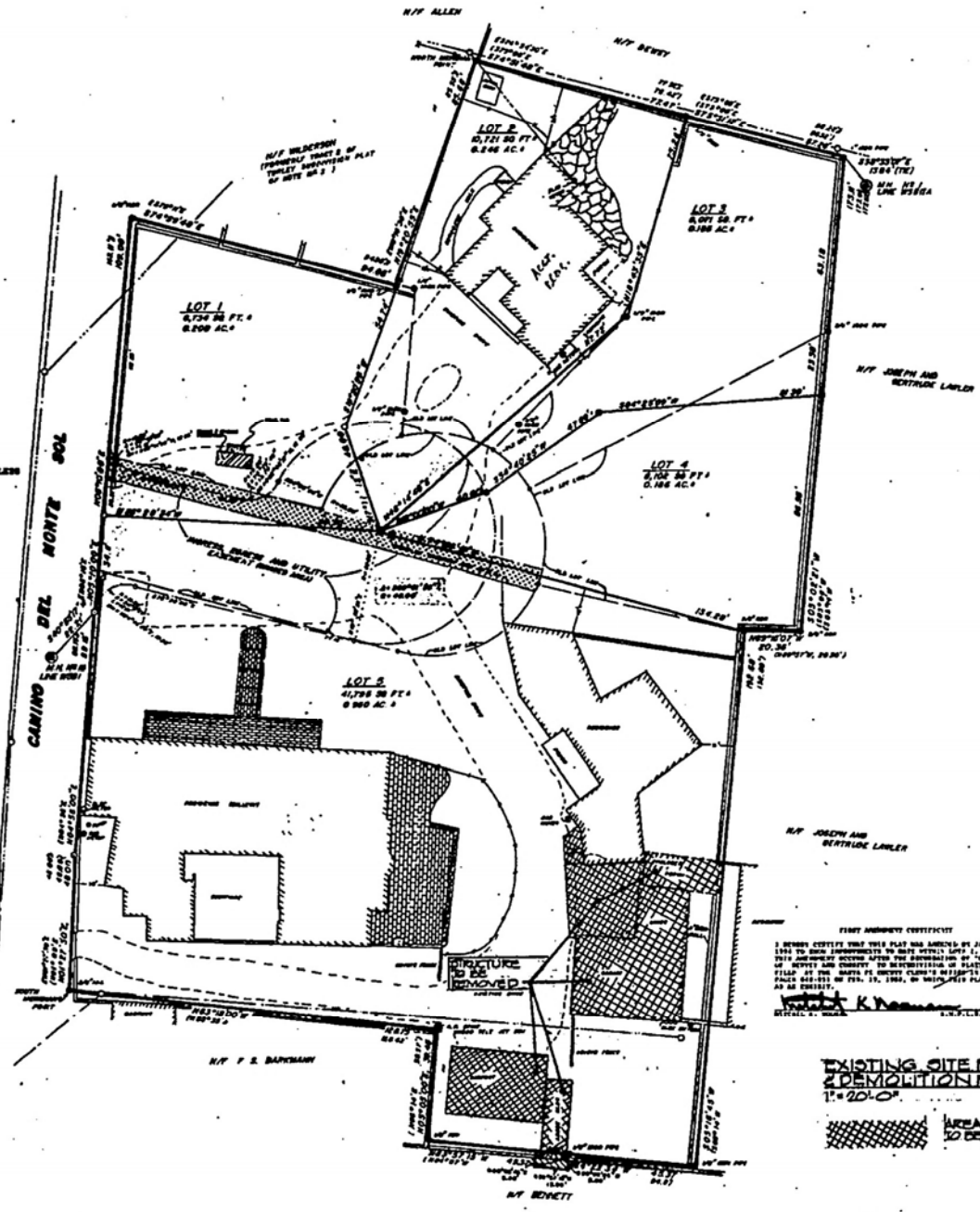


**LEGEND**

--- SHOWN AS INDICATED.  
--- 1/8" HATCH WITH CAP CIRCLES  
--- SANTA FE SANITARY WATER MAINS  
--- SHERMAN STREETS UTILITY LINE  
--- UTILITY POLES  
--- EXISTING DRIVE  
--- DOTTED OLD LOT LINES  
--- BOUNDARY OF EASEMENTS



VICINITY MAP SCALE 1" = 150'



**NOTE:**

- MERIDIAN (213°51'04"R) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CARLING DEL MONTE SOC.) AND THE SOUTHWEST CORNER OF LOT 1 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RITVELD, P.M.S.L.S. NO. 2148, DATED FEBRUARY 1970 AND FILED AT THE S.F.C.C.S. BOOK 20, PAGE 24.
- DATA IN DOUBLE PARENTHESES ( ) TAKEN FROM PLAT OF NOTE NO. 1.
- ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERMITS DATA IN PARENTHESES ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYS FOR CLYDE B. GARTNER, WARD NO. 1, SANTA FE, NEW MEXICO" BY WALTER G. TUCKER, DATED JUNE 12, 1960, SURVEY NUMBER 4912-B.
- DEPUTY WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED JANUARY 3, 1960 AND FILED AT THE S.F.C.C.S. JUNE 28, 1961, BOOK 20, PAGE 104.
- REFER TO DEED OF EASEMENT BY AND BETWEEN MARY ELIZABETH BERRYETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 64-B, PAGE 241-242.
- DEPUTES CALCULATED POINT.
- DEPUTES EASEMENT AREA.

**CERTIFICATE**

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL PRACTICING IN NEW MEXICO.

*Mitchell E. Bookley*  
M.I.C. No. 6594 MITCHELL E. BOOKLEY

STATE OF NEW MEXICO ) S.S.  
COUNTY OF SANTA FE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July 1987, BY MITCHELL E. BOOKLEY.

*Edward E. Hoover*  
EDWARD E. HOOPER  
NOTARY PUBLIC

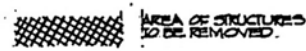
MY COMMISSION EXPIRES: May 12, 1989

**FIRST AMENDMENT CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT WAS LABELED BY JANUARY 11, 1988 TO BE AN INSTRUMENT TO BE RECORDED IN BOOK 20, PAGE 104. THIS AMENDMENT OCCURS AFTER THE SUBMISSION OF CERTIFICATES TO THE COUNTY CLERK. TO BE RECORDED IN PLATE 10471 FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 104, PAGE 104 ON FEB. 11, 1988, OR ANY OTHER DATE IF SO ORDERED.

*Mitchell E. Bookley*  
M.I.C. No. 6594

**EXISTING SITE PLAN AND DEMOLITION PLAN**  
1" = 20' 0"



SOUTHWEST MOUNTAIN SURVEYS

MARY ADST - COMPOUND  
 439-A-B-C  
 5-11-87  
 EXISTING SITE PLAN  
 DEMOLITION PLAN  
 Job #  
 5-16-97  
 2



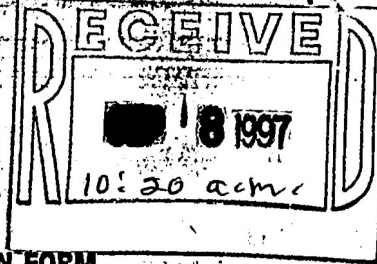




439-A Garage Site

H-97-132

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: GARAGE FOR 439-A

New Construction: Single-Family Residence  Commercial ( )  
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )  
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes  No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

What is the proposed height as illustrated in your project? 11'-0" MAX.

Have you met with the appropriate zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes  No ( )

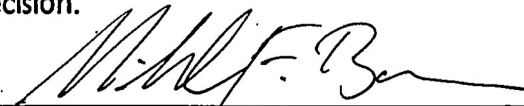
If yes, who? MONICA MONTOYA Date? 7-28-97

**If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.**

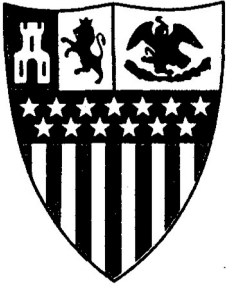
I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

  
Signature of Applicant or Owner

9.15.97  
Date



# City of Santa Fe, New Mexico

Debbie Jaramilla, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3  
Patti J. Bushee, Dist. 1  
Larry A. Delgado, Dist. 1  
Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Amy Manning, Dist. 4

Project description . . . : REM. OF B WINDOW & REST. PORTAL ON E ELE  
Project number . . . . : 97- 10100192  
Case Number . . . . . : H-97-171  
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD  
Application date . . . : 11/05/97

**PROJECT LOCATION(S) : 439 A Camino Del Monte Sol**

**PROJECT NAMES:**

OW- Peters, Gerald & Kathleen      825 El Caminito  
Santa Fe, NM 87501                      (505)                      9888961

AP- Bauer, Michael                      1424 Paseo De Peralta  
Santa Fe, NM 87501                      (505)                      9881905

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner

**Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



# City of Santa Fe, New Mexico

Project description . . : REM. OF B WINDOW & REST. PORTAL ON E ELE  
Project number . . . . : 97- 10100192  
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Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta  
Santa Fe, NM 87501 (505) 9881905

**PROJECT DATA**

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE
HISTORIC DIST SURVEY NUMBER	7270
AGE OF STRUCTURE	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	COMMERCIAL
USE, PROPOSED	RESIDENTIAL

# City of Santa Fe, New Mexico

# memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader *AMC*  
Mary Grzeskowiak, Historic Preservation Planner *Mary*

FROM: Heather L. Pierson, Historic Districts Case Planner *HP*

**ITEM & ISSUE:**

CASE #H- 97-171 ADDRESS 439 A Camino del Monte Sol

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- Case Synopsis
- District Standards
- State Historical Survey Sheet
- Minutes of \_\_\_\_\_
- Other \_\_\_\_\_

**APPLICANT SUBMITTALS**

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

**STAFF RECOMMENDATION:**

Staff acknowledges the standards for architectural design, preservation, and height have been met and recommends approval.

**BACKGROUND & SUMMARY:**

The applicant has provided illustrations for the following renovation treatments: the removal of bay windows and French doors on the east elevation thereby creating a portal and restoring the historic profile of that elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the rear (south) of the building.

As noted on the New Mexico Building Inventory Form, the east elevation has been altered. The proposed work will not involve the removal of any historic fabric or character; therefore, the historic status will be retained (Section 14-70.73A1 SFCC 1987). The proposed portal structure will return the building to its original footprint on that elevation. The proposed yard wall is within the 6-foot height allowed per Section 14-70.20B2c SFCC 1987.

