



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Remodel an existing 2,367 sq. ft. Contributing residence and a Non-Contributing shed with 380 sq. ft. of additions
Project number: 03-10100153
Case number: H-03-153
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 836 Don Cubero
HISTORIC DISTRICT: DON GASPAR HISTORIC DISTRICT

PROJECT NAMES:

OW - Wilson Scanlan
Santa Fe, NM 87505

836 Don Cubero Avenue

AP - Greg Allegretti
Santa Fe, NM 87505

1925 Aspen Drive
505-986-9033

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 13, 2003, acted on the above referenced case. The decision of the board was to approve your request with the conditions that multi-paned windows on the east elevation are retained and the existing garage doors or the lumber are utilized on the remodeling of the garage.

For further information please call 955-6605.

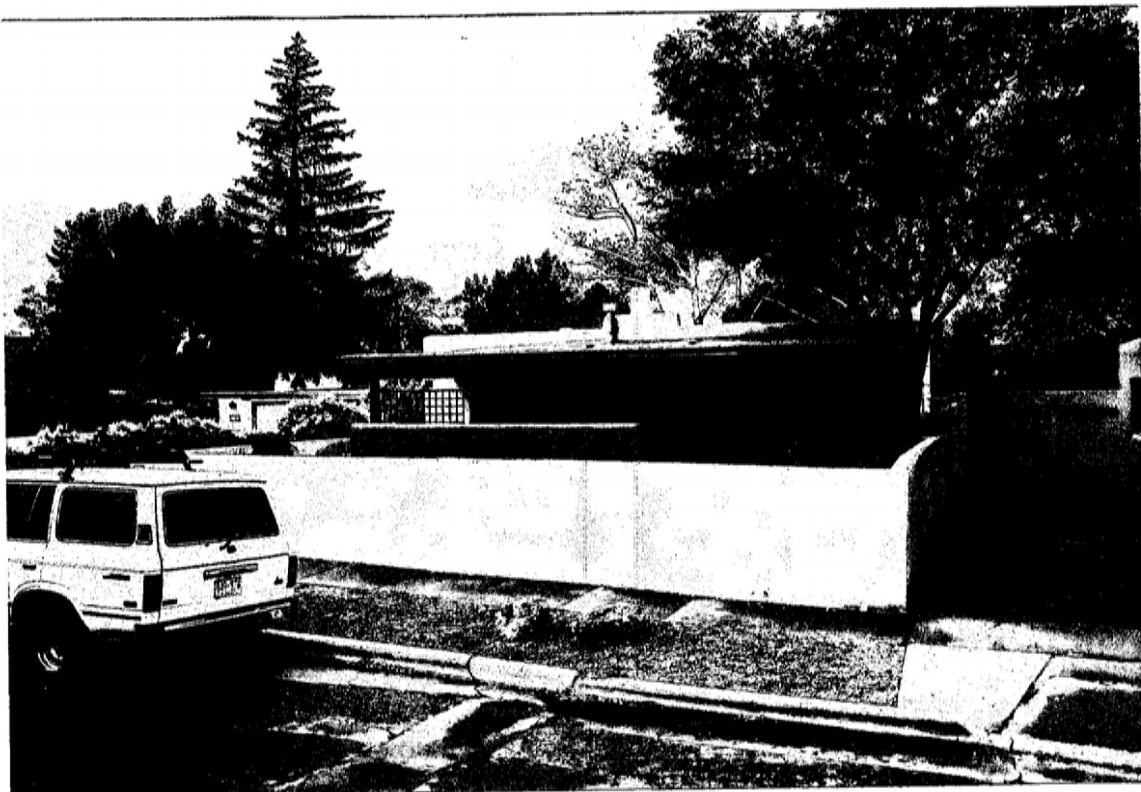
Sincerely,

David A. Rasch
Historic Preservation Planner

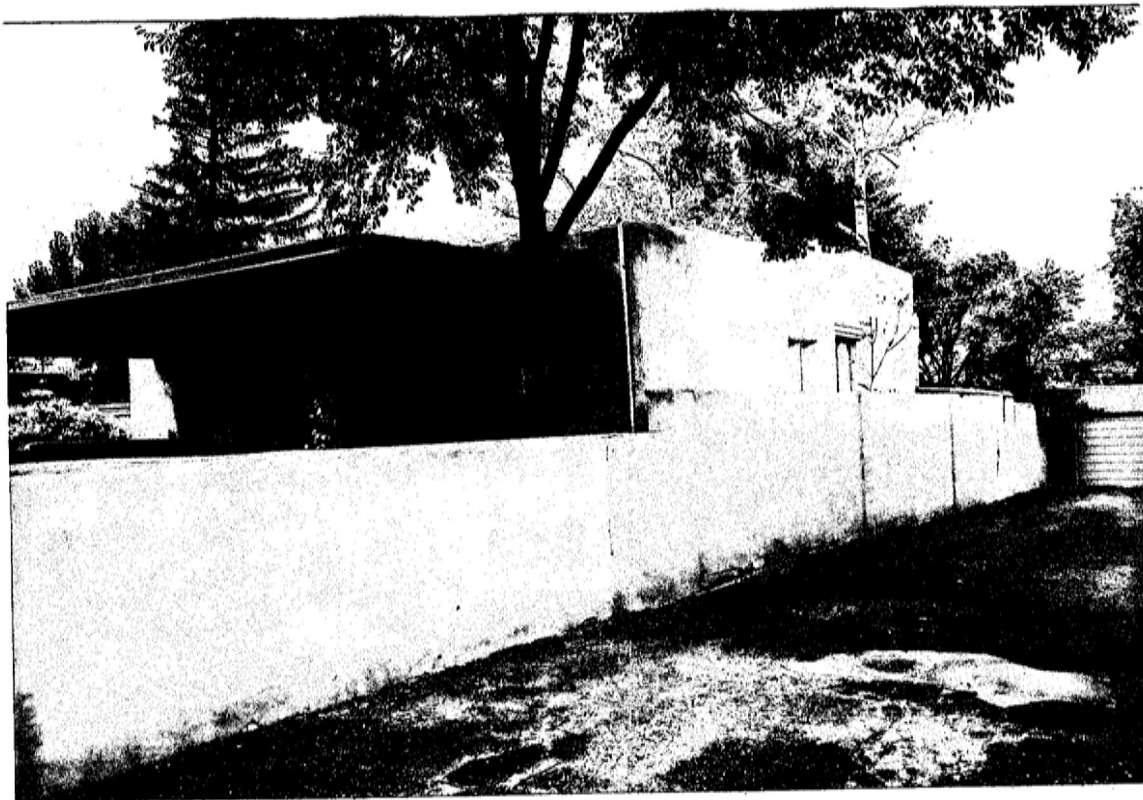
NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION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

“Committed to our community, and making a difference”

