



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 4/9/25	Property Owner of Record: Robert Johnson	492 Arroyo Tenorio
Applicant/Agent Name: Will McDonald	Contact Person Phone Number: (505) 930-1149	Proposed Construction Description: 110 sq ft Addition
Zoning District: PC9	Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: historic	TOTAL ROOF AREA: 2602
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit	Lot Coverage: 51.6% <input checked="" type="checkbox"/> Open Space Required: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Setbacks: Proposed Front: _____ Minimum: _____ 2nd Front? _____ Proposed Rear: 5 Minimum: 5 Proposed Sides: L _____ R _____ Minimum: _____
Terrain: <input type="checkbox"/> 30% slopes _____		Height: Proposed 11'-0" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
		Parking Spaces: Proposed _____ Accessible _____ Minimum: 2
		Bicycle Parking**: Proposed: _____ Minimum: _____

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

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

Will McDonald
PRINT NAME

OWNER APPLICANT AGENT

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Will McDonald
SIGNATURE

4/9/25
DATE

To Be Completed By City Staff: PAR 2025-010336

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: Building Setback affidavit is required at building permit?

REVIEWER: Rebekah Clouser DATE: 4/22/25

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

June 17, 2025

HISTORY OF LOT AND STRUCTURES AT 492 ARROYO TENORIO



505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

Figure 1 is a Site Plan/Floor Plan of 492 Arroyo Tenorio showing what we believe to be the evolution of the structures based on the the documents in Figures 2-5.

This lot appears to have been created in a lot split in 1985 (see Figure 3) splitting 492 Arroyo Tenorio from 502 Garcia Street. The 1966 New Mexico Department of Transportation aerial photo (Figure 2) shows a small structure that was likely a garage and storage. The 1985 plat (Figure 3) shows a more extensive structure. In 2003 Turner/Lechner floor plan (Figure 4) indicates that the foyer and kitchen were added at that time. The 2007 Turner/Lechner floor plan (Figure 5) indicates that the north portal was enclosed as an office then. The carport was approved by the HDRB in 2022 and built in 2023.

FIGURE 1

492 ARROYO TENORIO- EVOLUTION OF CONSTRUCTION-1966 TO PRESENT



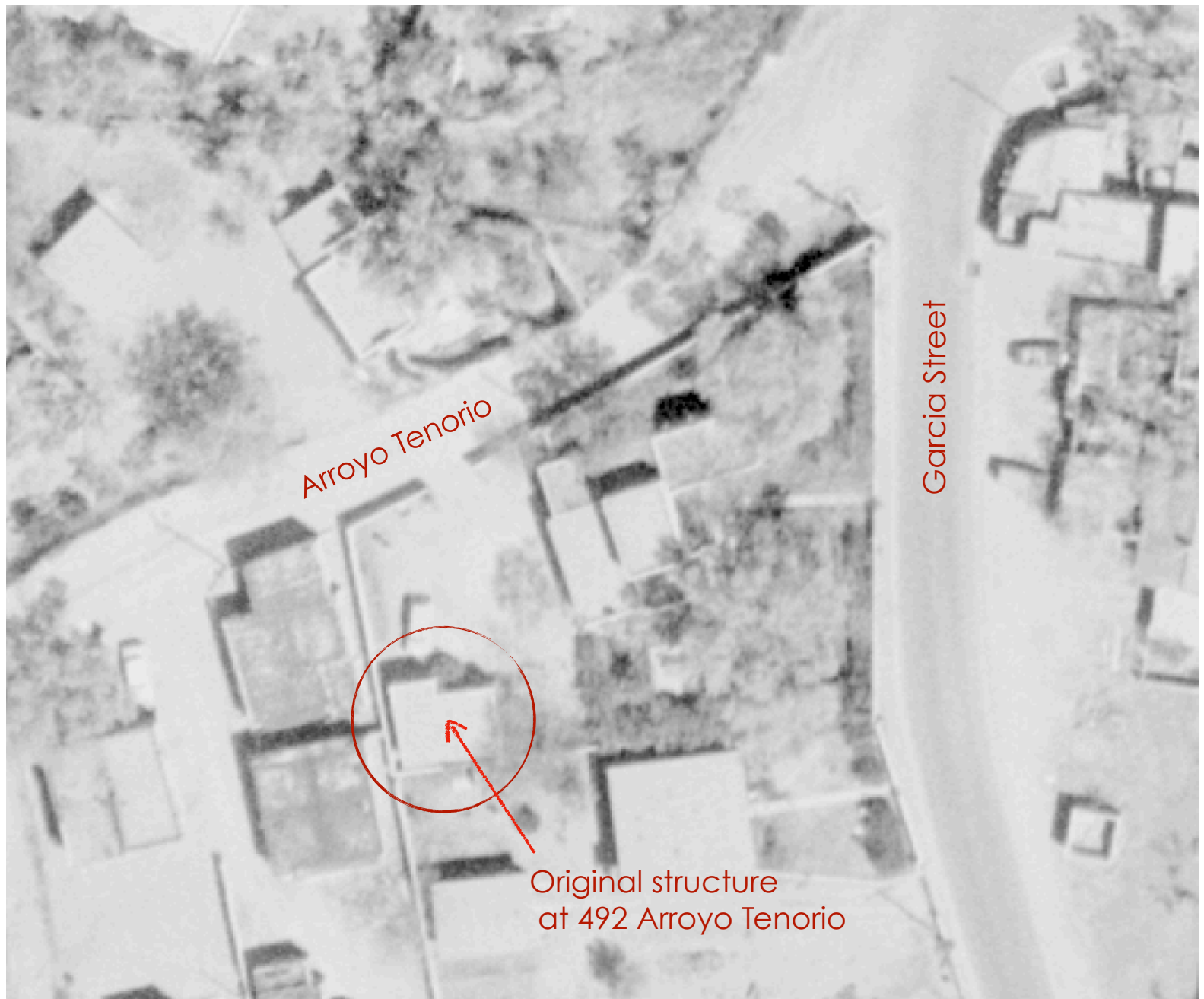
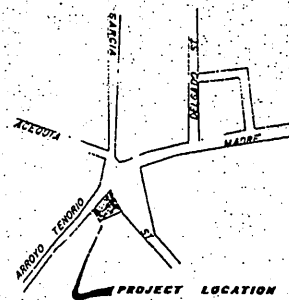


FIGURE 2 DETAIL FROM
NM DEPT OF TRANSPORTATION AERIAL PHOTO
5/2/66

VICINITY MAP
SCALE



AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF August 1985.