## 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H 1.2

ADDRESS: 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House /  
Gerald Peters Gallery

IDENTIFICATION

UTM REFERENCE EASTING NORTHING  
ZONE 12 13

LEGAL DESCRIPTION:  
TNSP 17 N 3 RANGE 10 E 3 SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic  
Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:  
ESTIMATE 1925 ACTUAL  
SOURCE(S) Santa Fe New Mexican  
6/26/1940

ARCHITECTURAL STYLE:  
Spanish-Pueblo Revival

USE:  
HISTORIC: residential  
OTHER \_\_\_\_\_  
PRESENT: residential  
OTHER commercial - art gallery

SURROUNDINGS: residential

PHOTO



#25 main entrance, north

BUILDING DATA

RELATIONSHIP TO HISTORIC SURROUNDINGS:  
SIMILAR  NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:  
 YES  NO  
WHAT TYPE? offices/storage and storage shed  
IF INVENTORIED, LIST ID NUMBER(S)  
0516000123.1

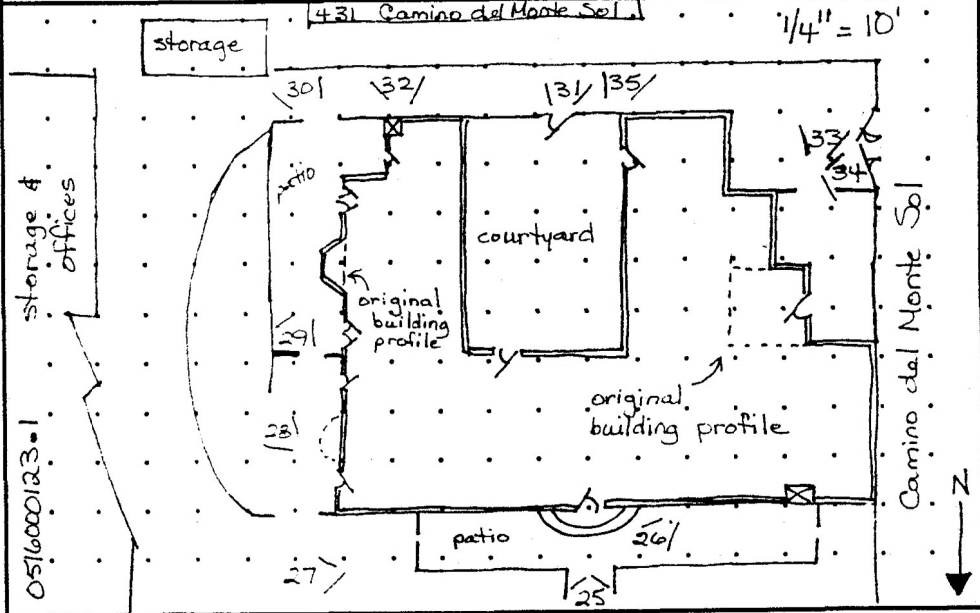
DEGREE OF REMODELING:  
MINOR  MODERATE  MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:  
 EXCELLENT  GOOD  
 FAIR  DETERIORATED

BUILDING THREATENED?  
 YES  NO

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?  
 YES  NO  ELIGIBLE  
 CONTRIBUTING  NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?  
 YES  NO  ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT  
 SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING

LOCAL LANDMARK  YES  NO

SURVEYED 8/91 BY DB

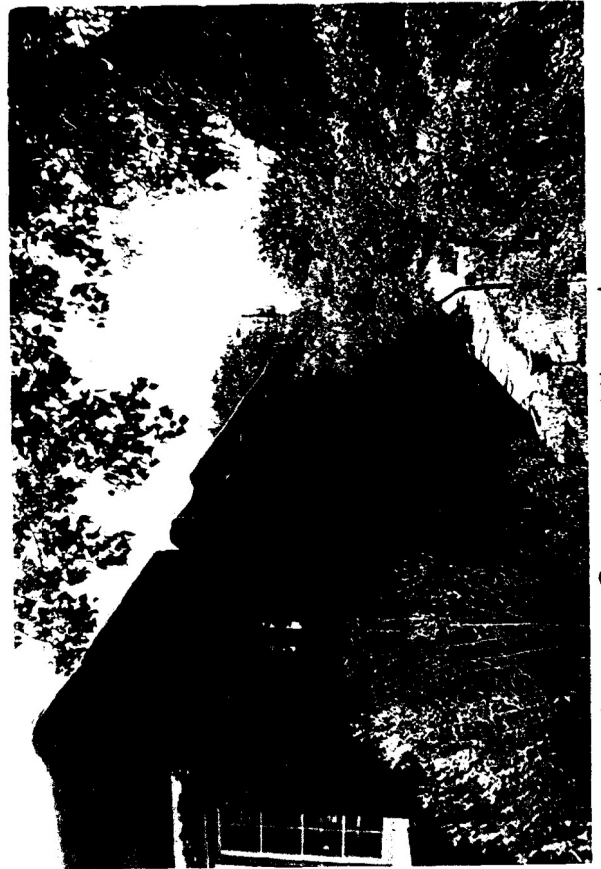
NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
	FOUNDATIONS	not visible	
	DOORS	wood panels, french	
	WINDOWS	4 6-lite wood casmts in groups of 2,3,4, and alone;	some 1x1 DHWs with wood reveals, Window to courtyard has large corbelled frame.
	PORTALES		
	CANALES	double-wide, wood lined with metal	
	PORCHES	patios north, east, and southwest	
	BALCONIES		
	ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
	COURTYARDS	center south, grassed, surrounded by bldg and wall	
	FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
	ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as 1/2 sidelight on E		
COMMENTS	interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas - appear original. Masonry fireplaces.		

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



#27 from northeast

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

ID NUMBER 051000123  
SURVEYED/RESEARCHED  
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

IDENTIFICATION	ADDRESS 439 Camino del Monte Sol Camino del Monte Sol National Historic District	ID NUMBER 051600123
		SURVEYED/RESEARCHED
		DATE 8/91 BY DB



#35 courtyard gate, south



#31 courtyard, south



#32 partial south elevation

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol  
Camino del Monte Sol National Historic District

ID NUMBER  
051600123

SURVEYED/RESEARCHED  
DATE 8/91 BY DB



#33 from southwest



#34 partial west elevation

IDENTIFICATION	ADDRESS 439 Camino del Monte Sol Camino del Monte Sol National Historic District	ID NUMBER 0516000123
		SURVEYED/RESEARCHED
		DATE <u>8/91</u> BY <u>DB</u>

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS  
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501  
505 • 988 • 1905

November 5, 1997

Historic Design Review Board  
City of Santa Fe  
Santa Fe, New Mexico

**Re: 439-A Camino del Monte Sol, Unit 1 & 2**

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a two unit condominium.

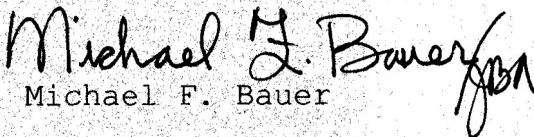
The major exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The other change is to construct a dividing yard wall in the South Courtyard at the same height as the existing wall.

Please advise us if any additional information is required.

Sincerely,

  
Michael F. Bauer

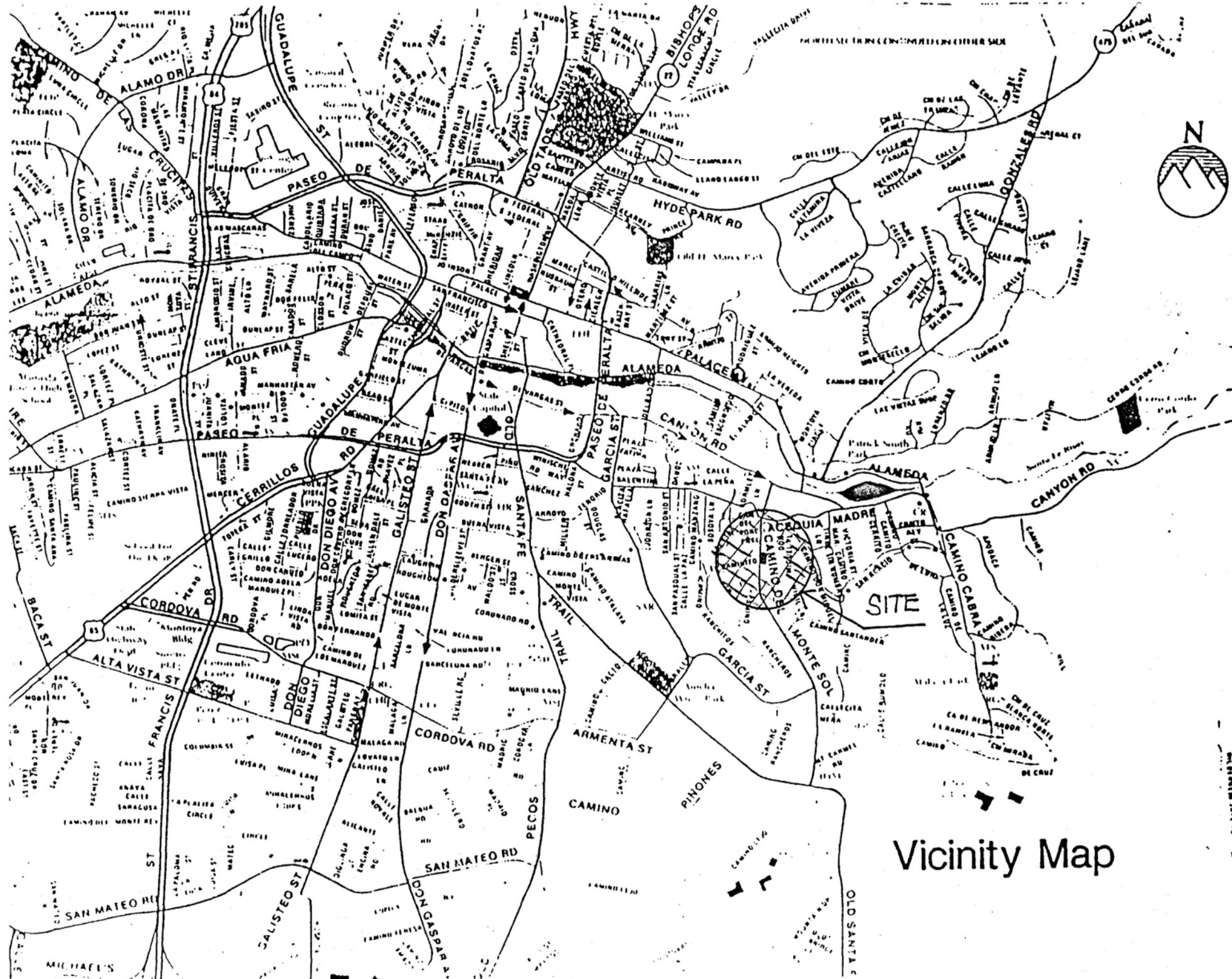


EXHIBIT D


Vicinity Map

Scale: 1 inch = 100 feet  
 Date: 10/15/50  
 Author: [illegible]



MICHAEL BAUER & ASSOC.  
 SANTA FE, NEW MEXICO  
 8-11-87  
 11-5-87  
 REVISED 499-A TO 2 UNITS

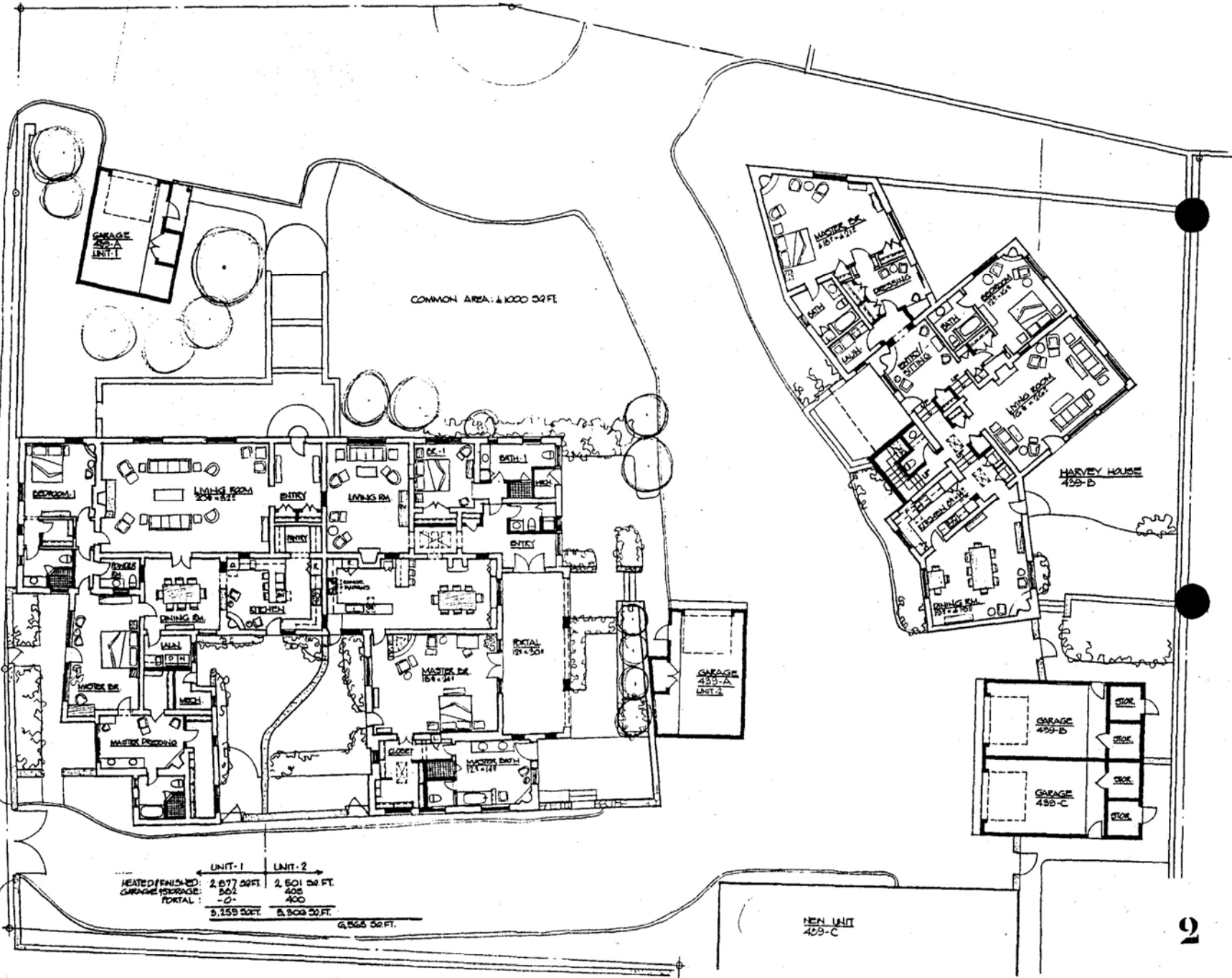
PROPOSED DEVELOPMENT OF:  
 MARY AUSTIN COMPOUND  
 CAMINO DEL MONTE SOL  
 SANTA FE, NEW MEXICO  
 LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN  
 165' x 70'  
  
