

April 4, 2025

Proposal Letter

815 E. Alameda St., Unit 8 (Phase III of the Site Development Plan)
Proposal for new single-family residence

Owner: Nancy Abruzzo, N. Abruzzo Holdings LLC
Applicant: William Kleinschmidt, Architect

Background – Site Development

A Site Development Plan for this property was approved for three condominium residential buildings (7 residential units) and one free-standing residence, totaling 4 buildings and 8 residences to be completed in three phases. Phases I and II are completed and involved the remodeling of, or additions to, existing structures on the property.

- Phase I: Units 1A and 1B, 815 E. Alameda St.
- Phase II: Units 2&3 (duplex), 815 E. Alameda St. and Units 4-7 (quadplex), 817 E. Alameda St.
- Phase III: Unit 8 (free-standing single-family residence), 815 E. Alameda St.

This proposal is for completion of Phase III of the development (Unit 8), to be constructed in what is currently a gravel parking area.

Background – Historical

- February 8, 2005 and June 28, 2005 - HDRB conditionally approved additions and remodeling of 815 E. Alameda (Unit 1, aka Units 1A and 1B) and 817 E. Alameda St. (Units 2 through 7).
- March 28, 2006 - HDRB approved the Unit 8 concept for 817 E. Alameda St.
- H-05-084 (May 6, 2006) – HDRB approval of courtyard walls, hardscaping, streetscaping, coyote fencing, patios and walkways, and exterior lighting at 815-817 E. Alameda St.
- H-05-007 (June 28, 2016) - HDRB approved the remodel of the existing Unit 1 structure and construction of a 2-story addition, creating Units 1A and 1B.
- Administrative Approvals: There have been six HDRB administrative approvals for minor exterior changes to Units 1A and 1B.

Historic Status: Non-Contributing
Historic District: Downtown and Eastside
Principal Façade: South (Street-Facing)
Building Historic Styles:

- Units 1A and 1B: Territorial
- Units 2 and 3: Pueblo Revival
- Units 4 – 7: Territorial
- Unit 8: Proposed Pueblo Revival

Site Development Plan Requirements

The overall project site is 22,435 s.f. (.515 Acres). Buildings comprise 8,005 s.f. of lot coverage (5,801 s.f. existing buildings + 2,204 s.f. for the proposed Unit 8 residence). The overall site design (including Unit 8) meets the development plan and current zoning requirements for lot density, lot coverage by building footprint, lot coverage by roofs, open space (both common and private open space), building setbacks and building height, off-street vehicular parking, and landscaping.

Proposed Unit 8 Size and Exterior Finishes

- 2,204 s.f., one-story, 3-bedroom single-family residence with 882 s.f. portal (total 3,086 s.f. covered roof area)
- Building Height (from finished grade): 14'-5" maximum
- Roof: Flat roof (white TPO membrane) with stucco parapets, roof will drain to internal roof drains, canals will serve as overflow devices
- Skylights: Will not be visible from street, hidden behind parapets
- Exterior Wall Finish: Synthetic stucco (all walls), LaHabra Adobe, Viejo or Suffolk color to be determined (smooth stucco finish)
- Bullnosed Corners: 3" to 4" bullnosed typical wall corners as shown on the proposed floor plan and exterior elevations, rounded corners to windows/doors
- Windows and Exterior Doors: Wood units with metal cladding (manufacturer unknown at this time), cream or light green color, with true divided lites, no single glass pane exceeds 30" dimension
- Exterior Woodwork and Posts/Beams: Sherwin Williams semi-transparent medium-to-dark wood stains and clear sealer for portal posts and beams, courtyard gate lintels and misc. exterior woodwork
- Portal Soffit: Natural pine 6" wide T&G decking with clear matte sealer
- Portal Floor: Brick finish over concrete slab
- Courtyard Walls: Concrete block and pilasters with stucco finish and bullnosed corners matching the building stucco color, proposed 6' tall walls with maximum 8' tall gate enclosures (see exception request below for street-facing yard walls exceeding 4'-6" height)
- Courtyard Gates: "Reclaimed" southwestern weathered/carved natural wood gates and frames (to be found/determined), matte clear sealer or stained (as noted above) finish
- Exterior Lighting (inside portal): Lantern-type wall sconces, 8"x20", matte dark bronze or black color, with two 40W LED equivalent bulbs (dimnable)
- Exterior Lighting (outside courtyard walls): Simple cube-shaped downlight sconce, 6.5" cube, matte black color, with one 60W LED equivalent bulb.