MY COMMISSION EXPIRES February 27 1992
[Signature]
NOTARY PUBLIC

UTILITY COMPANY'S

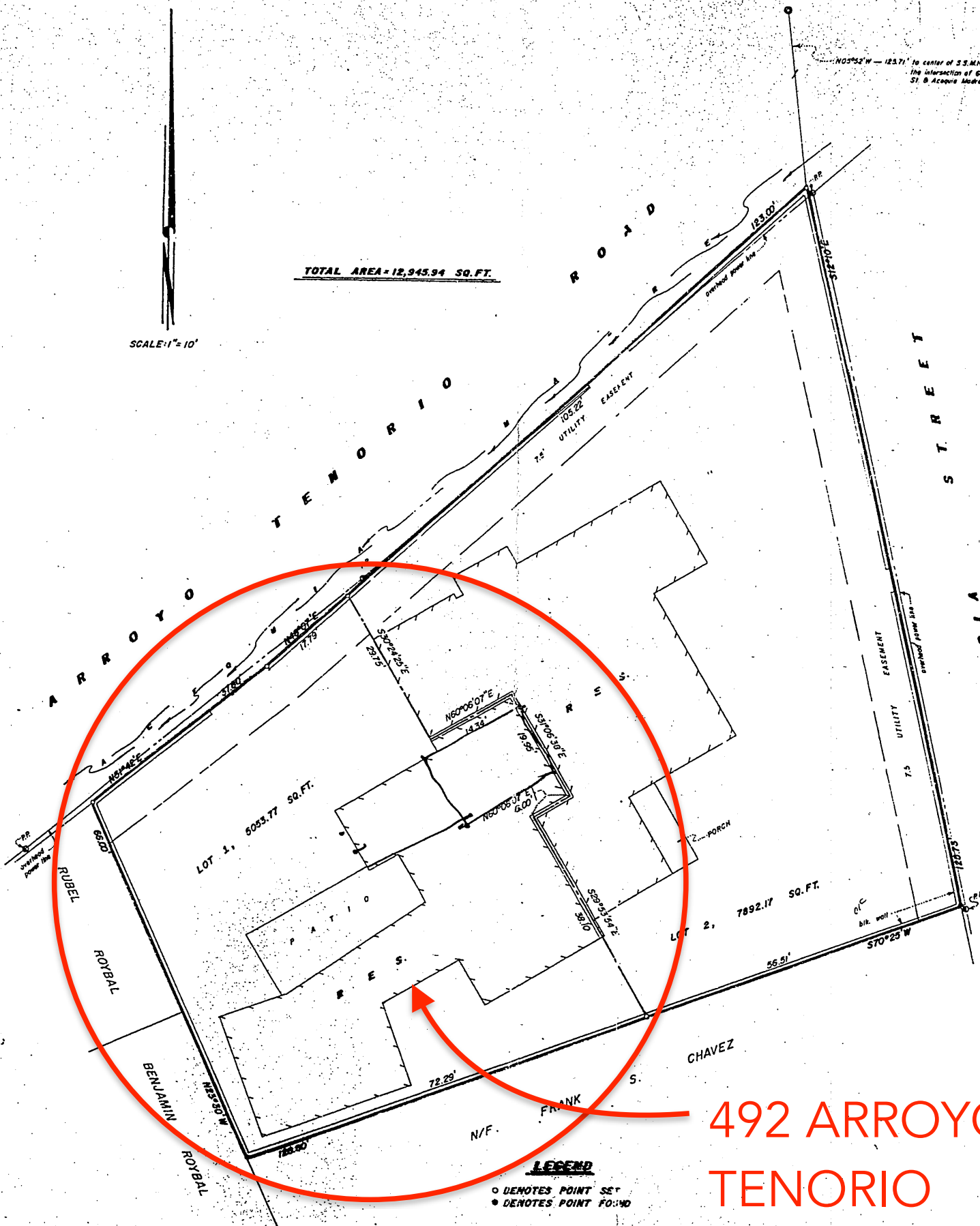
<i>[Signature]</i>	8-6-85
PUBLIC SERVICE COMPANY (ELEC DEPT)	DATE
<i>[Signature]</i>	8-1-85
PUBLIC SERVICE COMPANY (WATER DEPT)	DATE
<i>[Signature]</i>	
MOUNTAIN STATE TELEPHONE COMPANY	DATE
<i>[Signature]</i>	8-7-85
GAS COMPANY OF NEW MEXICO	DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF FIELD SURVEYS COMPLETED BY ME OR UNDER MY DIRECTION ON AUGUST 05, 1985 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
CIPRIANO MARTINEZ
N.M.L.S. NO. 3995

TOTAL AREA - 12,945.94 SQ. FT.



492 ARROYO
TENORIO

LEGEND
○ DENOTES POINT SET
● DENOTES POINT FOUND

NOTE: PERMITTER TAKEN FROM PLAT OF SURVEY FOR WILLIAM E. SELMAN BY WALTER G. TURLEY DATED AUGUST 03, 1981.

**FIGURE 3
1985 PLAT**

156047

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND AS SHOWN HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND THAT THE ABOVE AND FOREGOING SUBDIVISION WAS MADE WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS THEREOF TOGETHER WITH EASEMENTS THEREON. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

[Signature]

STATE OF NEW MEXICO
COUNTY OF SANTA FE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF August 1985.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CITY OF SANTA FE

APPROVED BY CITY ENGINEER
[Signature] DATE 8/1/85

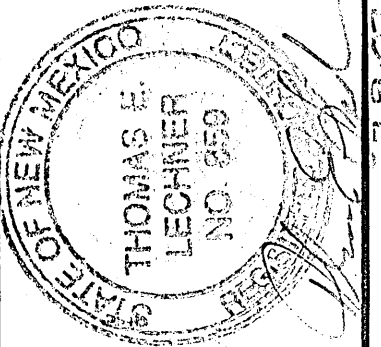
APPROVED BY CITY PLANNER
[Signature] DATE 8/1/85

APPROVED BY THE SUMMARY COMMITTEE OF THE PLANNING COMMISSION AT ITS MEETING OF 8-4-85.

CHAIRMAN *[Signature]* SECRETARY *[Signature]*

PLAT OF SURVEY FOR
PATRICIA MALOREY
502 GARCIA STREET
SANTA FE, NEW MEXICO

85-117
ABS 13 Sept
047
Jenn. Frigg



435 SOUTH GUADALUPE, STUDIO 3
SANTA FE, NEW MEXICO 87501
505-882-9469

TURNER LECHNER & ROMERO

KIRCHER REMODEL
492 ARROYO TENORIO
SANTA FE, NEW MEXICO

A3

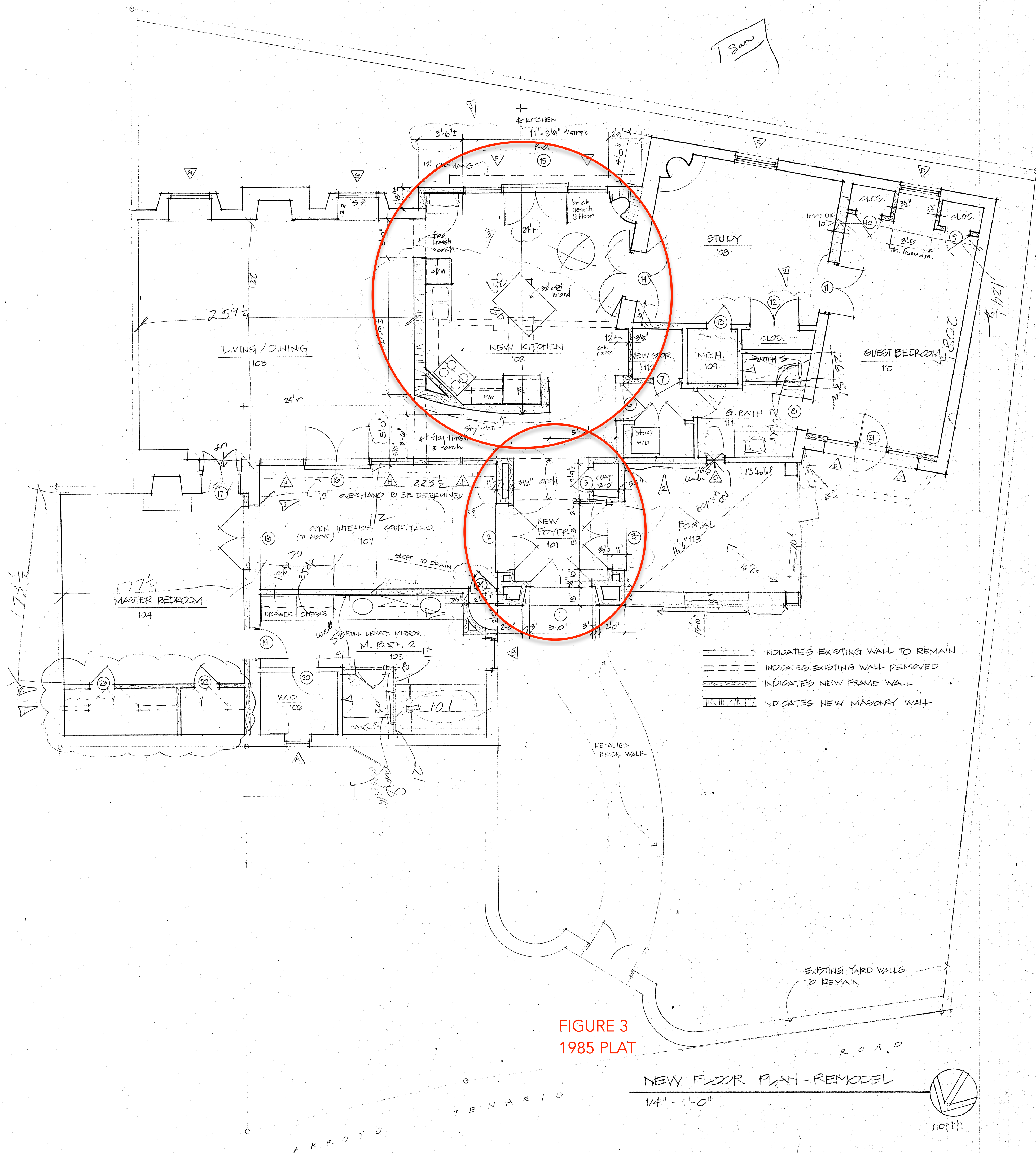
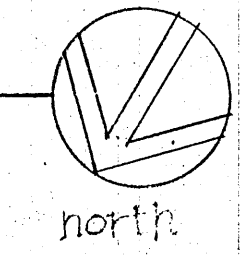