 ——— EXISTING WALL  
 ——— NEW WALL

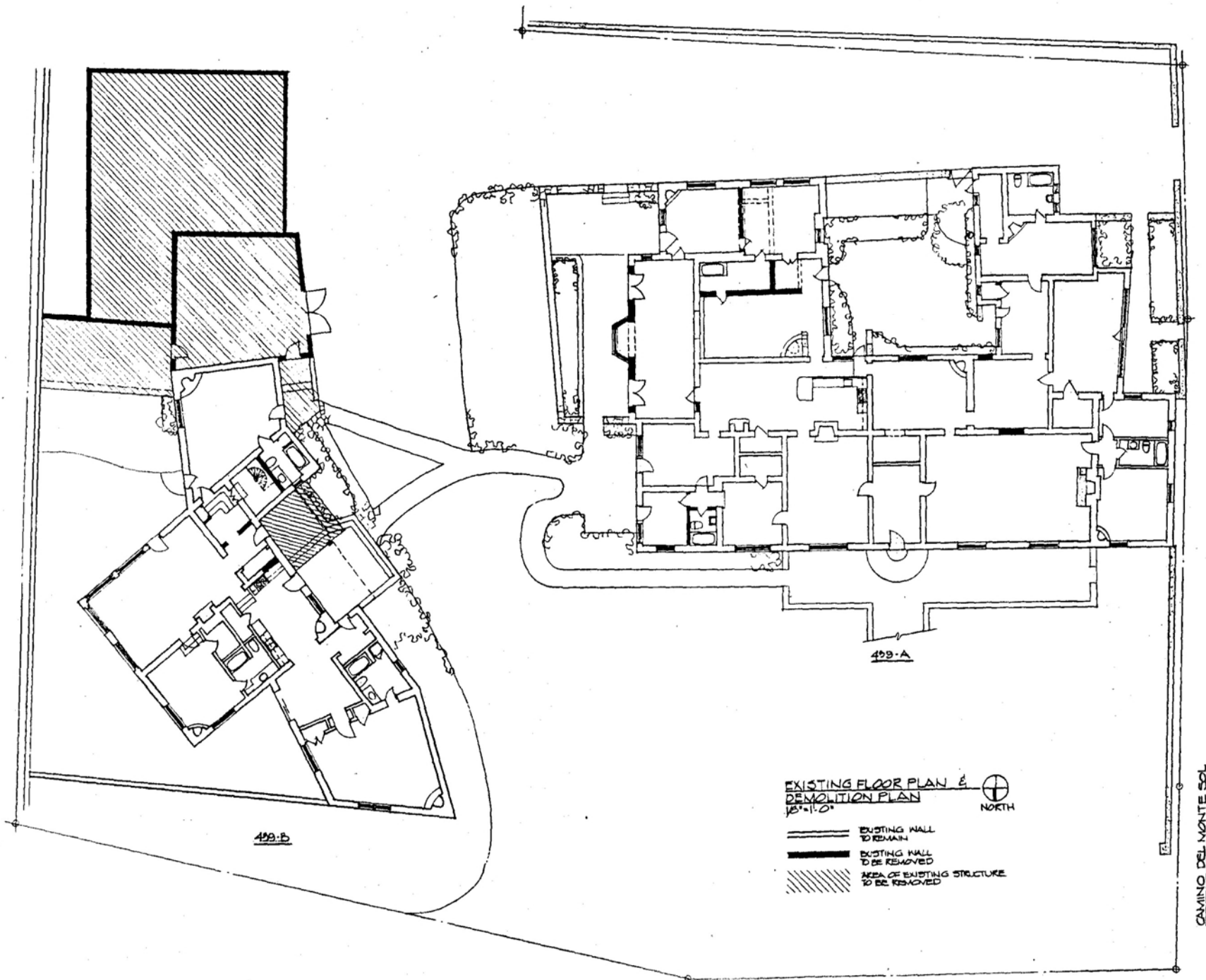
ZONING REQUIREMENTS:  
 R-5 DISTRICT; HISTORICAL DISTRICT  
 NO. OF UNITS ALLOWED: 5 UNITS PER AC  
 (5,700 SQ. FT.) = 4 B + 4 UNITS  
 MAX. LOT COVERAGE: 40%  
 MAX. HEIGHT: 24'-0"  
 YARD SETBACKS:  
 FRONT YARD: 7'-0"  
 SIDE YARD: 0'-0"  
 REAR YARD: 5'-0"  
 10% OF DETACHED ADJACENT BLDG. IS  
 REQ'D. COMMON AREA = (250' x 1000')  
 OCCUPANCY: R-5  
 TYPE I/FN CONSTRUCTION

AREA TABULATION:  
 MARY AUSTIN HOUSE: 499-A  
 HEATED/FINISHED: 5,570 SQ. FT.  
 GARAGE/STORAGE: 767  
 TOTAL: 6,337 SQ. FT.  
 HARVEY HOUSE: 499-B  
 HEATED/FINISHED: 2,854 SQ. FT.  
 GARAGE/STORAGE: 440  
 TOTAL: 3,294 SQ. FT.  
 NEW UNIT: 499-C  
 HEATED/FINISHED: 2,916 SQ. FT.  
 GARAGE/STORAGE: 800  
 TOTAL: 3,716 SQ. FT.

LOT COVERAGE:  
 6,337 + 3,294 + 3,716 / 4,785 = 92.7%



	UNIT-1	UNIT-2
HEATED/FINISHED:	2,877 SQ. FT.	2,801 SQ. FT.
GARAGE/STORAGE:	562	408
TOTAL:	3,439 SQ. FT.	3,209 SQ. FT.
6,648 SQ. FT.		



CAMINO DEL MONTE SOL



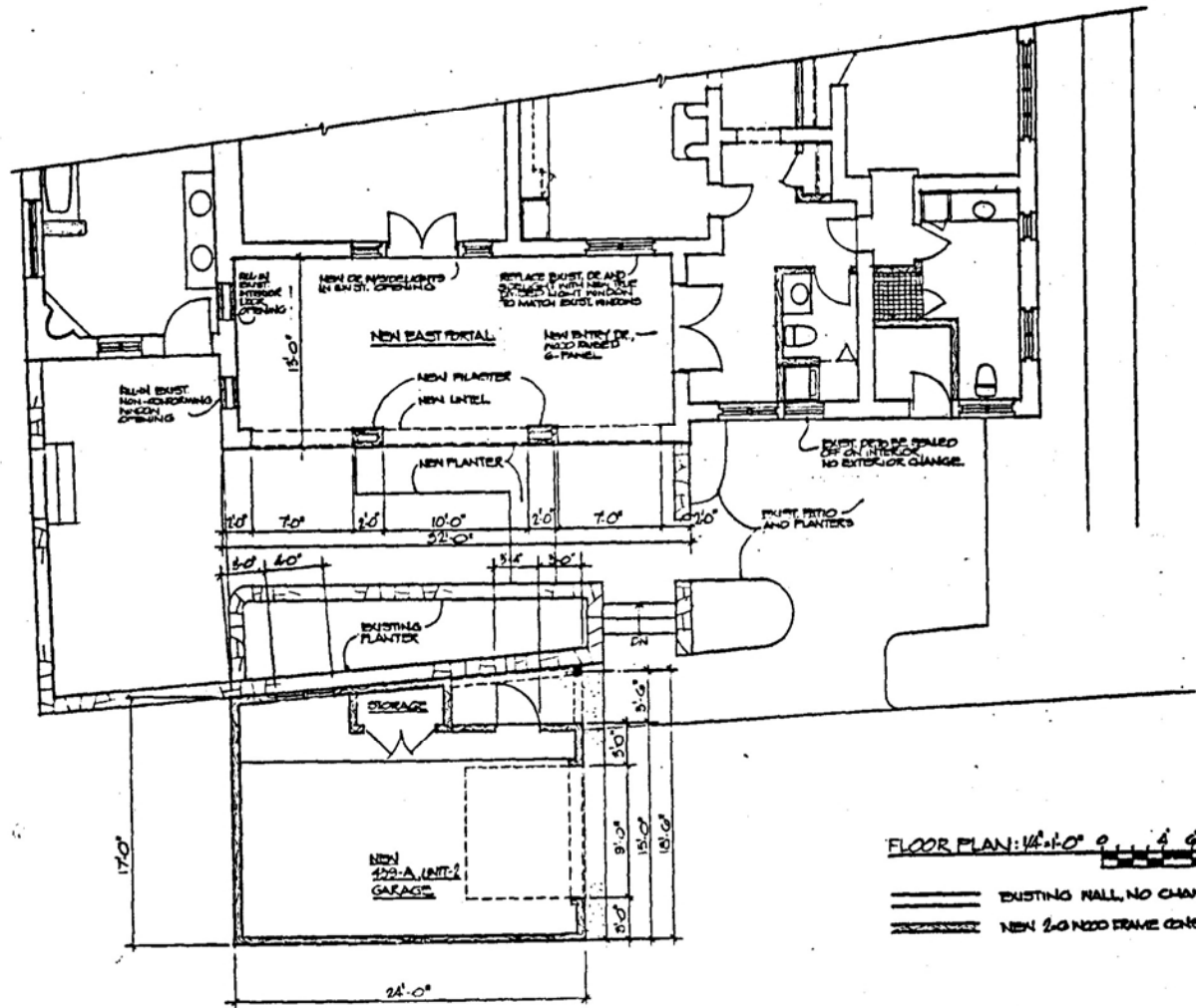
ARCHITECT  
 MICHAEL E. BAUER & ASSOCIATES  
 14293 PALM BLVD. SUITE 101, FT. LAUDERDALE, FL 33309  
 (305) 786-1000