Exception Request for Street-Facing Yard Wall exceeding 4'-6" Height

The property owner requests an exception for a yard wall facing the street to exceed the 4'-6" height limitation for the purpose of providing privacy for the courtyard, portal and residence interior areas. Our responses to the exception criteria:

(i) Do not damage the character of the streetscape

Response:

The design, height and appearance of the proposed yard wall, courtyard gate enclosure and wood gate is in keeping with Santa Fe and Pueblo Revival styles generally accepted in the historic district, and will improve the character of the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Response:

The proposed residence, portal and courtyard is close to the East Alameda Street sidewalk and vehicular street. A 6' tall yard wall along the sidewalk will enhance visual privacy and mitigate street noise for the courtyard, portal and dwelling interior. The proposed courtyard wall will not adversely affect the public welfare or result in injury, and there are examples of other yard walls along the sidewalk in the streetscape.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response:

The proposed height of the yard wall and gate enclosure improves the city's heterogeneous character through the use of a traditional Santa Fe style appearance. The courtyard gate is proposed to be recessed deeply in the thickened wall, with a timber lintel and stucco roof over the gate (the application package includes an "inspiration" photo of the type of gate enclosure being proposed). The proposed design strengthens the residential nature and character of the historic district through this use of traditional styling.

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

Response:

The overall design and layout of the Unit 8 residence complies with the property's approved Site Development Plan. Property zoning allows for a dense collection of dwellings on the property, although the other dwellings on the property are set back farther from the street and have more privacy from the street than this proposed Unit 8 residence. The streetscape includes properties with varying densities of residential units. This property's development plan dictates a particular layout for the Unit 8 building footprint, portal and courtyard.

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

Response:

The proposed design must adhere to the general requirements of the property's Site Development Plan.