FIGURE 3
1985 PLAT

NEW FLOOR PLAN - REMODEL
1/4" = 1'-0"



SCOPE OF WORK, DEMOLITION AND NEW CONSTRUCTION

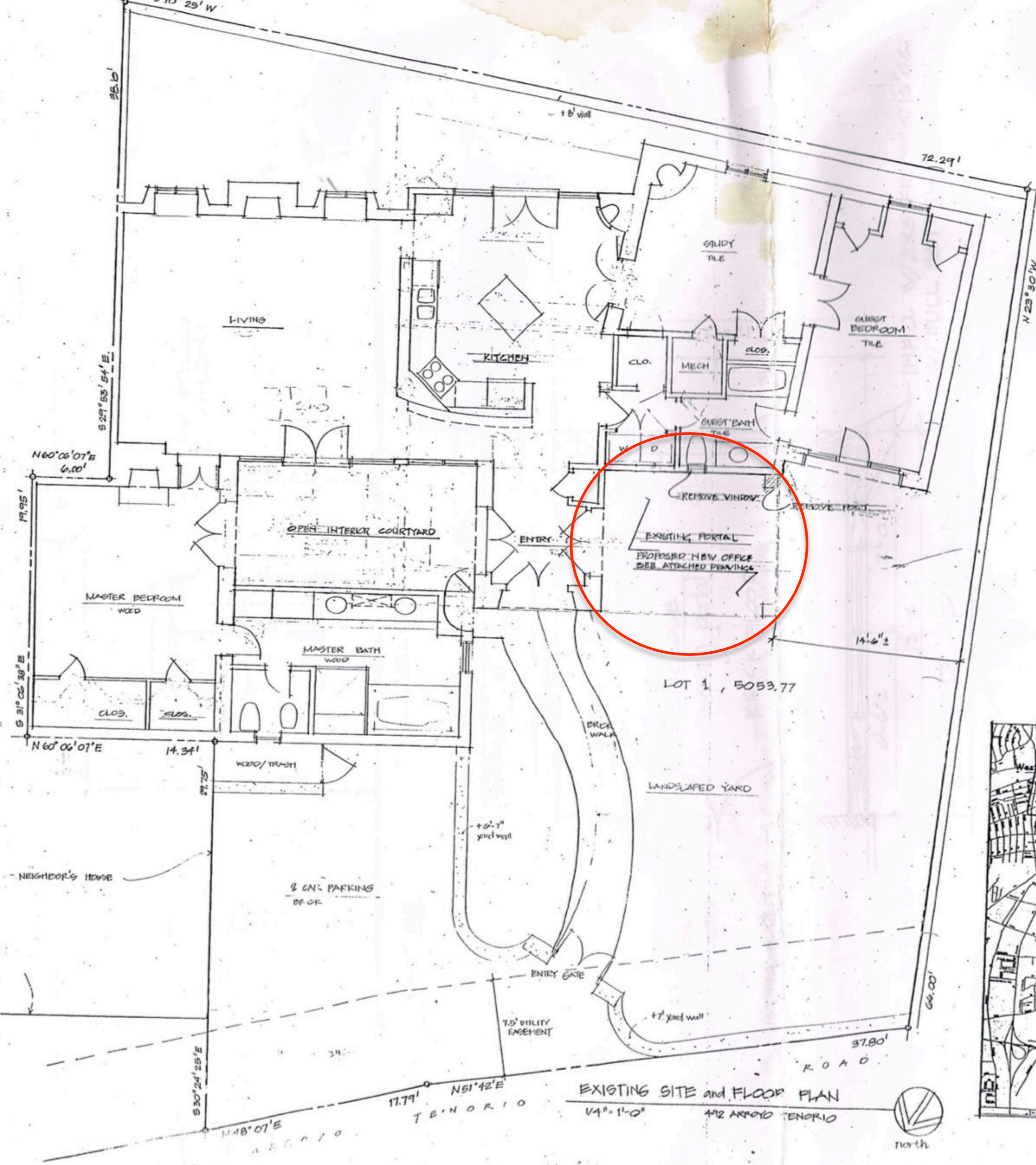
EXTERIOR SPACE

- Front of house**
1. Move water spigot from under portal
 2. Address drainage on tiles under portal
 3. Seal portal tiles
 4. Repair crack in new wall
 5. Install doorbell at front gate
 6. Remove electrical meter from adjacent home (Jim West) to our property
- Back of house**
1. Add water spigot
 2. Lighting on ivy and adobe wall
 3. Build step up to back patio under lindon tree
 4. Use existing brick in back courtyard
- New courtyard**
1. Add spigot
 2. Electrical outlet and wire for water feature
 3. Flagstone walkway and pea gravel. Drain to front yard