MARY AUSTIN COMPOUND  
 CAMINO DEL MONTE SOL, SANTA FE, N.M.  
 479-A UNIT-2

SHEET TITLE  
 EXISTING FLOOR PLAN  
 & DEMOLITION PLAN

DATE  
 11-18-95





FLOOR PLAN: 1/4"=1'-0" 0 1 2 3 4 5' NORTH

==== EXISTING WALL, NO CHANGE  
 ===== NEW 2x6 WOOD FRAME CONSTRUCTION



ARCHITECT  
 MICHAEL WALKER & ASSOCIATES  
 1111 11th St. N.W.  
 WASHINGTON, D.C. 20004

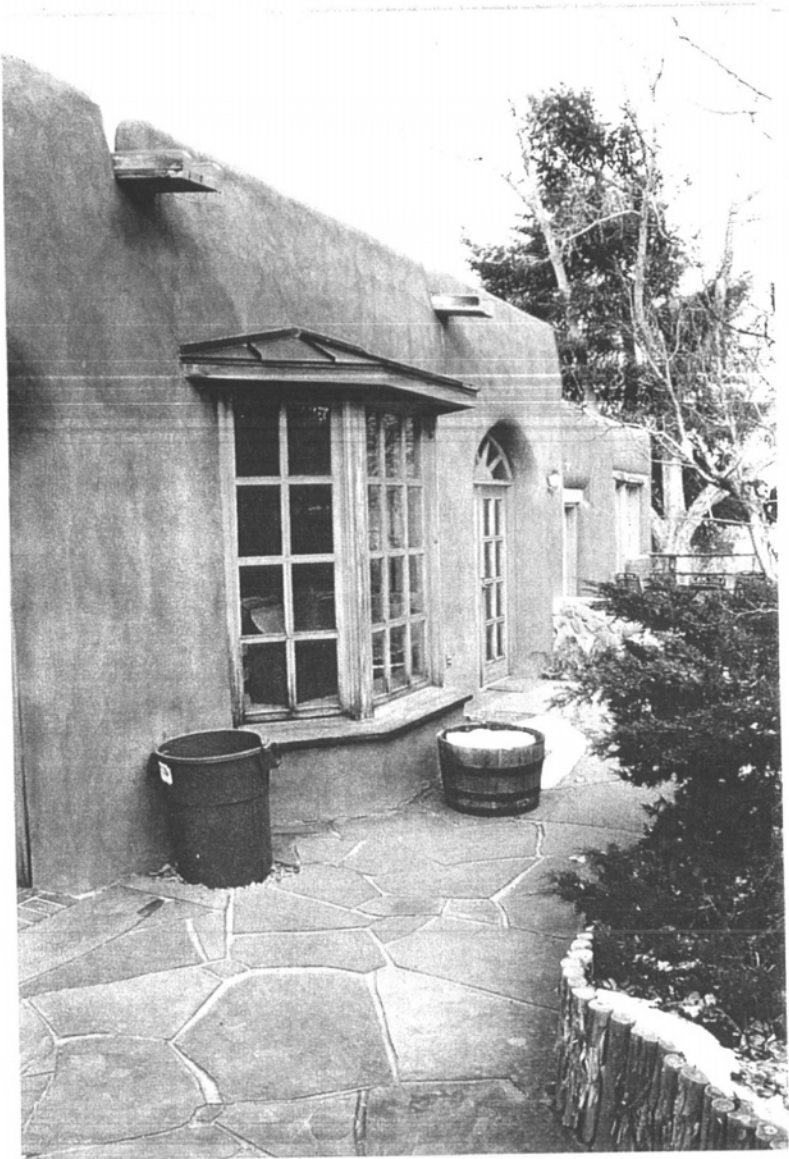
MARY AUSTIN COMPOUND  
 472-A UNIT 2  
 SHEET TITLE

SHEET TITLE  
 FLOOR PLAN  
 1/4"=1'-0"

11-100-01  
 11-100-02

4





439-A, UNIT 2  
BAY WINDOW & FRENCH DOORS TO BE REMOVED  
FOR NEW EAST PORTAL





SOUTH COURTYARD: NEW WALL BETWEEN  
UNITS, HT. TO MATCH EXISTING.



MICHAEL BAUER & ASSOC.  
 SANTA FE, NEW MEXICO  
 8-11-97  
 11-5-97  
 REVISED 499-A TO 2 UNITS

PROPOSED DEVELOPMENT OF:  
 MARY AUSTIN COMPOUND  
 CAMINO DEL MONTE SOL  
 SANTA FE, NEW MEXICO  
 LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN  
 187' x 120'

NORTH

EXISTING WALL  
 NEW WALL

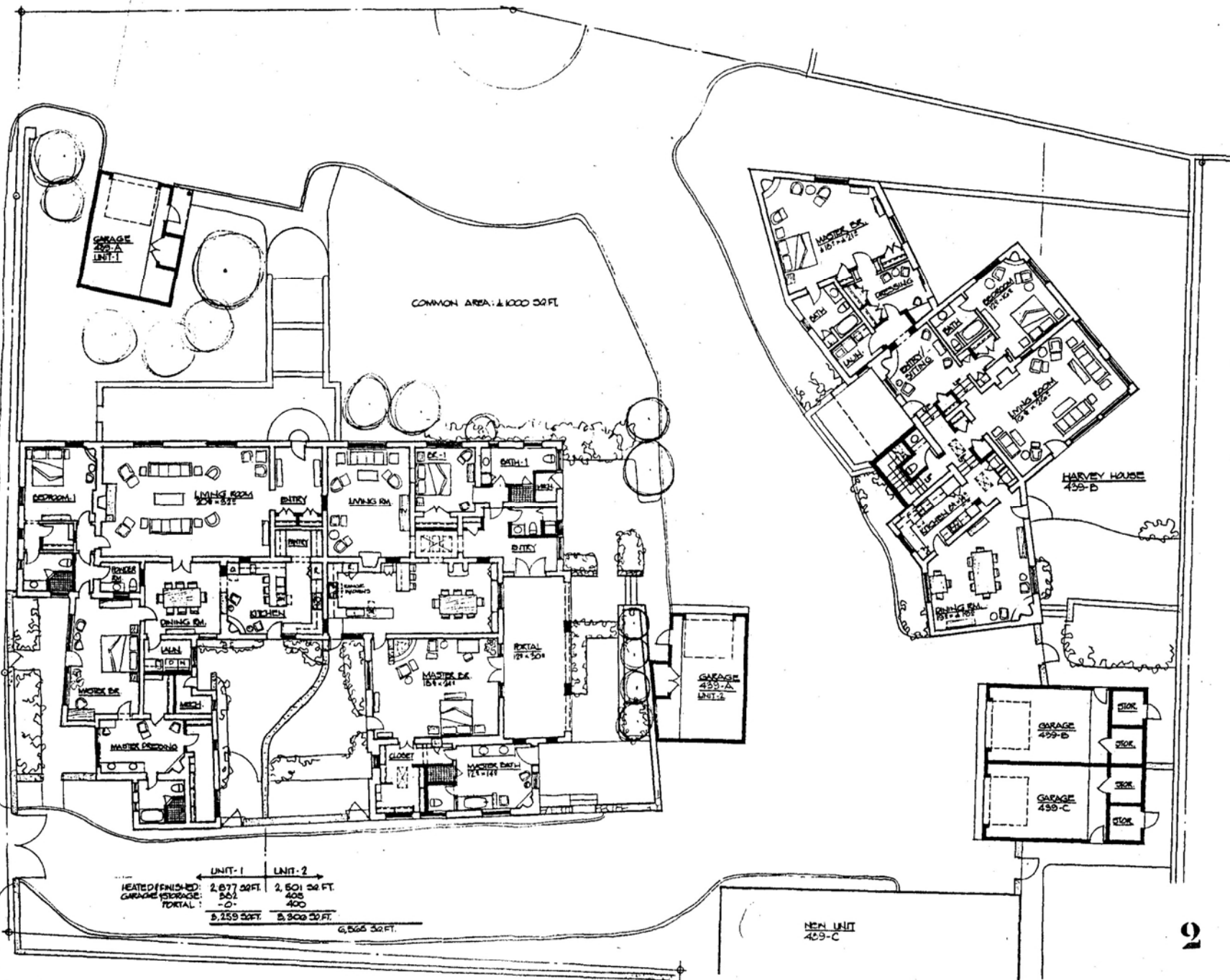
ZONING REQUIREMENTS:  
 R-5 DISTRICT; HISTORICAL DISTRICT  
 NO. OF UNITS ALLOWED: 5 UNITS PER AC  
 (5/106A) = 4.8 = 4 UNITS  
 MAX. LOT COVERAGE: 40%  
 MAX. HEIGHT: 24'-0"  
 YARD SETBACKS:  
 FRONT YARD: 7'-0"  
 SIDE YARD: 5'-0"  
 REAR YARD: 5'-0"  
 10'-0" BETWEEN ADJACENT BLDGS.  
 REQ'D. COMMON AREA = 4 (120') x 1000'  
 OCCUPANCY: R-5  
 TYPE: IN CONSTRUCTION

AREA TABULATION:  
 MARY AUSTIN HOUSE: 499-A  
 HEATED/FINISHED: 2,576 SQ. FT.  
 GARAGE/STORAGE: 767  
 TOTAL: 3,343 SQ. FT.

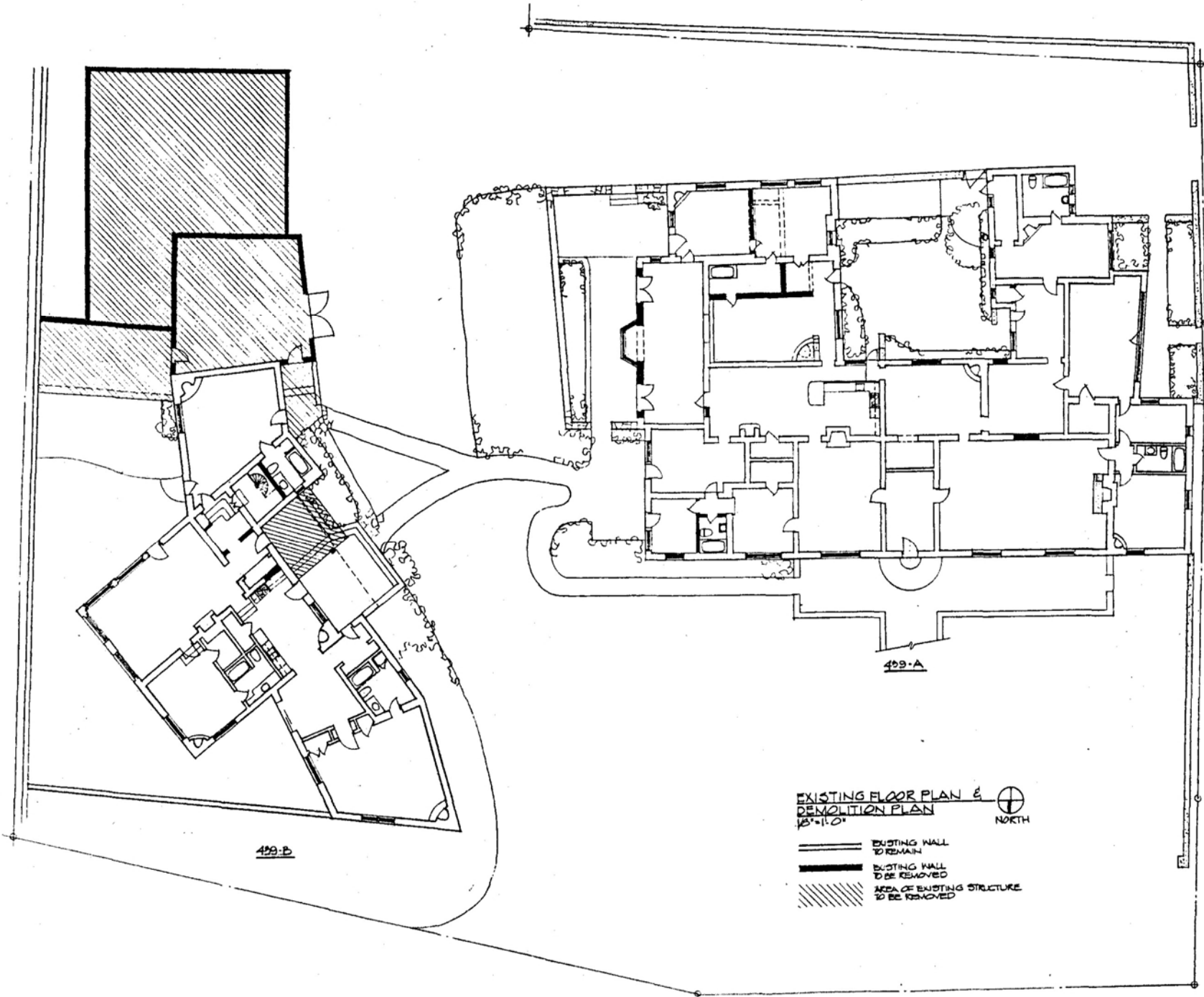
HARVEY HOUSE: 499-D  
 HEATED/FINISHED: 2,054 SQ. FT.  
 GARAGE/STORAGE: 440  
 TOTAL: 2,494 SQ. FT.