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

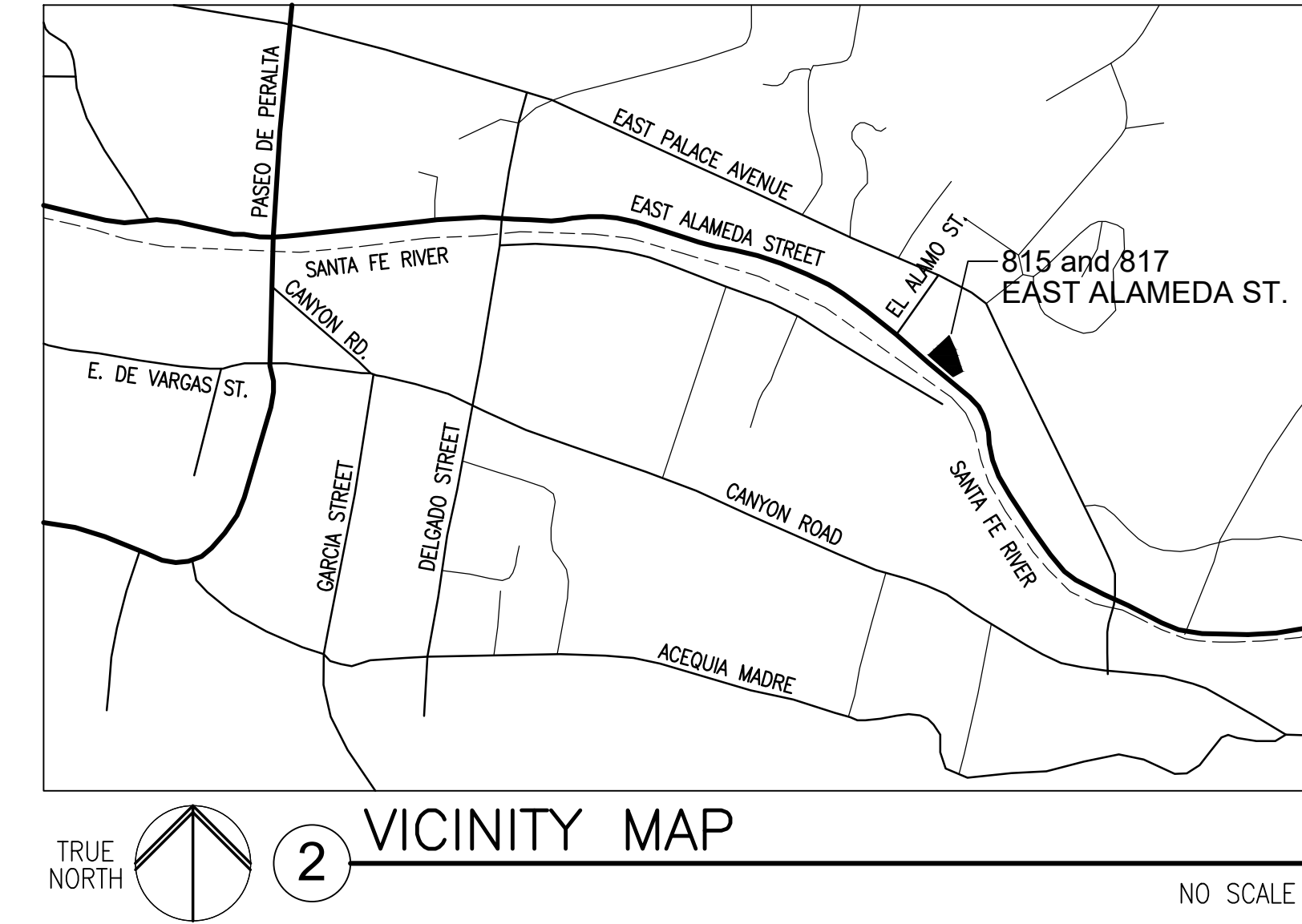
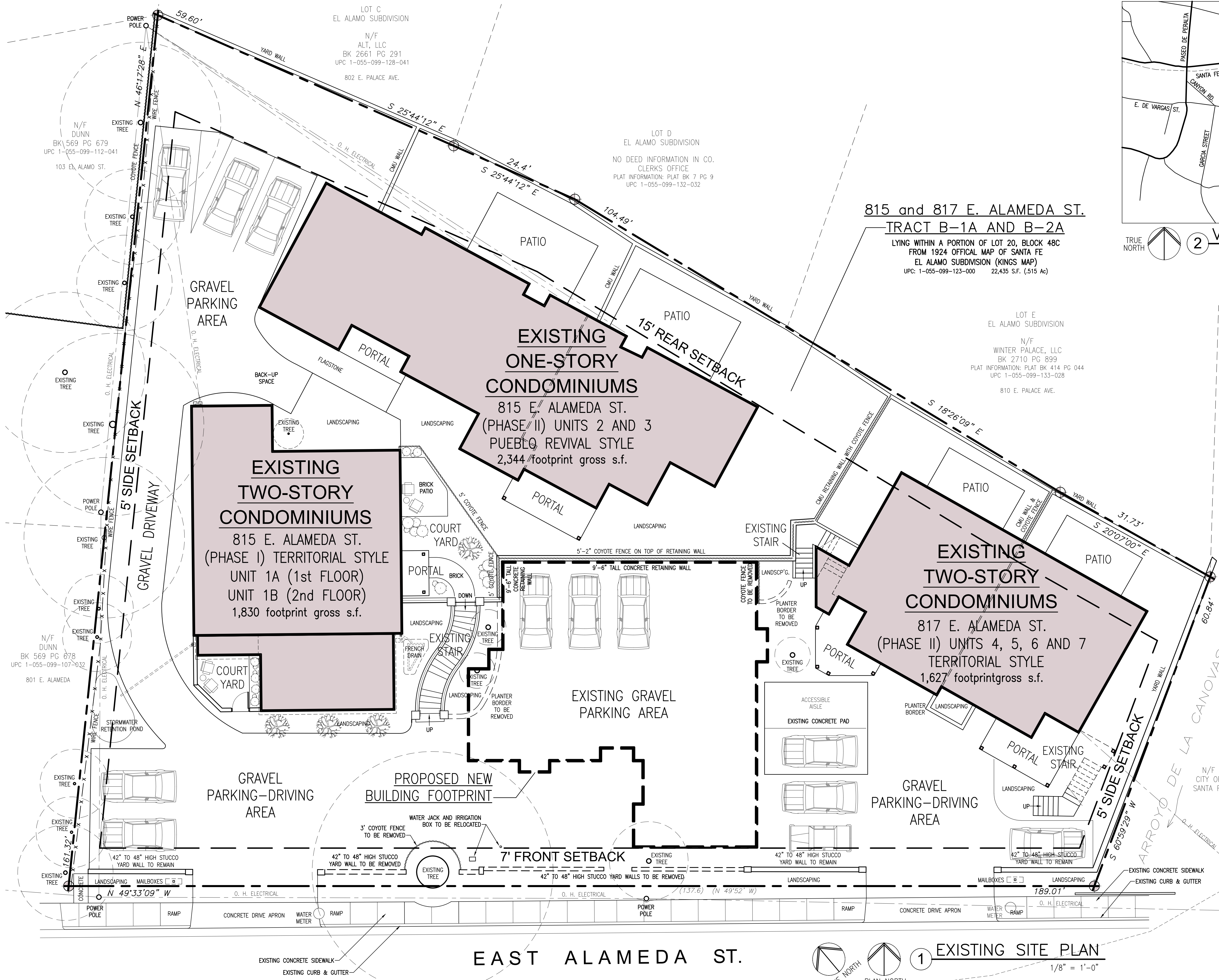
Response:

The proposed height and general appearance of the yard wall and gate enclosure provides a visual barrier for the residence in character with the streetscape and provides sound mitigation between the private residence and the public way along East Alameda Street. The appearance of the yard wall and gate will be pleasing to pedestrians and vehicular traffic moving past the proposed residence.

Thank you for your consideration of this proposed new structure.

Bill Kleinschmidt
William Kleinschmidt, Architect
Santa Fe, New Mexico

505-761-0000
bill@wk-architect.com



**815 and 817 E. ALAMEDA ST.
TRACT B-1A AND B-2A**
 LYING WITHIN A PORTION OF LOT 20, BLOCK 48C
 FROM 1924 OFFICIAL MAP OF SANTA FE
 EL ALAMO SUBDIVISION (KINGS MAP)
 UPC: 1-055-099-123-000 22,435 S.F. (.515 Ac)

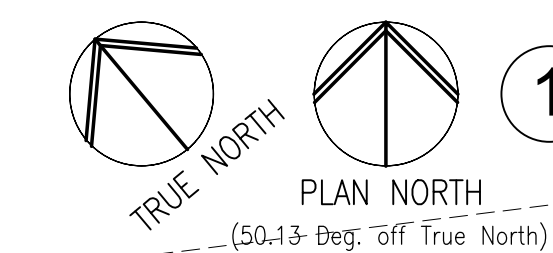
SITE DATA

LOCATION:	815 E. ALAMEDA ST., UNIT 8, SANTA FE, NEW MEXICO 87501
PROPERTY OWNER:	ABRUZZO DEVELOPMENT LLC 11 SANDIA HEIGHTS DR. NE, ALBUQUERQUE, NEW MEXICO 87122
LEGAL DESCRIPTION:	TRACT B-1A AND B-2A, WITHIN A PORTION OF LOT 20, BLOCK 48C AND LOT 20, BLOCK 48 - 1924 OFFICIAL MAP OF SANTA FE, EL ALAMO SUBDIVISION (KINGS MAP) CITY OF SANTA FE, NEW MEXICO
HISTORIC DISTRICT:	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS:	NON-CONTRIBUTING
PRINCIPAL FACADE:	SOUTH (STREET-FACING)
ZONING DISTRICT:	R-21
PROPERTY AREA:	22,435 S.F. (0.515 ACRES)
MAX. GROSS DENSITY:	21 UNITS/ACRE (11 DWELLING UNITS ALLOWED)
PROPOSED DENSITY:	8 UNITS (7 EXISTING, ONE NEW PROPOSED)
MAX. LOT COVERAGE BY ROOF:	40%
PARKING SPACES REQUIRED AND PROVIDED:	13
ALLOWABLE BUILDING HEIGHT:	24' (ZONING), 14'-5" (HISTORIC)
PROPOSED BUILDING HEIGHT (FOR UNIT 8)	14'-5"
BUILDING SETBACKS:	
FRONT (ALLOWABLE AND PROPOSED)	7'
REAR (ALLOWABLE AND PROPOSED)	15'
SIDE (ALLOWABLE AND PROPOSED)	5'