INTERIOR SPACE

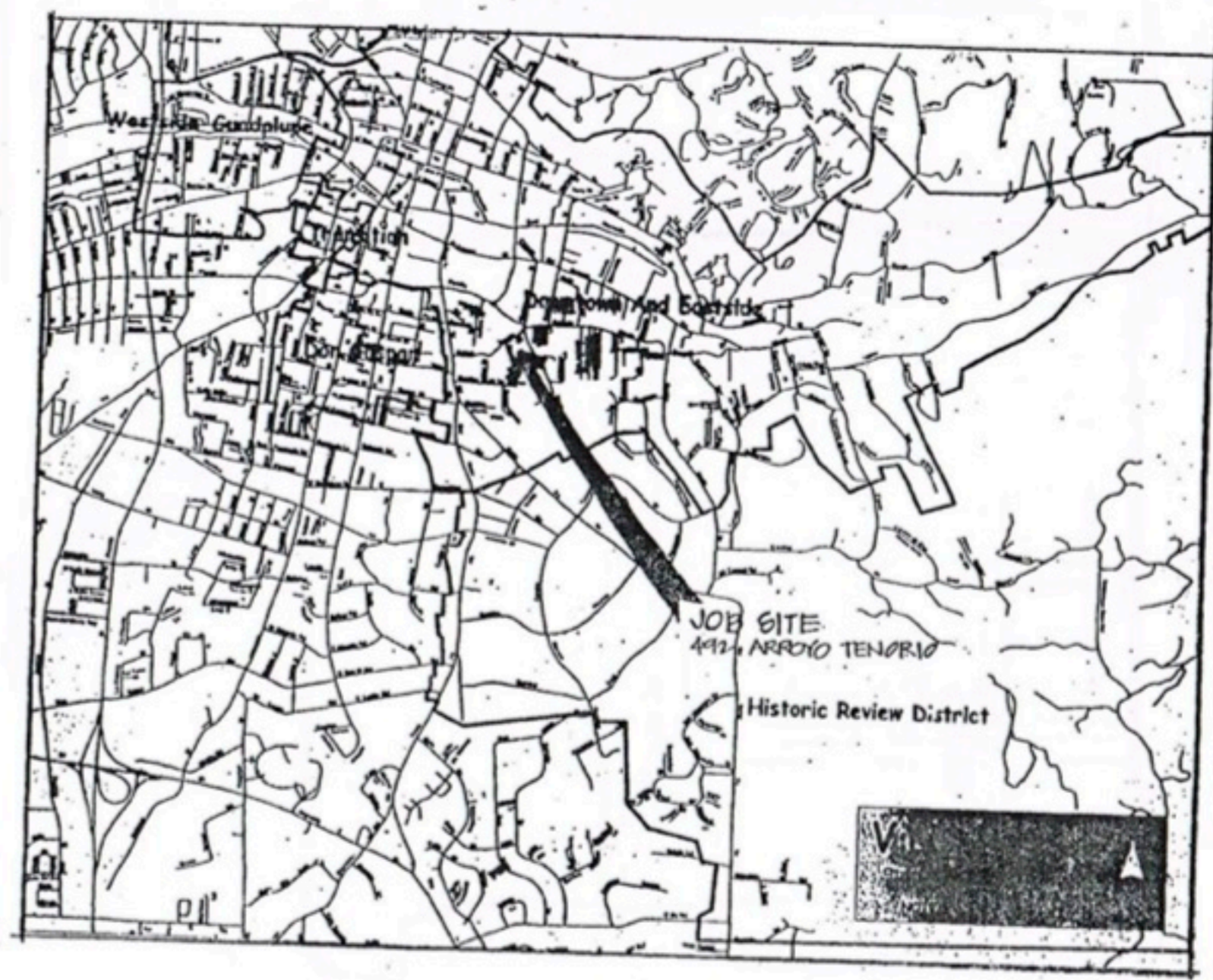
1. Remove all existing windows and replace w/ new windows per window schedule. Insulate, caulk, and patch stucco base and interior plaster to match.
 2. Re-stucco entire house.
 4. Re-paint all rooms, hand trowelled plaster in living, kitchen and foyer only.
 5. Clean and reseal all existing tile floors.
- Master Bedroom (new)**
1. White wash vigas after sanding and flat plaster between vigas.
 2. Remove bay and seat and replace with windows and door.
 3. New track lighting at existing locations.
 4. More hydronic baseboard heat.
- Kiva Study**
1. White wash vigas after sanding and flat plaster between vigas.
 2. Finish off closet with new shelving, paint.
 3. New track lighting at existing locations.
- New Master Bath/ Laundry**
1. Replace sink and faucets, owner select.
 2. Replace tub/shower tiles and vanity tiles.
 3. Stack washer and dryer.
 4. New linen cabinet full height by Kitchen Dimensions.
 5. Add exhaust fan and replace light fixtures.
- New Office (old master br)**
1. New French door to courtyard.
 2. New baseboard heat to replace existing. Look at a forced air hydronic unit in the floor because of accessibility.
 3. Delete switched outlet by bed wall at room entry.
- Office Bath (old master bath)**
1. Remove Mexican tile and replace with new tile, owner select.
 2. Replace sink and faucets, owner select.
 3. Repair spongy wood floor.
 4. Remove closets and replace with two built-in dressers by Kitchen Dimensions.
- Living Room**
1. Remove existing latilla eyebrows over windows.
 2. Cover wood inside skylights with smooth plaster.
 3. New track lighting.
 4. Add baseboard heat.
 5. Clean viga and latilla ceilings.
 6. Transition from tile living floors with stone thresholds to new brick at Kitchen.
- Entry Foyer**
1. Radiant heat in new slab.
 2. Brick Floors.
- New Kitchen**
1. Radiant heat in new slab.
 2. Brick floors.
 3. New kiva fireplace with stone hearth at floor level.
 4. Stone threshold transition to Kiva Study.

FIGURE 5




BUILDING & ZONING STATISTICS

HISTORIC ZONE: DOWNTOWN & EASTSIDE
 HISTORIC STATUS: NON-CONTRIBUTING - ADMINISTRATIVELY APPROVED
 BUILDING TYPE: IIN ZONING: R-3 BY JAMES HEWAT.
 LOT COVERAGE ALLOWABLE: 40%
 EXISTING LOT COVERAGE: 12% (2108# + 5054)
 NEW LOT COVERAGE: 40% (DECREASE TO 2040# + 5054)



EXISTING SITE and FLOOR PLAN
 1/4" = 1'-0" 492 ARROYO TENORIO




482 SOUTH GRANVILLE STREET
 SANTA FE, NEW MEXICO 87501
 (505) 426-4448

TURNER LECHNER & ROMERO

KIRCHER REMODEL
 492 ARROYO TENORIO
 SANTA FE, NEW MEXICO

DATE: 3-8-07
 TIME: 7:45
 BY: TEL
 CHECKED: 3-8-07
 TIME: 3:30
 BY: TEL
 APPROVED: 3-8-07
 TIME: 3:30
 BY: TEL



A1



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-005981--HDRB

Project Description: Add single car carport (connects to east yard wall)

Project Location(s): 492 ARROYO TENORIO
Santa Fe, NM 87505

Contacts:

Applicant: WILL MCDONALD
488 ARROYO TENORIO ST C
SANTA FE , NM 87505

will.wfd@gmail.com

Property Owner: Rob Johnson

rmjventures@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: TRUE Contributing: False Significant/Landmark: False

Primary Elevations: N/A

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory

Number: Year of Construction:

Project Type: Remodel **Historic**

Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 8, 2022
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-005981-HDRB

Address: 492 Arroyo Tenorio Street
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
 Site Plan/Floor Plan
 Elevations
 Photographs
 Other: Stain color sample

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

492 Arroyo Tenorio is a 2,285 square foot Spanish-Pueblo Revival building designated as non-contributing to the Downtown and Eastside Historic District. It has a flat roof and parapet. The original was built in the early 1900s and underwent extensive alterations including in 2003 and 2007. Its north street-facing façade is a series of additions and modifications that also included window replacement. It is near the Acequia Madre where it intersects with Garcia Street and Arroyo Tenorio. The house is enclosed by a tall front stucco yard wall and pedestrian gate with a slight arch.

Now, the applicant proposes the following exterior alterations:

1. Add a 213 square foot single-bay carport at the street of its north elevation to a height of 9' - 11," where the maximum allowable building height in this streetscape is 11'- 7." Proposed height is below the existing 11' parapet.
 - a. The carport's west posts will attach to the house's east courtyard wall (6' – 9") and extend east over one of the two existing parking spaces.
 - b. The carport will have wooden posts, a beam and vigas and be stained Cabot's semi-solid stain in chestnut brown.
 - c. The other parking space will remain open.

No other changes are proposed at this time.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 9/29/22	Property Owner of Record: Rob Johnson	492 Arroyo Tenorio
Applicant/Agent Name: Will McDonald	Contact Person Phone Number: 505-930-1149	Proposed Construction Description: Carport addition
Zoning District: RC-8	Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Historic	TOTAL ROOF AREA: 2498 sf
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit	Lot Coverage: 49 % <input checked="" type="checkbox"/> Open Space Required: 1143 sf
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Setbacks: Proposed Front: 7.5' Minimum: _____ 2 nd Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: L 0 R _____ Minimum: _____
Terrain: <input type="checkbox"/> 30% slopes _____		Height: Proposed 9'-11" Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.		Parking Spaces: Proposed 2 Accessible _____ Minimum: 2
		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement

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

Will McDonald

PRINT NAME

OWNER APPLICANT AGENT

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE

9/29/22

DATE

To Be Completed By City Staff:	2022-005948-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: Lani J McCulley	DATE: 10/03/2022



505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505

October 5, 2022

Angela Bordegaray
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE:492 Arroyo Tenorio
Carport addition

Angela,

We request that the attached documents be reviewed by the Historic Districts Review Board at the meeting on Tuesday, November 8, 2022.