NEW UNIT: 499-C  
 HEATED/FINISHED: 2,816 SQ. FT.  
 GARAGE/STORAGE: 500  
 TOTAL: 3,316 SQ. FT.

LOT COVERAGE:  
 6,565' x 5,411' = 3,560,476' = 92%



	UNIT-1	UNIT-2
HEATED/FINISHED:	2,877 SQ. FT.	2,501 SQ. FT.
GARAGE/STORAGE:	567	400
TOTAL:	3,444	2,901
	3,259 SQ. FT.	3,300 SQ. FT.
		6,559 SQ. FT.



EXISTING FLOOR PLAN &  
DEMOLITION PLAN  
1/8" = 1'-0"



- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- ▨ AREA OF EXISTING STRUCTURE TO BE REMOVED

CAMINO DEL MONTE SOL



ARCHITECT  
MICHAEL F. BAUER & ASSOCIATES  
1424 PARK AVENUE, SUITE 100, NYC, NY 10021  
212-770-1100

MARY AUSTIN COMPOUND  
CAMPUS DEL MONTE SOL, SANTA FE, N.M.  
499-A UNIT-2

SHEET TITLE  
EXISTING FLOOR PLAN  
& DEMOLITION PLAN

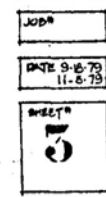






EXHIBIT (C)

NOV - 5 1997  
9:50 a.m.

**HISTORIC DESIGN REVIEW BOARD APPLICATION FORM**

Application Type: Preliminary Approval ( ) Final Approval

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL AT 439-A, UNIT-2

New Construction: Single-Family Residence  Commercial ( )  
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )  
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes  No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?  
\_\_\_\_\_

What is the proposed height as illustrated in your project? \_\_\_\_\_

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes  No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

**If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.**

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Aronson  
Signature of Applicant or Owner

11-5-97  
Date



# City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montañño, Mayor Pro Tem, Dist. 3  
Patti J. Bushee, Dist. 1  
Larry A. Delgado, Dist. 1  
Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2  
Art Sanchez, Dist. 3  
Peso Chavez, Dist. 4  
Amy Manning, Dist. 4

Project description . . . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE  
Project number . . . . : 97- 10100193  
Case Number . . . . . : H-97-172A  
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD  
Application date . . . : 11/05/97

**PROJECT LOCATION(S) : 439 A Camino Del Monte Sol**

**PROJECT NAMES:**

OW- Peters, Gerald & Kathleen      825 El Caminito  
Santa Fe, NM 87501                      (505)                      9888961

AP- Bauer, Michael                      1424 Paseo De Peralta  
Santa Fe, NM 87501                      (505)                      9881905

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner

**Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



# City of Santa Fe, New Mexico

Project description . . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE  
 Project number . . . . : 97- 10100193  
 Case Number . . . . . : H-97-172A  
 Project type . . . . . : HISTORIC DESIGN REVIEW BOARD  
 Application date . . . : 11/05/97

**PROJECT LOCATION(S) :** 439 A Camino Del Monte Sol

**PROJECT NAMES:**

OW- Peters, Gerald & Kathleen 825 El Caminito  
 Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta  
 Santa Fe, NM 87501 (505) 9881905

**PROJECT DATA**

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	N
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL

# City of Santa Fe, New Mexico

# memo

DATE: 25 November 1997  
TO: Historic Design Review Board Members  
VIA: Anne M. Condon, Planning Division Team Leader *AMC*  
Mary Grzeskowiak, Historic Preservation Planner *MG*  
FROM: Heather L. Pierson, Historic Districts Case Planner *HP*

**ITEM & ISSUE:**

CASE #H- 97-172A ADDRESS 439 A Camino del Monte Sol

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- Case Synopsis
- District Standards
- State Historical Survey Sheet
- Minutes of \_\_\_\_\_
- Other \_\_\_\_\_

**APPLICANT SUBMITTALS**

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

**STAFF RECOMMENDATION:**

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

**BACKGROUND & SUMMARY:**

The applicant has provided illustrations for the construction of a single-bay garage to the northwest of the main residence. The garage's height will vary from 9'6" to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr/hpl97172a.hrb

## 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. 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.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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 arials, 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) 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.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS  
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501  
505 • 988 • 1905

November 5, 1997

Historic Design Review Board  
City of Santa Fe  
Santa Fe, New Mexico

**Re: 439-A Camino del Monte Sol  
Garage/Storage Building, Unit-1**

Dear Board Members and Staff:

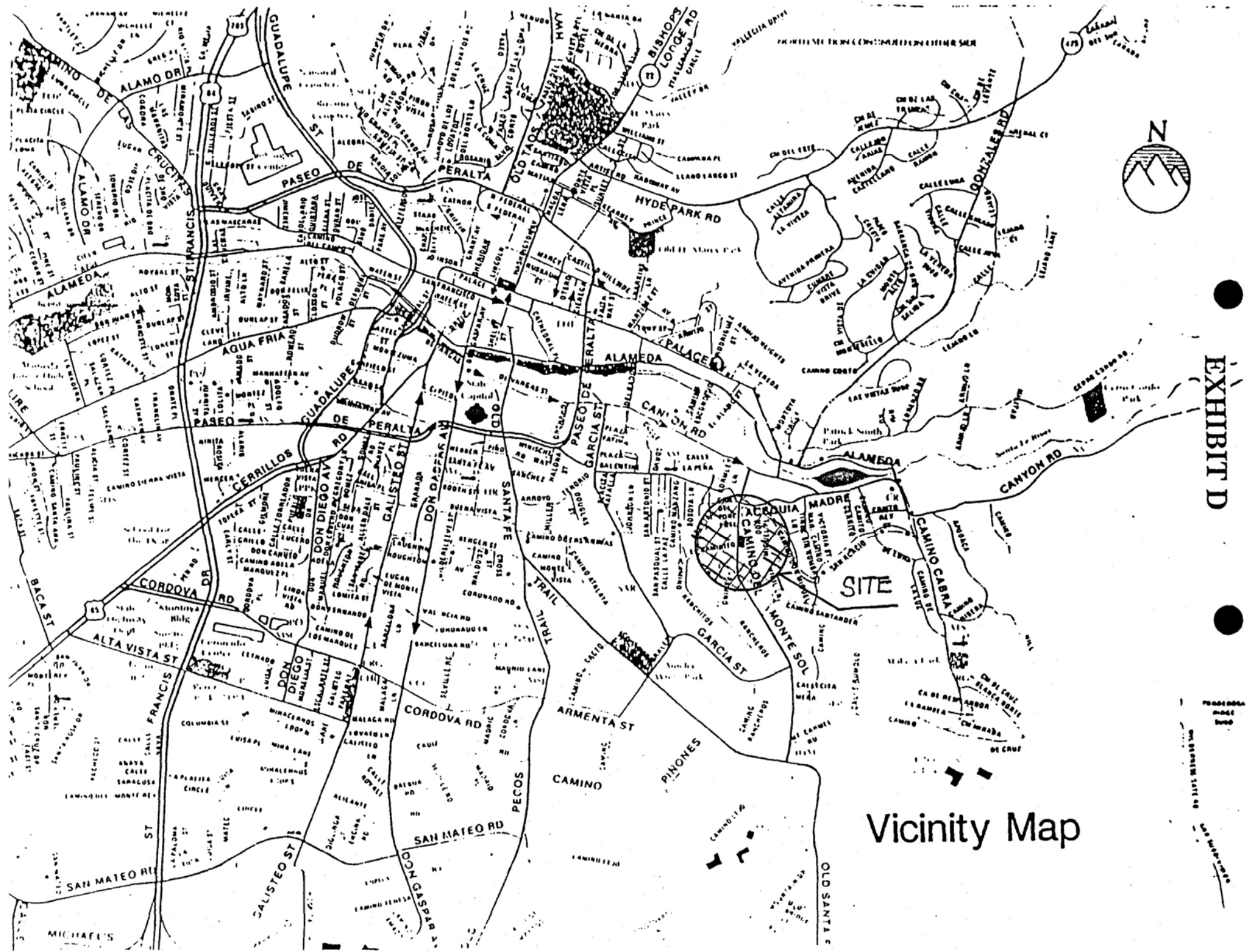
The proposed project is a new garage for the Mary Austin House, Unit-1.

The structure will be located to the <sup>northwest</sup> ~~east~~ of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