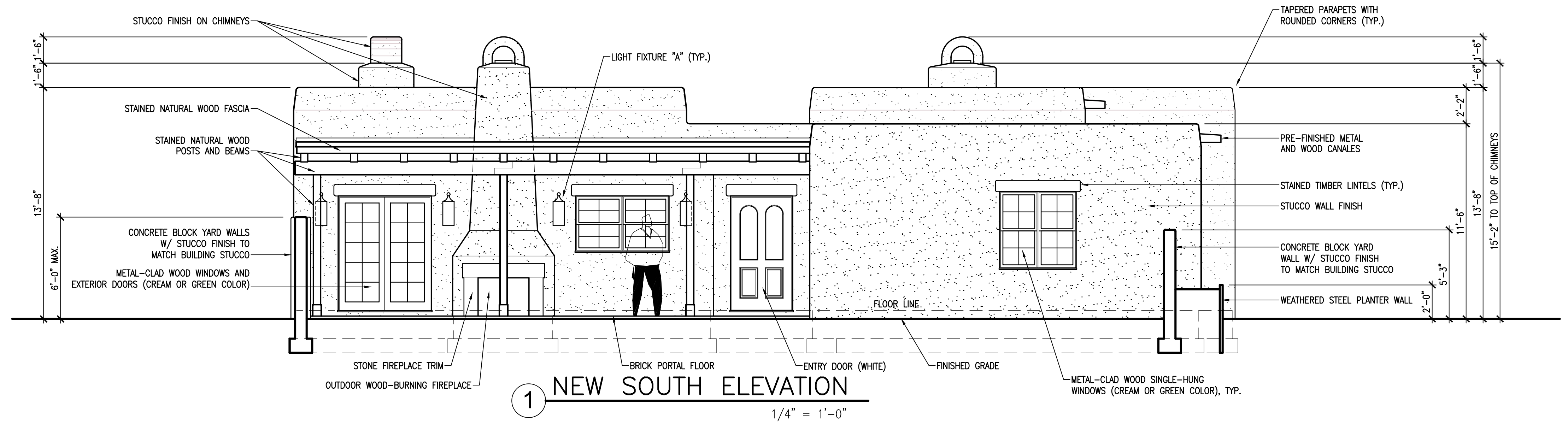
HDRB SUBMITTAL
4-3-2025

DATE: 4/3/2025 REV: REV: REV:
UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT
 815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501
WILLIAM KLEINSCHMIDT : ARCHITECT
 P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wkk-architect.com