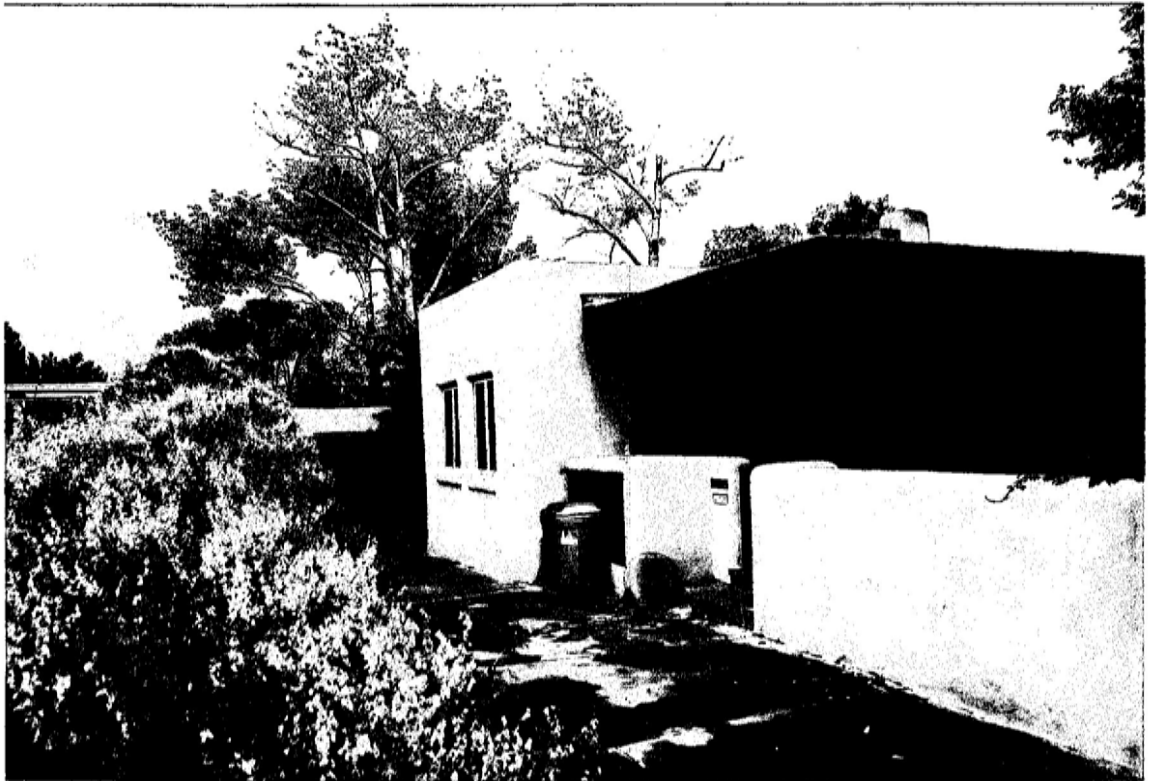
**836 Don Cubero Ave.
Main House
East Elevation**



**836 Don Cubero Ave.
Main House
North Elevation**



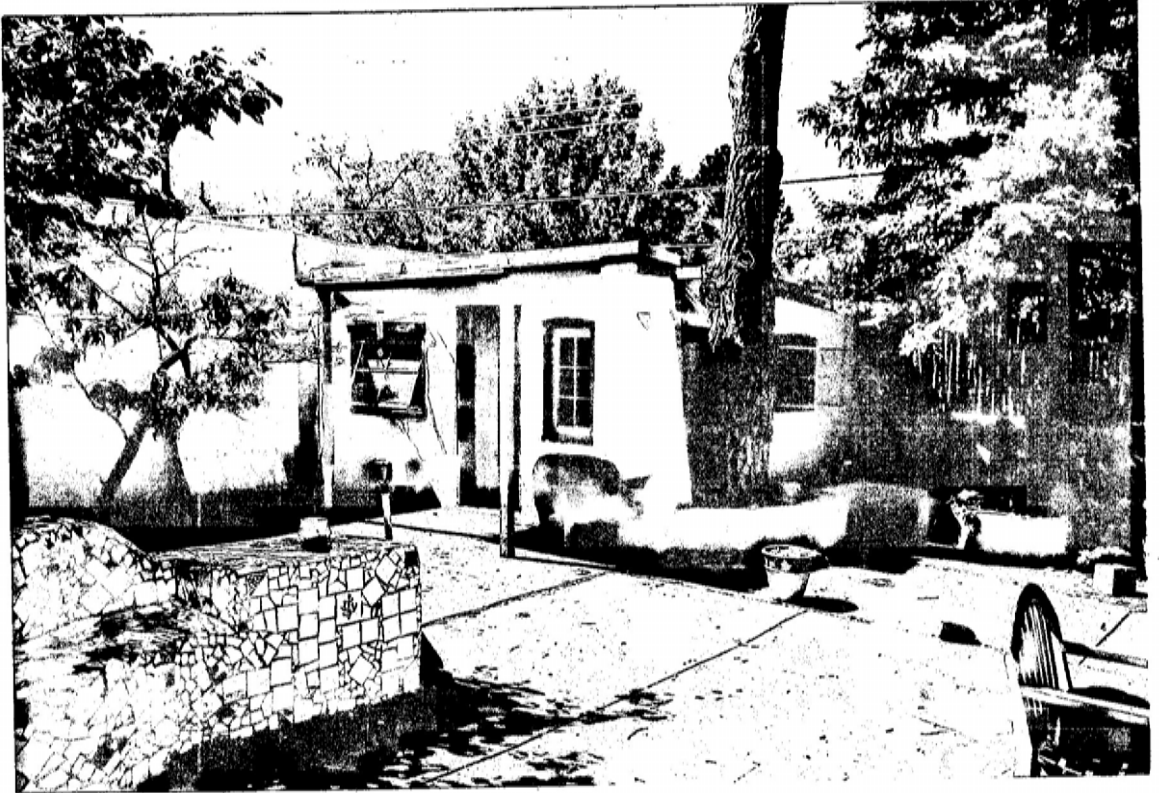
836 Don Cubero Ave.
Main House
South Elevation