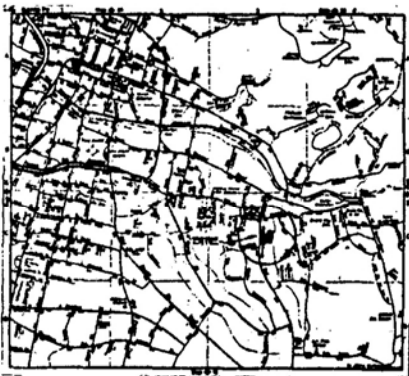
Sincerely,

*Michael F. Bauer*  
Michael F. Bauer *MFB*

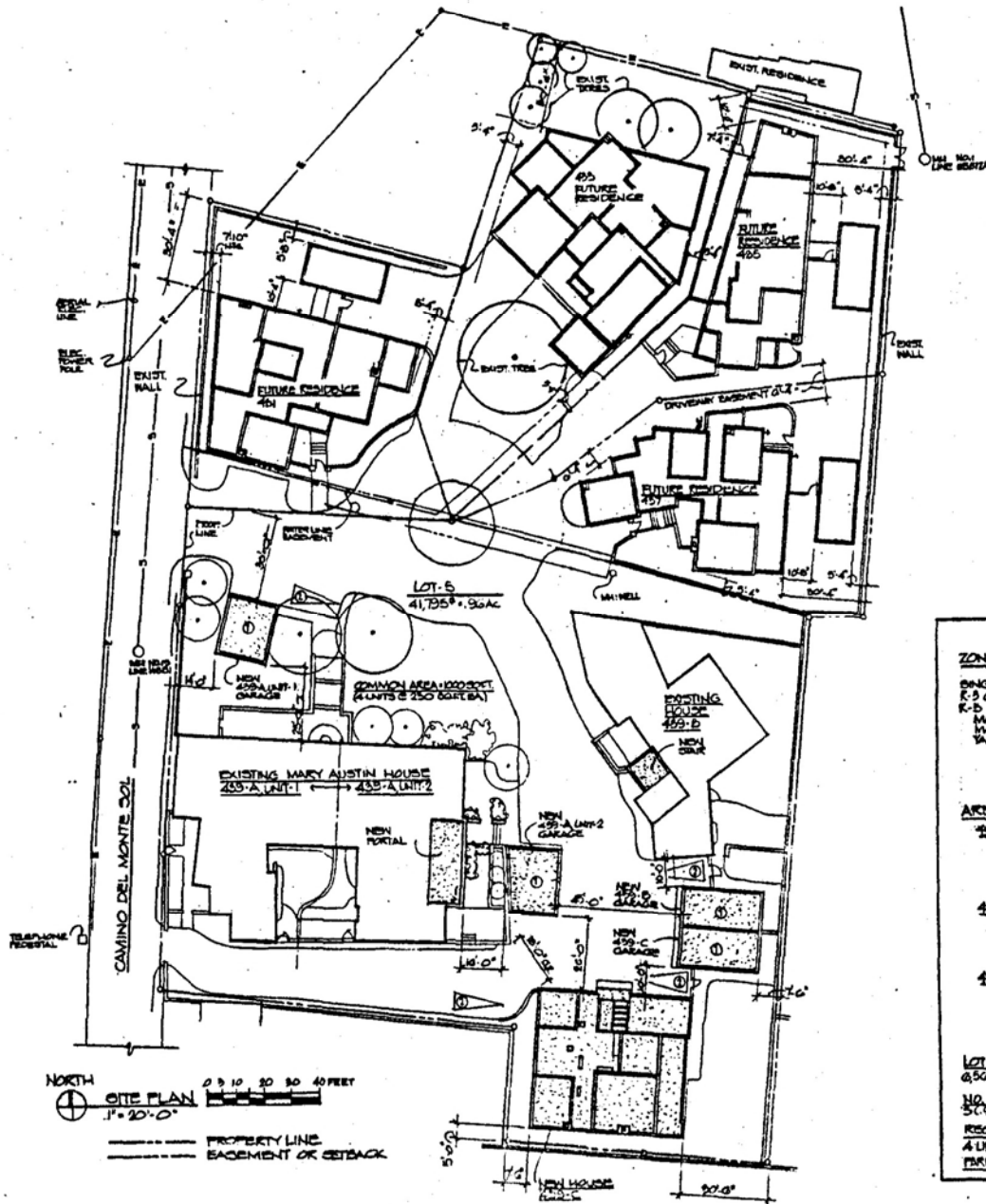


Vicinity Map

EXHIBIT D



NORTH  
VICINITY MAP



NORTH  
SITE PLAN  
1" = 20'-0"  
0 5 10 20 30 40 FEET  
PROPERTY LINE  
EASEMENT OR SETBACK

**ZONING REQUIREMENTS:**

SINGLE FAMILY DWELLING  
R-3 OCCUPANCY, TYPE 2 IN CONSTRUCTION  
R-3 DISTRICT HISTORICAL DISTRICT  
MAX. LOT COVERAGE: 40%  
MAX. HEIGHT: 24'-0"  
YARD SETBACKS:  
FRONT YARD: 7'-0"  
SIDE YARD: 5'-0"  
REAR YARD: 5'-0"  
10'-0" BETWEEN ADJACENT BUILDINGS

**AREA TABULATION:**

	UNIT-1	UNIT-2
EXISTING MARY AUSTIN HOUSE	2,877	2,501
HEATED/FINISHED	562	408
GARAGE/STORAGE	117	117
PORCHAL	3,185	3,309
	6,505	

433-B HARVEY HOUSE	2,284 SQ.FT.
HEATED/FINISHED	440
GARAGE/STORAGE	117
PORCHAL	2,411 SQ.FT.

433-C FINISH UNIT	2,316 SQ.FT.
HEATED/FINISHED	500
GARAGE/STORAGE	500
PORCHAL	3,100 SQ.FT.

**LOT COVERAGE:**  
6,505 x 49,411 = 316,000 / 4,795 = 22%

**NO. OF UNITS ALLOWED: 5 UNITS PER ACRE**  
51,900 SQ. FT. = 4 UNITS ALLOWED

**REQ'D. COMMON AREA: 250 SQ. FT./UNIT**  
4 UNITS = 1,000 SQ. FT. REQ'D.  
PARKING: 2 SPACES PER UNIT

MICHAEL F. MICHAEL  
 144 P.O. BOX 15  
 HOUSTON, TX 77240  
 281-288-1800

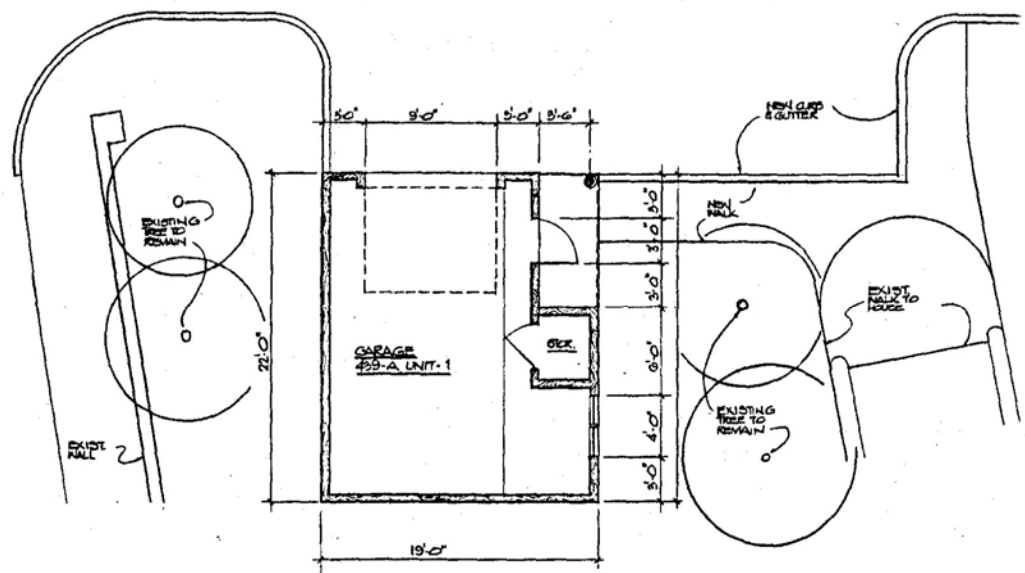
**RY AUSTIN COMPOUND**  
 CAMINO DEL MONTE 302, SUITE 100, HOUSTON, TX, 77050  
**433-A UNIT 142**

SHEET TITLE  
**RY AUSTIN COMPOUND - LOT 5**  
 SCALE  
**1" = 20'-0"**

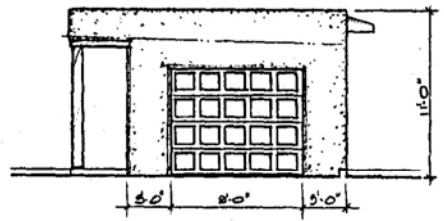
SHEET NO.  
**1**

**EXTERIOR GARAGE BUILDING COLOR:**  
 SILKCO: EL REY' DUCKSKIN® 106

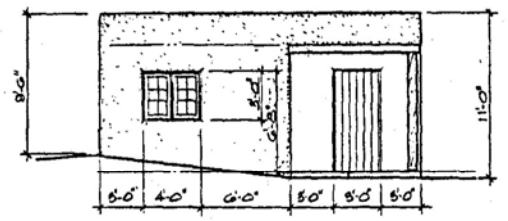
**EXTERIOR WOOD:**  
 WINDOW, DOOR, GARAGE DOOR: SHERWIN WILLIAMS' GATEHOUSE STAIN  
 ALL FINISHED WOOD STRUCTURE, COLUMN, BEAM AND CANALES: SHERWIN WILLIAMS' GATEHOUSE STAIN, THINNED 2 TO 1.



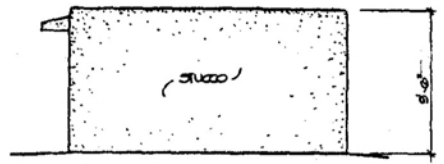
FLOOR PLAN: 1/4"=1'-0"  
 2" x 6" WOOD FRAME CONSTRUCTION



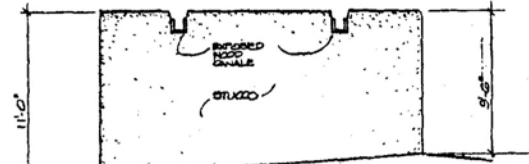
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"



ARCHITECT:  
 MICHAEL P. MULLER & ASSOCIATES  
 1425 MOORE BLVD. SUITE 200  
 DALLAS, TEXAS 75207  
 TEL: 972.382.1111

MARY AUSTIN COMPOUND  
 13311 A UNIT-1  
 13311 A UNIT-1

SHEET TITLE  
 FLOOR PLAN AND  
 EXTERIOR ELEVATIONS  
 1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET#

19



439-A, UNIT-1 GARAGE SITE



← SITE



ASSOCIATE  
MICHAEL P. BAUER & ASSOCIATES  
1414 PHOENIX BLVD. SUITE 100, MC  
505-744-1000

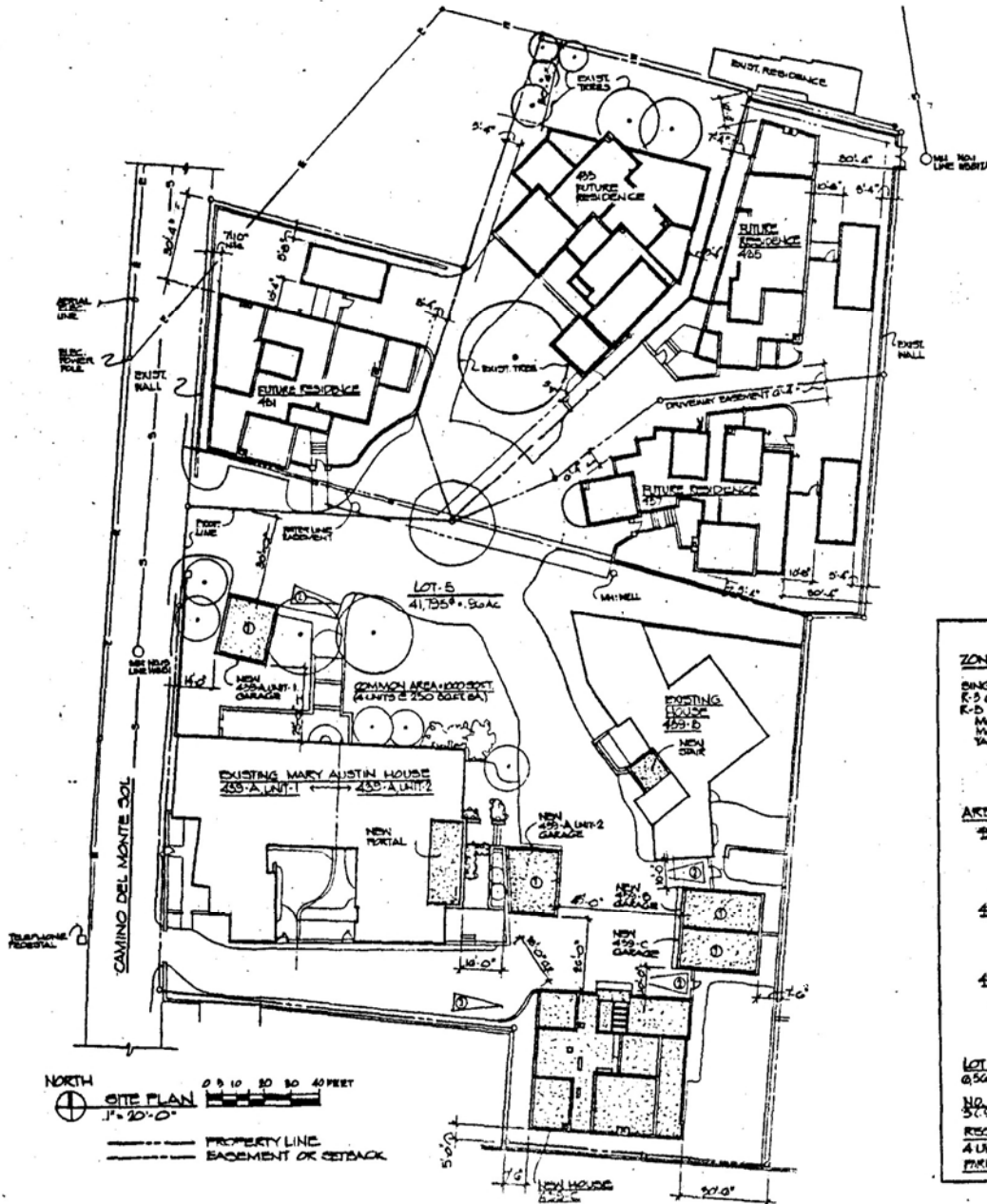
MARY AUSTIN COMPOUND  
CIVIL AND ARCHITECTURAL  
4739-A UNIT 142

SHEET TITLE  
PHASE I LOT 5  
1" = 20'-0"