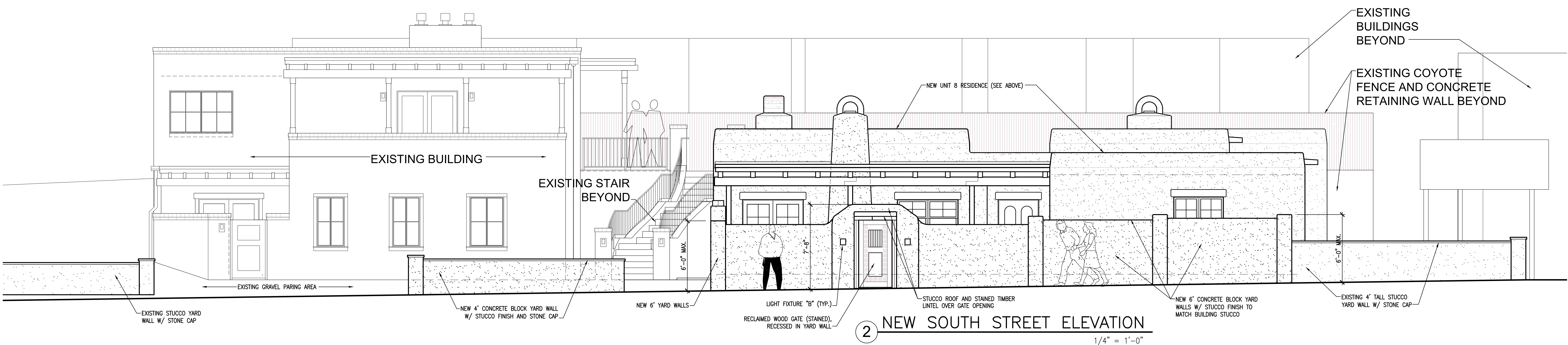
EAST ALAMEDA ST. EXISTING SITE PLAN



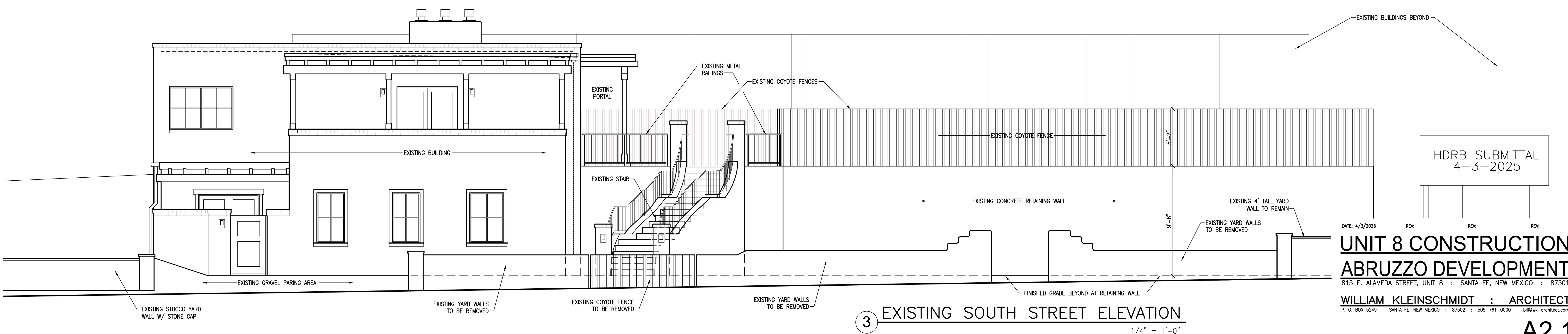
1/8" = 1'-0"



1 NEW SOUTH ELEVATION
1/4" = 1'-0"



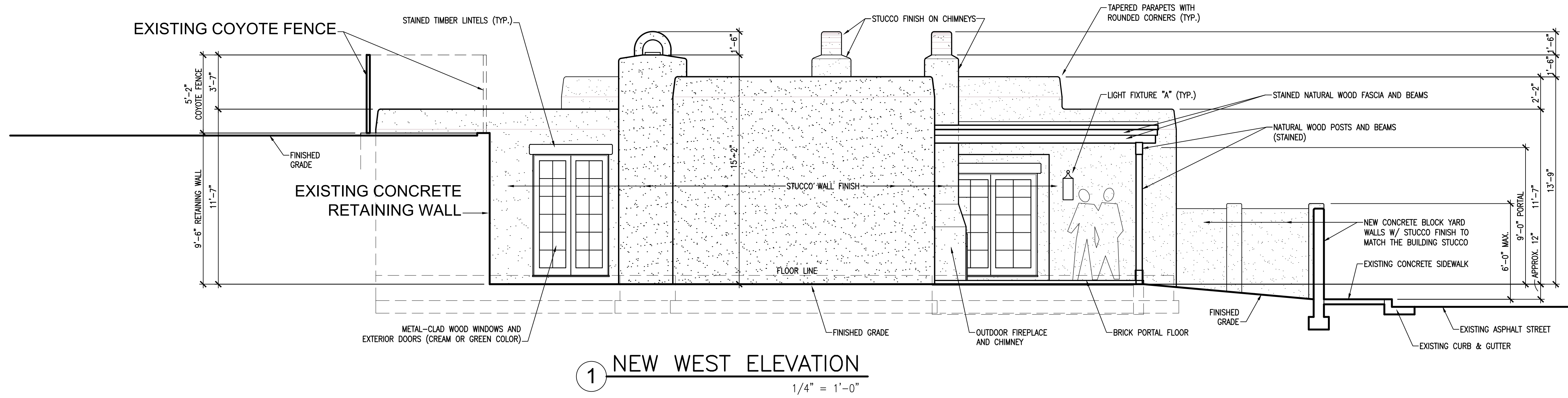
2 NEW SOUTH STREET ELEVATION
1/4" = 1'-0"