This residence at 492 Arroyo Tenorio is designated as a non-contributing structure in the Downtown and Eastside Historic District. The original residence was probably constructed in the 1950's. The building footprint shown on the 1985 plat, signed by city officials and recorded at the county, is significantly smaller than the present structure. The entire north street facing façade is a series of additions since that time. There is documentation of additions and modifications in 2003 and 2007. The building is in a pueblo style with a flat roof and parapets.

With this application we seek approval for the construction of a single car carport only. The carport will have a roofed area of 213 square feet and will be constructed over one of the two existing parking spaces on the east side of the property which fronts Arroyo Tenorio. The height of the carport will be 9'-11" measured from the existing brick parking surface whose height will not be changed. The structure will be wood with a modified bitumen roof and metal drip edge. There will be a girder with a bearing height of 8'-0" with vigas above that will be visible, extending beyond the girder.

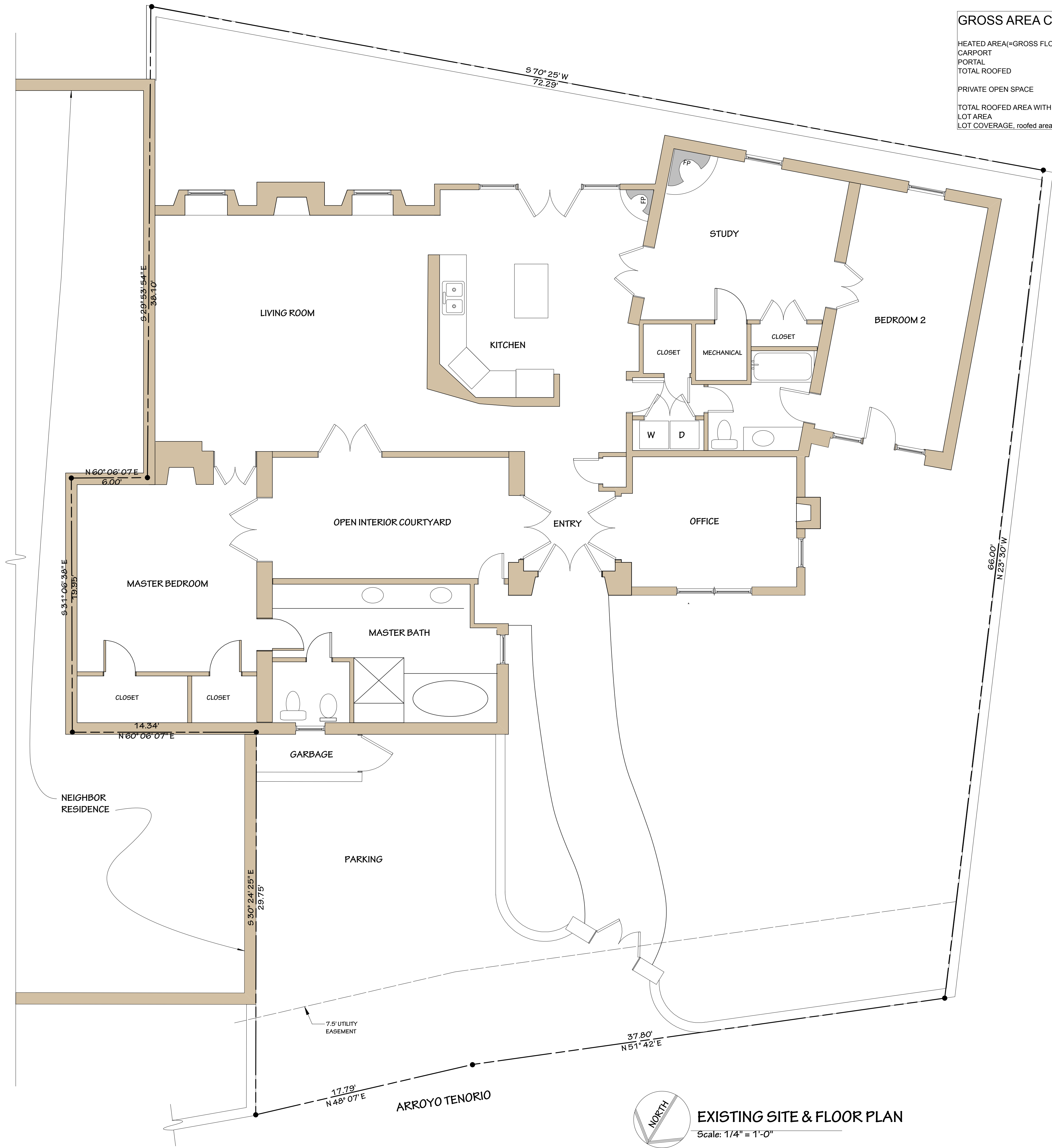
Our intention is to create a structure that is simple in detail with a traditional style found in Santa Fe for portals and other shade structures. We believe that while this structure will function as a carport it will add some visual interest to this walled property in a dense neighborhood consistent with traditional building styles.

Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

A handwritten signature in blue ink that reads "Will McDonald".

Will McDonald



GROSS AREA CALCULATIONS			AREA IN SQUARE FEET		
	EXISTING	NEW	TOTAL		
HEATED AREA(=GROSS FLOOR AREA)	2285	0	2285		
CARPORT	0	213	213		
PORTAL	0	0	0		
TOTAL ROOFED	2285	213	2498		
PRIVATE OPEN SPACE				1280	
TOTAL ROOFED AREA WITH PROPOSED CARPORT				2498	
LOT AREA				5054	
LOT COVERAGE, roofed area percentage				49.4	