836 Don Cubero Ave.
Main House
West Elevation



836 Don Cubero Ave.
Home Office
East Elevation



836 Don Cubero Ave.
Home Office
North Elevation



PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 10-6-2003
Property Owner of Record WILSON SCANLAN
Applicant Name G. AUGUSTINI Phone 986-9033
Site Address 836 DON CUBERO
Proposed Construction ADDITION / RENOVATION TO RESIDENCE.

TO BE COMPLETED BY STAFF:

Zoning District RS Don Gaspar Subdistrict Subdivision: _____ Lot _____ Block _____

Permitted Use: Section # _____
Accessory Use: Section # _____
Special Exception: Case # _____
Variance: Case # _____
Prohibited Use: Section # _____

Setbacks:

(Front) Provided 30' (apx.) Minimum _____ (Rear) Provided Ø ^{-existing} Minimum _____
(Left Side) Provided 6' (apx.) Minimum _____ (Right Side) Provided Ø ^{-existing} Minimum _____
(Special Yard) Provided _____ Minimum _____

Density: _____ Open Space: Private Open Space 2900 sf (apx.)

Lot Size: 6212 sf Total Roof Area: 2892 sf Lot Coverage: 46.57%

Height: 15' (apx.) Wall Requirement: _____

Parking: # Required 2 # Provided 2 Maneuverability _____

Other District Requirements: _____

Preliminary Approved
Preliminary Approval w/Conditions
Preliminary Rejection

Comments: _____

Reviewer Andrew Hamden Date 10/06/03

City of Santa Fe, New Mexico

memo

DATE: 11.4.03
TO: Historic Design Review Board Members
VIA: Sandra Aguilar, Planning & Land Use Department Director
Reed Liming, Planning Division Director *RL*
FROM: David Rasch, Historic Preservation Planner *DR*

CASE #: H-03-153

ADDRESS: 836 Don Cubero
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- State Historic Survey Sheets
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other. Zoning review sheet

STAFF RECOMMENDATION:

Staff recommends approval of this project which complies with Section 14-5.2 (H) Don Gaspar Area Historic District Standards.

BACKGROUND & SUMMARY:

836 Don Cubero is a single-family residence that was built before 1928 in the New Mexico Vernacular manner. A small detached building was constructed at the rear of the property between 1930 and 1936. The main building had substantial remodeling with an addition at the rear and a garage built after 1968. The building is listed as Contributing in the Don Gaspar Area Historic District. The applicant proposes to remodel the property with four items.

1. The applicant proposes to remodel the existing garage to house a master bedroom.

a. The east, street-facing elevation will be altered slightly, by removal of the 7' x 9' 6" wood panel garage door. A new wood siding wall will be constructed in this location to mimic the appearance of the garage door. A paired 2' 6" x 2' casement window will be installed in this new wall.

b. The paired 2' 6" x 2' casement windows on the rear, west elevation will be replaced with 6' 8" x 2' 8" French doors with 5' 6" x 1' 6" lights.

c. The under built roof on the garage will be removed and rebuilt. The new parapet will have a maximum height of 10', which will be 6" lower than the existing adjacent parapet on the main building.