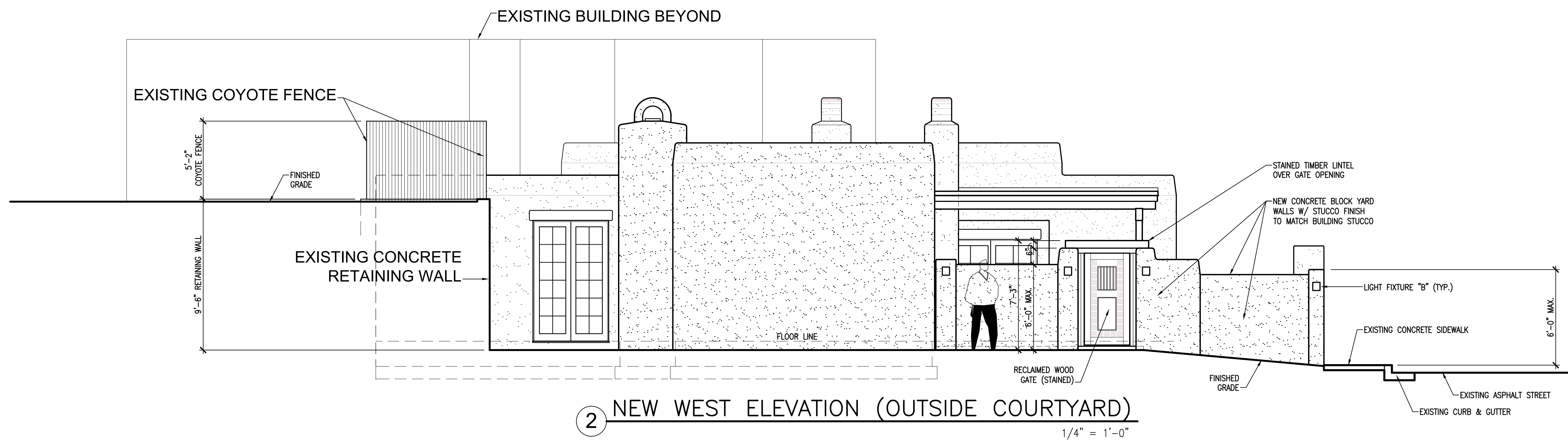
3 EXISTING SOUTH STREET ELEVATION
1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

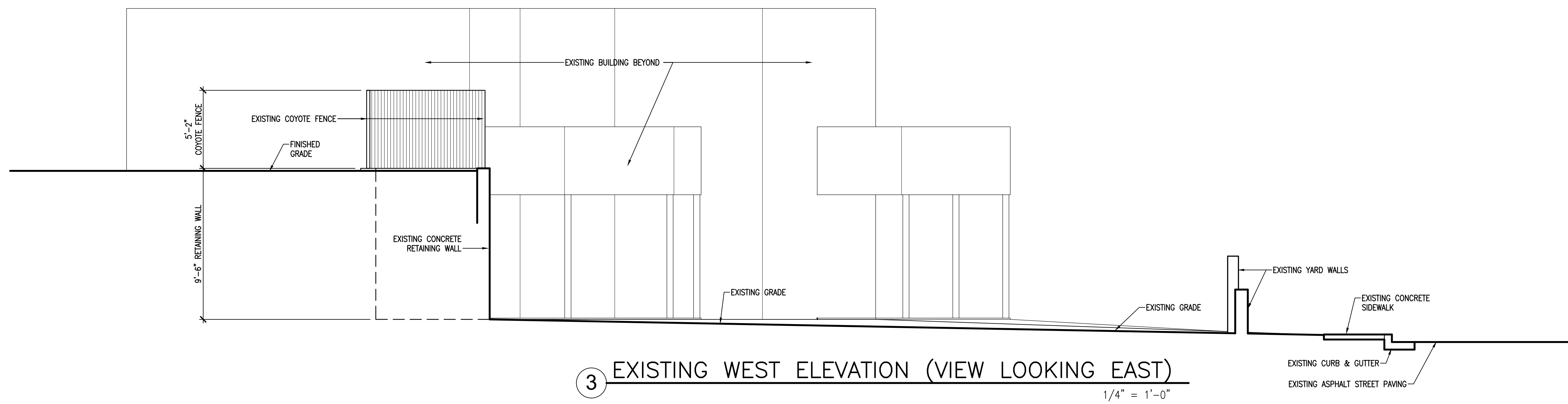
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WILLIAM KLEINSCHMIDT : ARCHITECT
 P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wkk-architect.com