**SITE PLAN
EXISTING FLOOR PLAN**

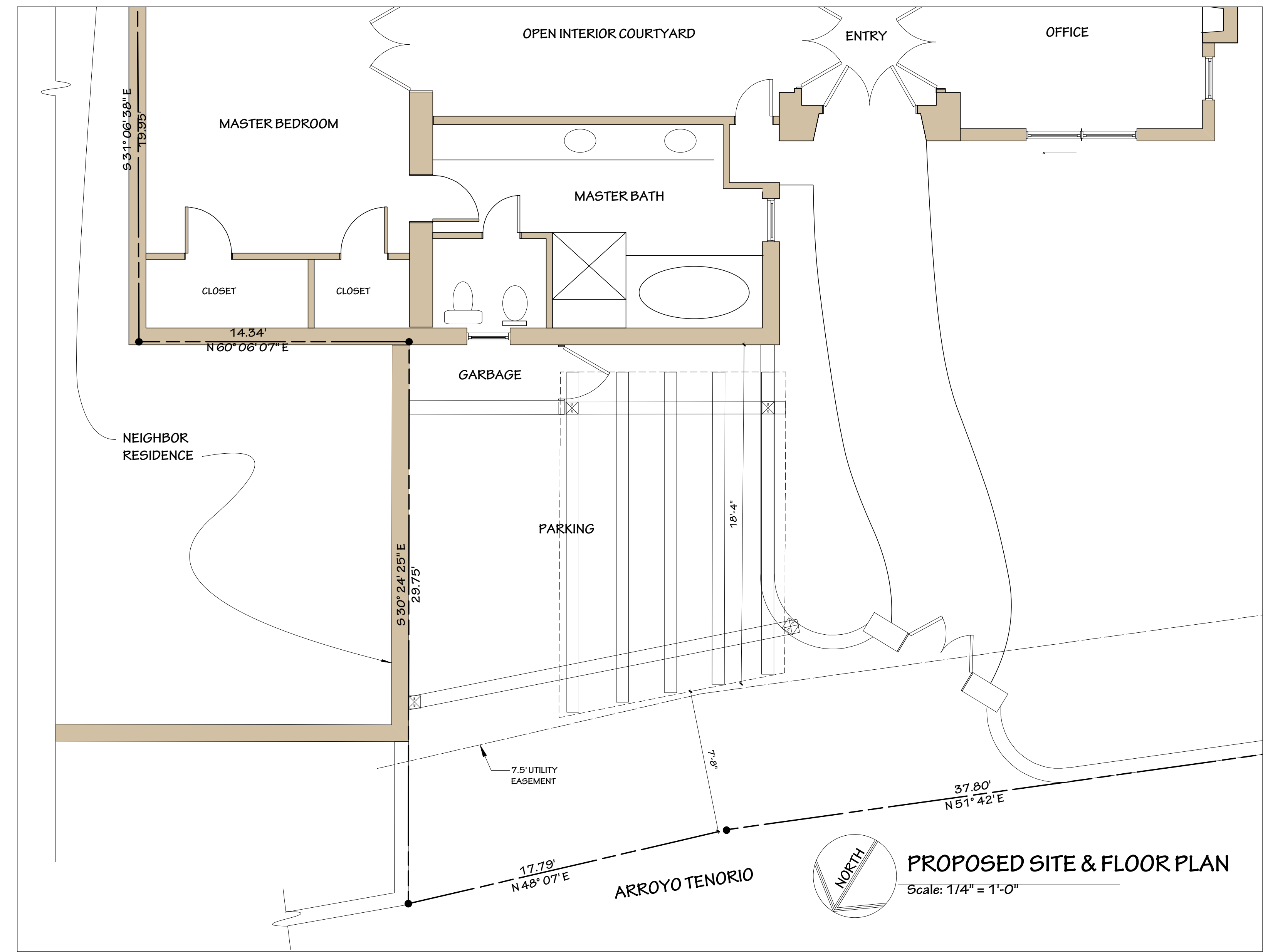
609330-1149
 walking fish
 D E S I G N
 488 C Arroyo Tenorio
 Santa Fe New Mexico 87505

JOHNSON RESIDENCE
 CARPORT ADDITION
 492 ARROYO TENORIO
 SANTA FE NEW MEXICO

DATE: 9/29/22
 SHEET:

1

EXISTING SITE & FLOOR PLAN
 Scale: 1/4" = 1'-0"



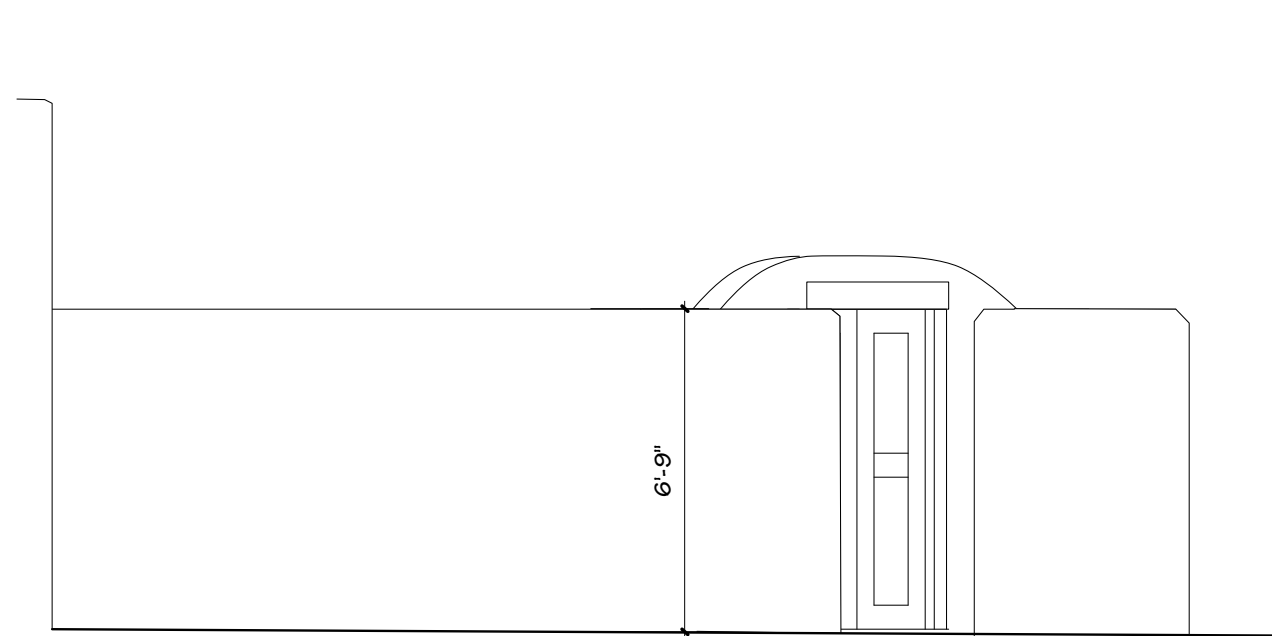
**PROPOSED FLOOR PLAN
NORTH & SOUTH ELEVATIONS**

15095303-1148
488 C Arroyo Tenorio
Santa Fe New Mexico 87505



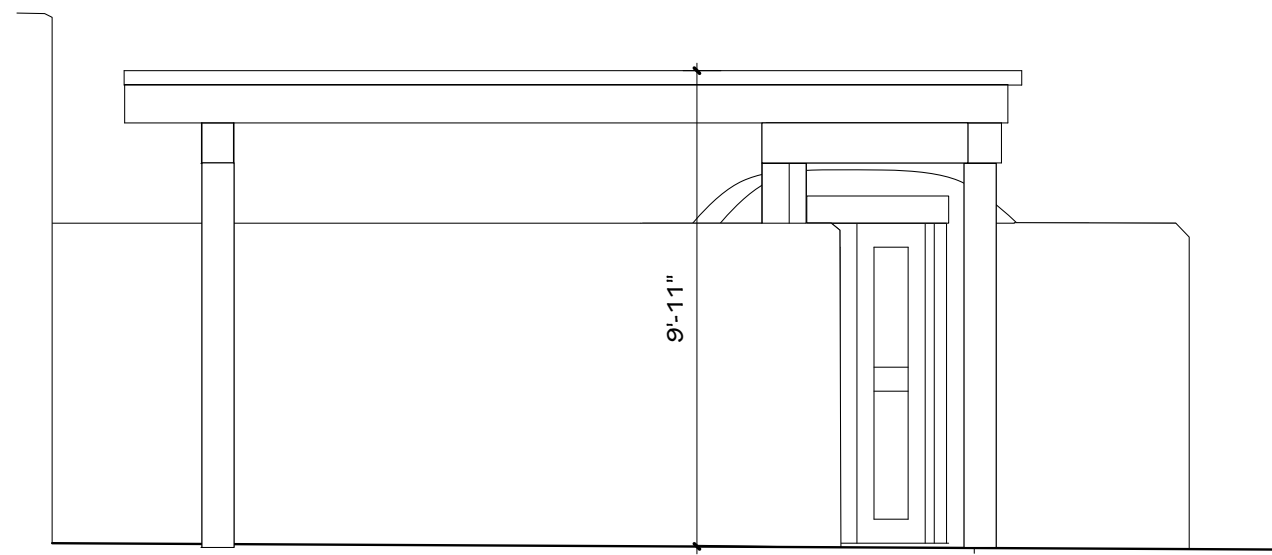
JOHNSON RESIDENCE
CARPORT ADDITION
492 ARROYO TENORIO
SANTA FE NEW MEXICO

DATE: 9/29/22
SHEET:



EXISTING EAST ELEVATION (PARTIAL)

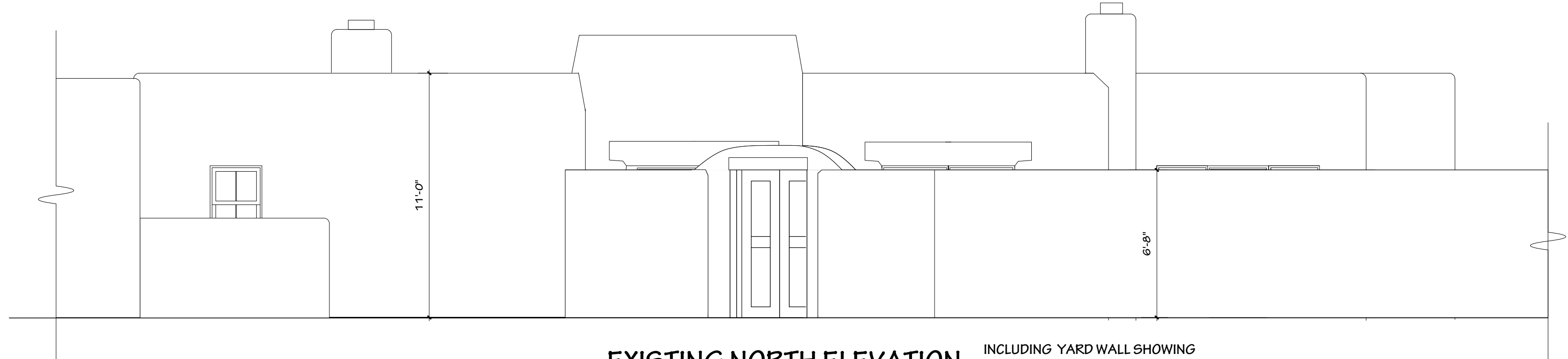
Scale: 1/4" = 1'-0"



PROPOSED EAST ELEVATION (PARTIAL)

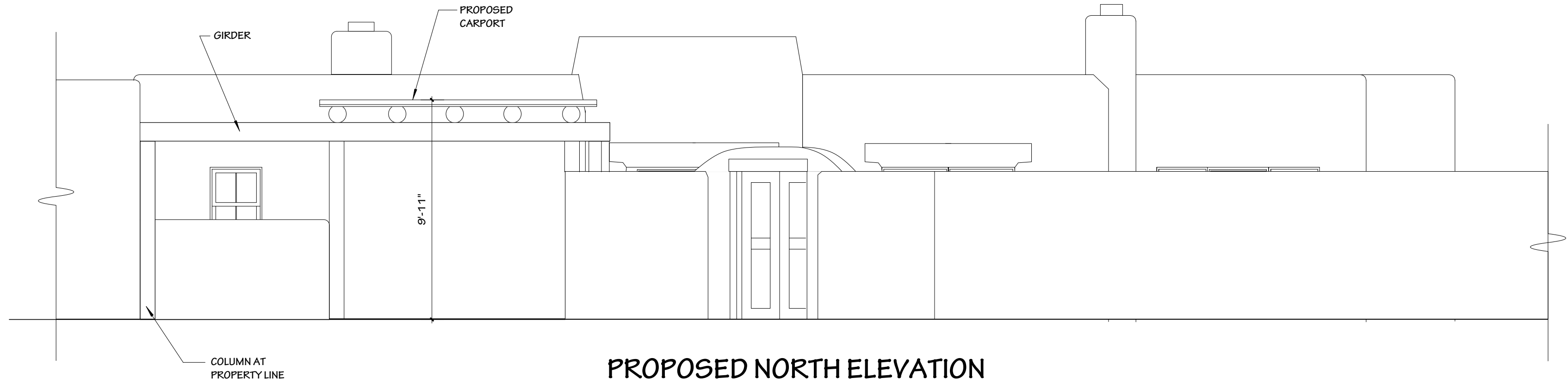
Scale: 1/4" = 1'-0"

NOTE: THIS BUILDING HAS NO EAST ELEVATION DUE TO SHARED WALLS WITH RESIDENCE TO EAST



EXISTING NORTH ELEVATION INCLUDING YARD WALL SHOWING STREET FACING APPEARANCE OF PROPERTY

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



PROPOSED NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



492 ARROYO TENORIO

STREETSCAPE FACING EAST



492 ARROYO TENORIO

STREETSCAPE FACING WEST



492 ARROYO TENORIO

NORTH FAÇADE-PARKING & GATE



492 ARROYO TENORIO

NORTH FAÇADE-PARKING & GATE

NOTE: THE EAST SIDE OF THE YARD WALL IS THE ONLY EAST FAÇADE DUE TO SHARED EAST WALL WITH NEIGHBOR RESIDENCE



492 ARROYO TENORIO

NORTH FAÇADE



492 ARROYO TENORIO

NORTH FAÇADE-WEST PORTION



492 ARROYO TENORIO

WEST FAÇADE-NORTH PORTION

WEST FAÇADE
MIDDLE PORTION



492 ARROYO TENORIO

WEST FAÇADE
SOUTH PORTION

492 ARROYO TENORIO



SOUTH FAÇADE
WEST PORTION

492 ARROYO TENORIO





492 ARROYO TENORIO

SOUTH FAÇADE-EAST PORTION

EXTERIOR FINISHES

492 ARROYO TENORIO

STUCCO-NONE

**DOOR AND WINDOW
CLADDING -NONE**

EXPOSED WOOD
CABOT
SEMI-SOLID STAIN
COLOR: CHESTNUT BROWN





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

PROJECT DESC: 2022-005981-HDRB. 492 Arroyo Tenorio. Downtown and Eastside Historic District. Non-contributing. Will McDonald, agent for Rob Johnson, owner, proposes to add a 213 sq.ft. carport to a height of 9'-11" (maximum allowable height of 14'-4").

CASE NUMBER: 2022-005981--HDRB

PROJECT TYPE: Remodel

LOCATION: 492 ARROYO TENORIO
Santa Fe, NM 87505

CONTACTS: Applicant

WILL MCDONALD

488 ARROYO TENORIO ST C
SANTA FE , NM 87505

Property Owner

Rob Johnson

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 08, 2022. The decision of the Board was to to approve the proposal as submitted.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**



Agenda

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, August 10, 1999 – 12:00 NOON

PLANNING DIVISION 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, August 10, 1999 – 6:00 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. July 27, 1999

E. COMMUNICATIONS

F. OLD BUSINESS TO REMAIN POSTPONED

1. Case #H-99-90. 431 Camino del Monte Sol. Downtown and Eastside Historic District. Michael A. Schmitt, agent for Kathleen and Gerald Peters, proposes new single-story residence (Renewal of Case #H-95-73). (Postponed at the 6/8/99 HDRB).

2. Case #H-99-115. 712 Gildersleeve. Don Gaspar Historic District. Contributing. Bernabe Romero, agent for Franciscan Friars, proposes to remove garage doors and infill same area with doors and windows on the west elevation (rear lower level). (Postponed at the 7/13/99 HDRB).

3. Case #H-99-128B. 533 East Palace Ave. Downtown and Eastside Historic District. Contributing. Elisabeth Wagner, agent for Mr. & Mrs. Jim Baker, proposes to remove overhangs and construct brick-coped parapet, reconstruct portal on south elevation, replace windows, and associated renovation treatments. (Postponed at the 7/27/99 HDRB).

G. OLD BUSINESS

1. Case #H-99-133. 713 Garcia St. Historic Review District. Ion & Nancy Gilorteanu, propose revised yard wall in response to the HDRB's conditional approval granted on 7/27/99.