DATE 04-08-07  
11-5-07  
SHEET #  
1



NORTH  
VICINITY MAP



NORTH  
SITE PLAN  
1" = 20'-0"  
0 10 20 30 40 FEET  
--- PROPERTY LINE  
--- BACKSET OR SETBACK

**ZONING REQUIREMENTS:**

SINGLE FAMILY DWELLING  
R-3 OCCUPANCY TYPE 3 IN CONSTRUCTION  
R-D DISTRICT & HISTORICAL DISTRICT  
MAX. LOT COVERAGE: 40%  
MAX. HEIGHT: 24'-0"  
YARD SETBACKS:  
FRONT YARD: 7'-0"  
SIDE YARD: 5'-0"  
REAR YARD: 5'-0"  
10'-0" BETWEEN ADJACENT BUILDINGS

**AREA TABULATION:**

	UNIT-1	UNIT-2
429-A MARY AUSTIN HOUSE	2,877	3,501
HEATED/FINISHED	262	405
GARAGE/STORAGE	0	400
POR TAL	3,139	3,501
		4,505

429-B HARVEY HOUSE	2,284	307
HEATED/FINISHED	440	
GARAGE/STORAGE	117	
POR TAL	2,411	307

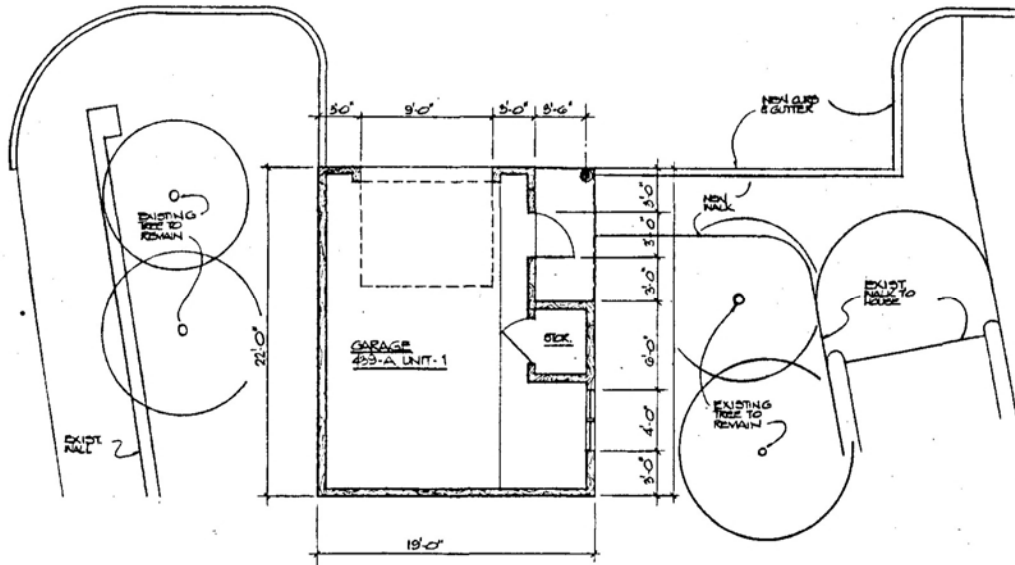
  

429-C NEW UNIT	1,216	307
HEATED/FINISHED	200	
GARAGE/STORAGE	0	
POR TAL	1,016	307

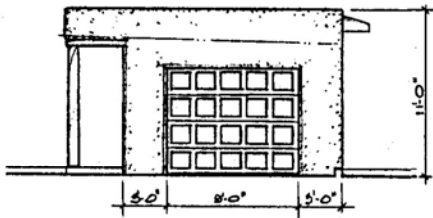
**LOT COVERAGE:**  
 $9,500 \div 2,411 = 3,100 \div 4,700 = 22\%$   
 NO. OF UNITS ALLOWED: 5 UNITS PER ACRE  
 $57,000 \text{ SQ. AC.} = 4 \text{ UNITS ALLOWED}$   
 REG'D. COMMON AREA: 250 SQ. FT./UNIT  
 4 UNITS = 1,000 = 1,000 SQ. FT. REG'D.  
 PARKING: 2 SPACES PER UNIT

**EXTERIOR GARAGE BUILDING COLORS:**  
 STUCCO: 'EL KEY' DUCKIN #106

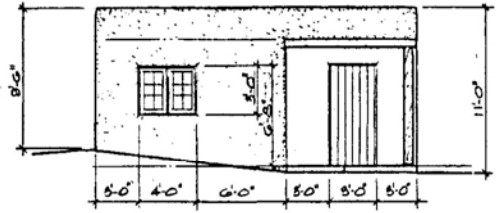
**EXTERIOR WOOD:**  
 WINDOW, DOOR, GARAGE DOOR:  
 'SHEVIN WILLIAMS' GATEHOUSE STAIN  
 ALL EXPOSED WOOD STRUCTURE, COLUMN,  
 BEAM AND TRUSSES:  
 'SHEVIN WILLIAMS' GATEHOUSE STAIN,  
 THINNED 2 TO 1.



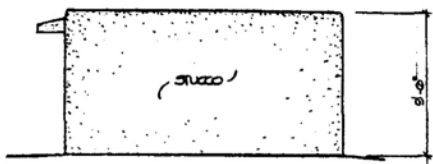
FLOOR PLAN: 1/4"=1'-0"  
 2" x 6" WOOD FRAME CONSTRUCTION



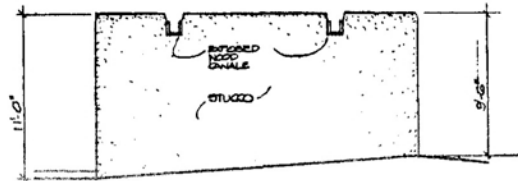
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"



ARCHITECT:  
 MICHAEL F. BAUER & ASSOCIATES  
 1424 BRIDGE OF AMERICA, SUITE 100, MIL  
 208-780-1805

MARY AUSTIN COMPOUND  
 433-A UNIT-1

SHEET TITLE  
 FLOOR PLAN AND  
 EXTERIOR ELEVATIONS  
 1/4"=1'-0"

DATE

11-5-97

MSB

EXHIBIT (C)

NW - 5 1997

9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-1

New Construction: Single-Family Residence  Commercial ( ) Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes  No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

What is the proposed height as illustrated in your project?

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes  No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

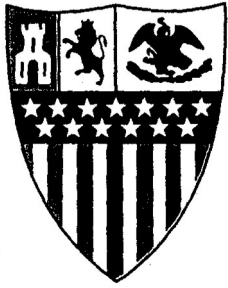
I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant or Owner: John B. Aronson

Date: 11-5-97



# City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaña, Mayor Pro Tem, Dist. 3

Patti J. Bushee, Dist. 1

Larry A. Delgado, Dist. 1

Cristopher Moore, Dist. 2

Molly Whitted, Dist. 2

Art Sanchez, Dist. 3

Peso Chavez, Dist. 4

Amy Manning, Dist. 4

Project description . . : DETACHED GARAGE TO THE E. OF MAIN RES.  
Project number . . . : 97- 10100196  
Case Number . . . . : H-97-172B  
Project type . . . . : HISTORIC DESIGN REVIEW BOARD  
Application date . . : 11/05/97

**PROJECT LOCATION(S) : 439 Camino Del Monte Sol**

**PROJECT NAMES:**

OW- Peters III, Gerald  
Santa Fe, NM 87501

825 El Caminito  
(505) 9888961

AP- Bauer, Michael  
Santa Fe, NM 87501

1424 Paseo De Peralta  
(505) 9881905

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak Planner III  
Historic Preservation Planner

Heather Pierson  
Historic Districts Case Planner

**Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

# City of Santa Fe, New Mexico

# memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader *AMC*  
Mary Grzeskowiak, Historic Preservation Planner *MG*

FROM: Heather L. Pierson, Historic Districts Case Planner *HP*

## **ITEM & ISSUE:**

CASE # H-97-172B ADDRESS 439 A Camino del Monte Sol

## **REFERENCE ATTACHMENTS (Sequentially):**

### **CITY SUBMITTALS**

- Case Synopsis
- District Standards
- State Historical Survey Sheet
- Minutes of \_\_\_\_\_
- Other \_\_\_\_\_

### **APPLICANT SUBMITTALS**

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

## **STAFF RECOMMENDATION:**

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

## **BACKGROUND & SUMMARY:**

The applicant has provided illustrations for the construction of a single-bay garage to the east of the main residence. The garage's height will vary from 10' to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172b.hrb

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS  
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501  
505 • 988 • 1905

November 5, 1997

Historic Design Review Board  
City of Santa Fe  
Santa Fe, New Mexico

**Re: 439-A Camino del Monte Sol  
Garage/Storage Building, Unit-2**

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-2.

The structure will be located to the <sup>last</sup> north of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