1 NEW WEST ELEVATION
1/4" = 1'-0"



2 NEW WEST ELEVATION (OUTSIDE COURTYARD)
1/4" = 1'-0"

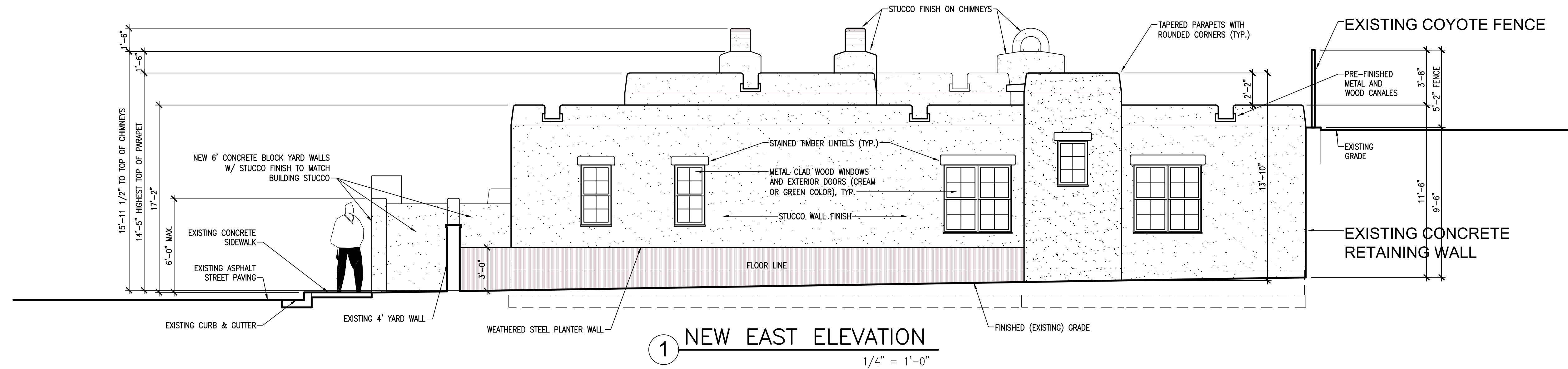


3 EXISTING WEST ELEVATION (VIEW LOOKING EAST)
1/4" = 1'-0"

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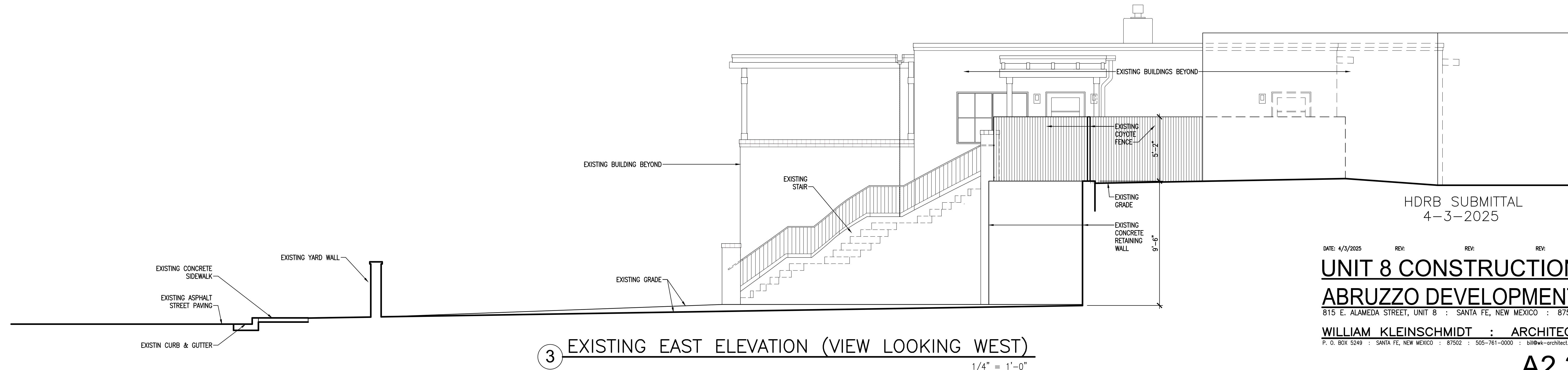
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1 NEW EAST ELEVATION
1/4" = 1'-0"



2 NEW EAST ELEVATION (OUTSIDE COURTYARD)
1/4" = 1'-0"



3 EXISTING EAST ELEVATION (VIEW LOOKING WEST)
1/4" = 1'-0"

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4-3-2025

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