CITY CLERK'S OFFICE

DATE 8/2/99 TIME 10:15

SERVED BY JENNIFER V. GUNN

RECEIVED BY [Signature]

*procedures for meeting also dependent on due process - FYI
- wall fence guidelines - put on 8/24 #DRB*

*postponed
added to
9/14/99
applicant not
present.*



Agenda

HISTORIC DESIGN REVIEW BOARD

August 10, 1999

Page 2

H. NEW BUSINESS

app

- 1. Case #H-99-136. 492 Arroyo Tenorio. Downtown and Eastside Historic District. Non-contributing. Dan Warner, agent for Lorence Tobias Kircher III and Patricia Summer Kircher, proposes yard wall and gate alterations on north and south elevations. (Proposed height varies = 5'6" - 6'8"; allowable height = 6'8").

app - correct drawing, 5-v-crimp, treat roof w/ vinegar to dull stain

- 2. Case #H-99-137. 421 Sosaya Lane. Downtown and Eastside Historic District. Contributing. Burke Denman, agent for Linda and Charles Winston proposes to replace roof structure, re-roof and patch stucco.

app - drawings presented

- 3. Case #H-99-138. 433 Delgado Lane. Downtown and Eastside Historic District. Contributing. Charles Ash, agent for Fulton and Betty Murray, proposes additions to east and south elevations, replace east portal, window and door alterations, and associated renovation treatments.

app - applicant requested to present landscape plan w/in next 6 mo (for info), flesh out details incl. how to conceal sky light.

- 4. Case #H-99-140. 135 Grant Ave. (Bergere House). Downtown and Eastside Historic District. Significant. Gluckman Mayner Architect, agents for The Georgia O'Keeffe Museum, propose revisions to previously approved addition on east elevation (#H-99-7).

~~PP~~

- 5. Case #H-99-141. 708 Canyon Rd. N6.3 (Gypsy Alley). Downtown and Eastside Historic District. Non-contributing. Praxis Ltd. Co., agents for William Siegal, propose revisions to previously approved portal by increasing it to two stories on north and west elevations (#H-99-10).

to 8/14/99

postponed 8/24/99

- 6. Case #H-99-142. 522 Douglas St. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Dale Weiss, proposes to replace garage door with pedestrian doors, add portal on east elevation of garage, add connecting ramada between structures, and fence replacement. (Proposed height = 5'2", allowable Height = 5'2")

postpone to 8/24/99

- 7. Case #H-99-143. 330 Garfield St. Transition Historic District. Contributing. Mark Hogan, agent for BGK Properties Inc., proposes portal feature on north elevation.

denied

*14-70.73A1
14-70.12F*

- 8. Case #H-99-144. 440 Acequia Madre. (Plaza Chamisal). Downtown and Eastside Historic District. Significant. Mark Hogan, agent for Fred Jahning and Harvey Delano, proposes to remove yard wall at street and construct new wall in a location further into property.

app

- Case #H-99-145. 102 Montoya Circle. Downtown and Eastside Historic District. Randy Scrafford, agent for Stanley Gairey, proposes single story residence (Proposed height = 13'), and 6' coyote fence.



Agenda

HISTORIC DESIGN REVIEW BOARD

August 10, 1999

Page 3

- I. MATTERS FROM THE BOARD
- J. BUSINESS FROM THE FLOOR
- K. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6808.
Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

*Lamel doesn't agree w/ asking for masterplans, big pictures
she wants everyone to know she's uncomfortable
she may step down. but wants attorney opinion.*

*→ study session - attorney's office present
masterplans allowed
big picture requests.*

*for ~~9/28~~ meeting
noon meeting.
prior to 8/24
meeting.*



Agenda

<http://sfweb.ci.santa-fe.nm.us>

**HISTORIC DESIGN REVIEW BOARD FIELD TRIP
TUESDAY, AUGUST 10, 1999 - 12:00 NOON
PLANNING DIVISION 2nd FLOOR CITY HALL
HISTORIC DESIGN REVIEW BOARD MEETING
TUESDAY, AUGUST 10, 1999 - 6:00 P.M.
CITY COUNCIL CHAMBERS**

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF AGENDA****D. APPROVAL OF MINUTES**

1. July 27, 1999.

E. COMMUNICATIONS**F. OLD BUSINESS TO REMAIN POSTPONED**

1. **Case #H-99-90**, 431 Camino del Monte Sol, Downtown and Eastside Historic District. Michael A. Schmitt, agent for Kathleen and Gerald Peters, proposes new single-story residence (Renewal of Case #H-95-73). (Postponed at the 6/8/99 HDRB).
2. **Case #H-99-115**, 712 Gildersleeve, Don Gaspar Historic District. Contributing. Bernabe Romero, agent for Franciscan Friars, proposes to remove garage doors and infill same area with doors and windows on the west elevation (rear lower level). (Postponed at the 7/13/99 HDRB).
3. **Case #H-99-128B**, 533 East Palace Ave. Downtown and Eastside Historic District. Contributing. Elisabeth Wagner, agent for Mr. & Mrs. Jim Baker, proposes to remove overhangs and construct brick-coped parapet, reconstruct portal on south elevation, replace windows, and associated renovation treatments. (Postponed at the 7/27/99 HDRB).

G. OLD BUSINESS

1. **Case #H-99-133**, 713 Garcia St. Historic Review District. Ion & Nancy Gilorteanu, propose revised yard wall in response to the HDRB's conditional approval granted on 7/27/99.

H. NEW BUSINESS

1. **Case #H-99-136**, 492 Arroyo Tenorio, Downtown and Eastside Historic District. Non-contributing. Dan Warner, agent for Lorence Tobias Kircher III and Patricia Summer Kircher, proposes yard wall and gate alterations on north and south elevations. (Proposed height varies = 5'6"-6'8"; allowable height = 6'8").
2. **Case #H-99-137**, 421 Sósaya Lane, Downtown and Eastside Historic District. Contributing. Burke Denman, agent for Linda and Charles Winston proposes to replace roof structure, re-roof and patch stucco.
3. **Case #H-99-138**, 433 Delgado Lane, Downtown and Eastside Historic District. Contributing. Charles Ash, agent for Fulton and Betty Murray, proposes additions to east and south elevations, replace east portal, window and door alterations, and associated renovation treatments.
4. **Case #H-99-140**, 135 Grant Ave. (Bergere House), Downtown and Eastside Historic District. Significant. Gluckman Mayner Architect, agents for The Georgia O'Keeffe Museum, propose revisions to previously approved addition on the east elevation (#H-99-7).
5. **Case #H-99-141**, 708 Canyon Rd. No. 3 (Gypsy Alley), Downtown and Eastside Historic District. Non-contributing. Praxis Ltd. Co., agents for William Siegal, propose revisions to previously approved portal by increasing it to two stories on north and west elevations (#H-99-10).
6. **Case #H-99-142**, 522 Douglas St. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Dale Weiss, proposes to replace garage door with pedestrian doors, add portal on east elevation of garage, add connecting ramada between structures, and fence replacement. (Proposed height = 5'2"; allowable height = 5'2").
7. **Case #H-99-143**, 330 Garfield, Transition Historic District. Contributing. Mark Hogan, agent for BGK Properties Inc., proposes portal feature on north elevation.
8. **Case #H-99-144**, 440 Acequia Madre (Plaza Chamisal), Downtown and Eastside Historic District. Significant. Mark Hogan, agent for Fred Jahning and Harvey Delano, proposes to remove yard wall at street and construct new wall in a location further into property.
9. **Case #H-99-145**, 102 Montoya Circle, Downtown and Eastside Historic District. Randy Scrafford, agent for Stanley Gairey, proposes single story residence (Proposed height = 13'), and 6' coyote fence.

I. MATTERS FROM THE BOARD**J. BUSINESS FROM THE FLOOR****K. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Planning Division at 984-6808.

Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.