*Michael F. Bauer*  
Michael F. Bauer

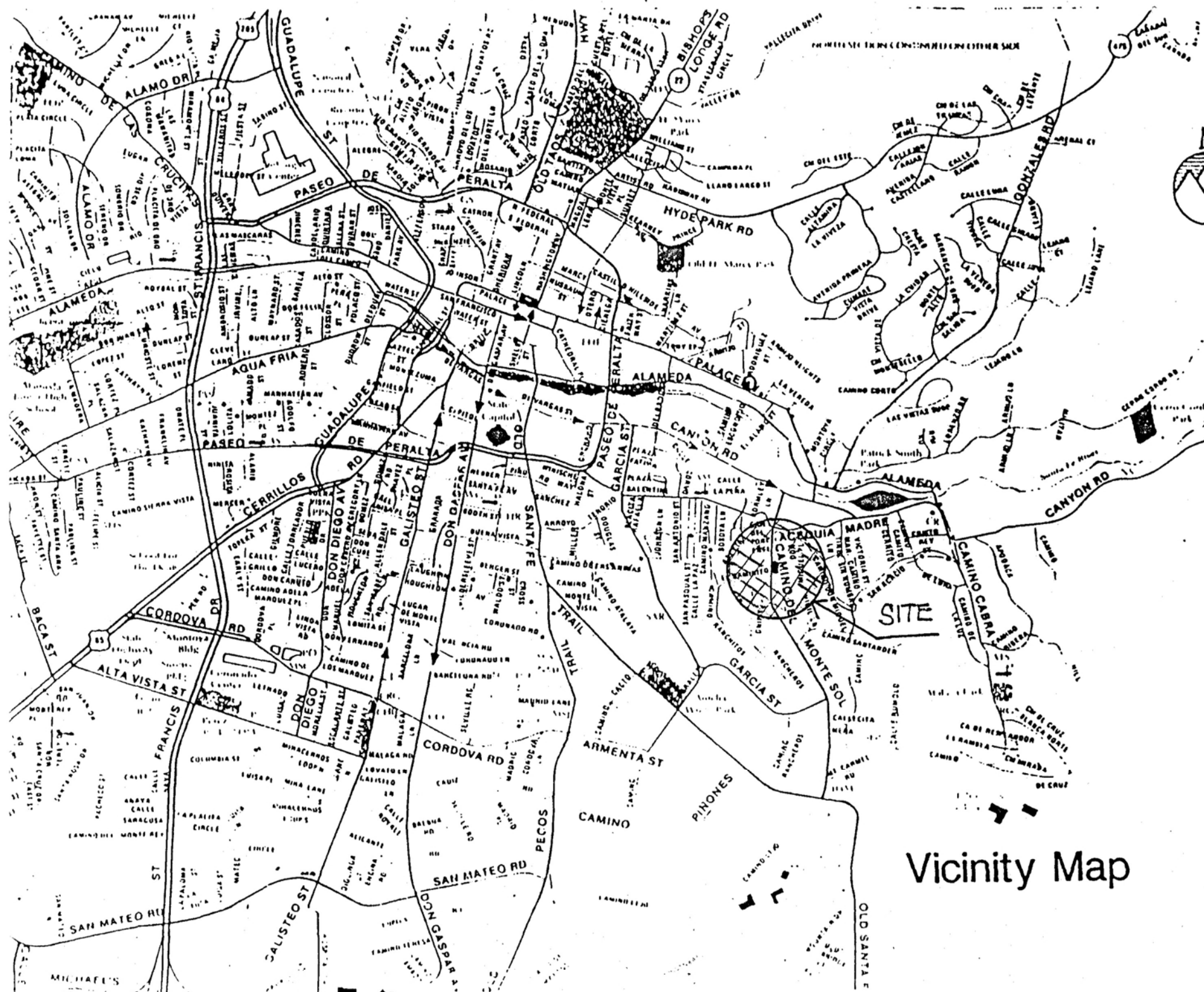


EXHIBIT D

Vicinity Map

SCALE 1" = 1000'  
 NORTH ARROW





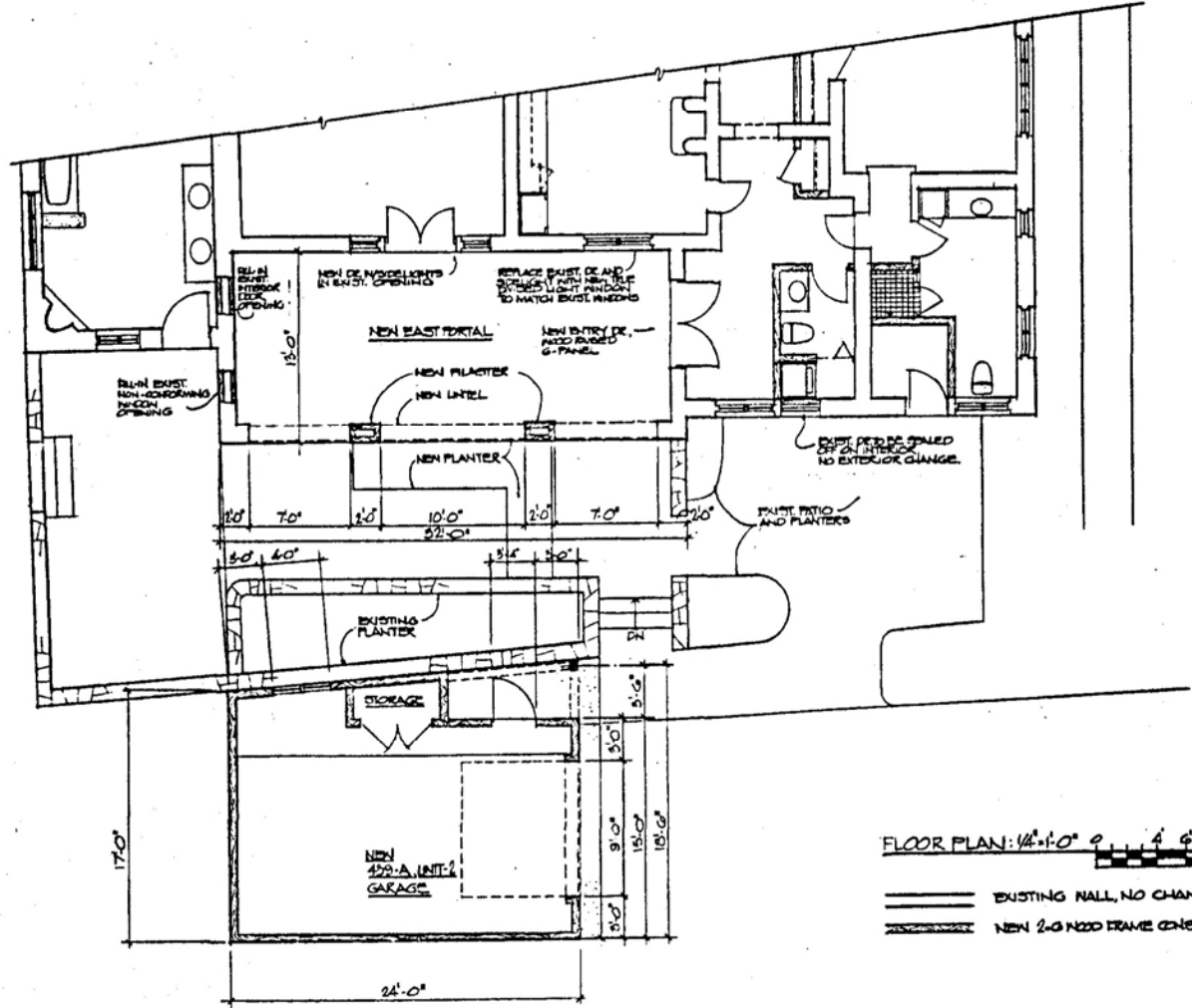




439-A, UNIT-2 GARAGE SITE







FLOOR PLAN: 1/4" = 1'-0" 0 4 6 8' NORTH

==== EXISTING WALL, NO CHANGE  
 - - - - NEW 2-G. NEED FRAME CONSTRUCTION



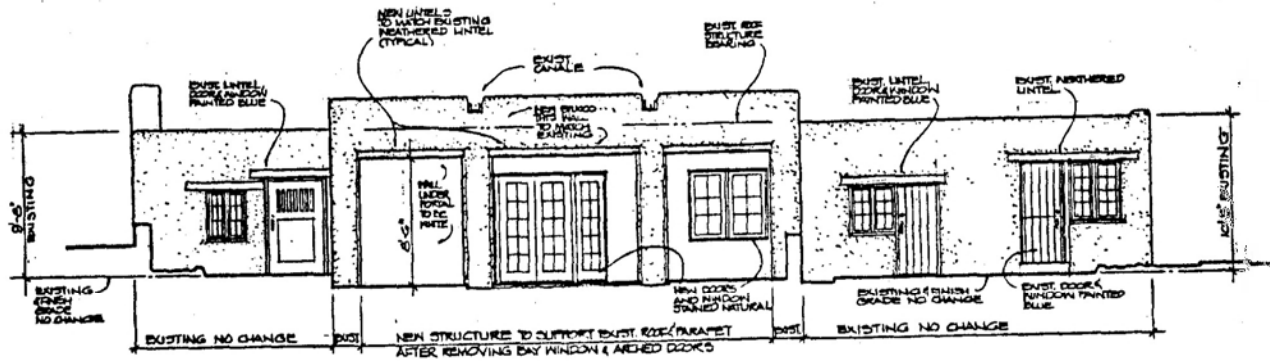
ARCHITECT  
**MICHAEL P. BAUER & ASSOCIATES**  
 1424 PRINCE OF GEORGES BLVD. SUITE 201, P.O. BOX 871801  
 ANNAPOLIS, MD 21408-1801  
 TEL: 410-291-1900

**MARY AUSTIN COMPOUND**  
 422-A UNIT 2  
 1/4" = 1'-0"

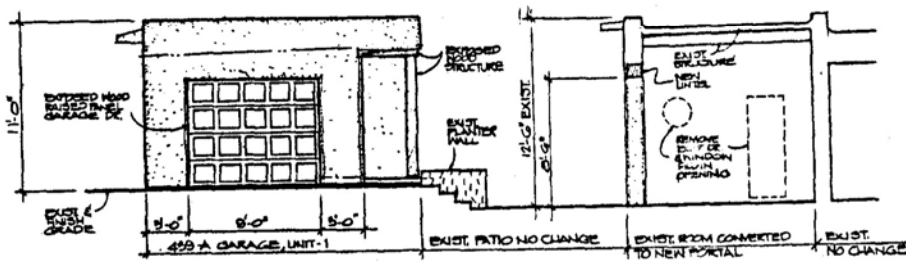
SHEET TITLE  
**FLOOR PLAN**  
 1/4" = 1'-0"

DATE: 6-27-97  
 11-3-97

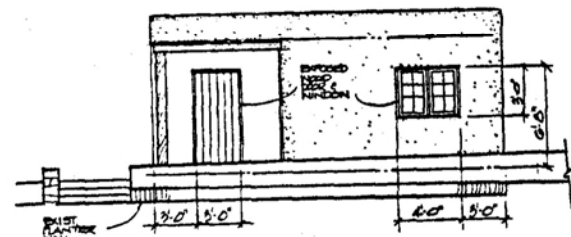
4



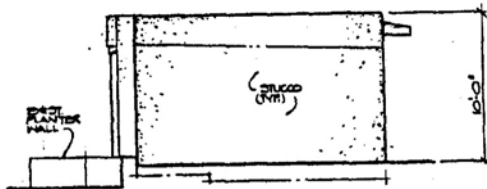
**EAST ELEVATION OF 459-A PORTAL**  
 1/4" = 1'-0"



**NORTH ELEVATION OF 459-A GARAGE** / **CROSS-SECTION THRU EAST PORTAL**  
 1/4" = 1'-0"

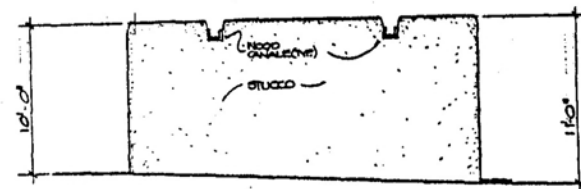


**WEST ELEVATION (VIEWED FROM EXISTING PATIO)**  
 1/4" = 1'-0" 459-A GARAGE, UNIT 2



**SOUTH ELEVATION 459-A GARAGE**  
 1/4" = 1'-0"

**EXTERIOR GARAGE BUILDING COLORS:**  
 STUCCO: 'LUREY' BUCCWIN #100  
**EXTERIOR WOOD:**  
 WINDOW DOOR GARAGE DOOR:  
 'MIDWINTER HULLMAN'S ONE HOUR STAIN,  
 ALL ENFORCED WOOD STRUCTURE, COLUMN,  
 1" x 4" x 4" CANALS &  
 'CUTSWAY HULLMAN'S GATE HOUSE STAIN,  
 THINNED 2 TO 1.



**EAST ELEVATION 459-A GARAGE**  
 1/4" = 1'-0"



ARCHITECT  
**MICHAEL F. BAUER & ASSOCIATES**  
 1425 PINEWOOD BL. SUITE 100  
 HARRISBURG, PA. 17104  
 PH: 717-653-1100

**MARY AUSTIN COMPOUND**  
 459-A UNIT-2

SHEET TITLE  
**EXTERIOR ELEV. OF  
 NEW PORTAL AND  
 GARAGE** 1/4" = 1'-0"

DATE 9-16-97

11-3-97

9-16-97

3

EXHIBIT (C)

NOV - 5 1997  
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-2

New Construction: Single-Family Residence  Commercial ( )  
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )  
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes  No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?  
\_\_\_\_\_

What is the proposed height as illustrated in your project? \_\_\_\_\_

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes  No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

**If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.**

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Aronson  
Signature of Applicant or Owner

11-5-97  
Date



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Form with fields for Date (4-8-2025), Property Owner (Christopher Greulich & Matthew Boland), Applicant (Charles Rosenberg), Site Address (439 Camino del Monte Sol), and various zoning and setback details.

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Form with checkboxes for Affidavit Restricting Use of an Accessory Structure, Setback Affidavit, Site Visibility Triangle, Escarpment Slope Analysis, and Flood Plain Grading Plan.

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Charles William Rosenberg Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Status form with checkboxes for Preliminarily Reviewed, Reviewed w/ conditions, Denied, and handwritten comments: lot is not zoned for commercial Arts Activities. Includes fields for completed by (Rebekah Clouser) and date (4/25/25).