2. The applicant proposes to remodel the main house with many interior changes. The exterior will be affected only at the rear, west elevation. Six existing windows and an existing portal on this non-primary elevation will be removed. The existing portal will be enclosed as an interior hallway.

a. The double set of paired 3' 6" x 1' 6" casement windows at the north end of this elevation will be replaced with French doors that are the same as those to be installed in the master bedroom.

b. The four 2' 6" x 1' 6" casement windows at the center of this elevation will be replaced with a 4' x 3' 6" picture window flanked by two 4' x 2' 6" casement windows and French doors like the others.

c. A new portal will be constructed with exposed wooden elements including viga posts and carved corbels along the entire addition on this elevation. The portal will have a maximum height of 10' to the top of the new parapet. The existing adjacent building has a maximum height of approximately 14'.

3. The applicant proposes to remodel the existing detached building to house an office. Two existing portals, one attached to the east elevation of the detached building and the other attached to the west elevation of the garage will be removed.

A new "U" shaped portal will be constructed to attach the new office building to the new master bedroom. This portal will have details similar to the new portal on the rear of the main building.

4. The applicant proposes to remodel the back walled courtyard to create a garden and several outdoor activity areas.

a. The existing concrete slab that covers this courtyard will be removed for garden plantings.

b. The existing tiled banco, at the northwest corner of the garage, will be removed.

c. The existing angled fireplace at the north perimeter wall will be removed. This fireplace will be reconstructed in the same location, but reoriented in line with the wall. The fireplace may be reconstructed, in a similar fashion, on the west wall as an option.



A L L E G R E T T I ♦ A R C H I T E C T S

10-7-2003

Santa Fe Historic Design Review Board
Santa Fe, New Mexico

Re: 863 Don Cubero Avenue

Dear Board Members:

The attached application requests approval to remodel and add onto an existing residence at 836 Don Cubero Avenue. This application proposes selected demolition, remodeling, and a small addition within a private courtyard at the rear of the lot. The existing attached garage will be converted into a master bedroom. These changes will affect the street façade only slightly.

Specifically, this project proposes the following:

- **At the Private Courtyard:**
Selected demolition will include portals, exterior walls, doors and windows. The existing under-built roof structure at the attached garage will be removed and re-built. A new hallway will be constructed in place of one of the portals. New portals will be constructed. An existing exterior fireplace will be removed and re-built.
- **At the Street Façade:**
The existing garage door will be replaced with new exterior wall and window. A new parapet will be constructed to accommodate the new roof structure above the attached garage (which will become a master bedroom).

The 1995 Santa Fe Historic Building Survey lists both the main house and the detached "guest house" as contributing structures. Sanborne maps show that the main house was initially constructed prior to 1930. The small detached structure was added at the rear of the property sometime between 1930 and 1936. After 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room and various portals within the courtyard. The front portal and attached garage were added after 1968.

Thank you for your consideration.

Sincerely,

Greg Allegretti
Architect, AIA

HISTORIC DESIGN REVIEW BOARD APPLICATION



PROJECT LOCATION: 836 DON CUBERO AVENUE

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Westside-Guadalupe []
(Please see attached map) Transition [] Historic Review []
Historic Landmark (outside of historic districts) []

PROJECT PROPOSAL: SELECTED DEMOLITION - REMODEL - ADDITION

CONSTRUCTION COST: \$ 50,000 FEE: \$ 250 + \$20 Poster Cost = \$ 270

OWNER: WILSON SCANLAN PHONE#: _____

OWNER ADDRESS: 836 DON CUBERO AVE., SANTA FE, NM 87505

CITY, STATE, ZIP CODE: _____

APPLICANT: GREG AUGARETTI - ARCHITECT PHONE #: 505.986.9033

ADDRESS: 1925 ASPEN DRIVE, SUITE 802-B,

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

NEW CONSTRUCTION: Single-Family Residence [] Commercial [] Multi-Family Residence []

OTHER CONSTRUCTION: Demolition Remodel Addition Residential [] Signs [] Wall/Fence []
Antenna []

PREAPPLICATION MEETING: Date: 9/26/03 Case Planner: DAVID RASCH

PRELIMINARY ZONING REVIEW: Date: 10/6/03 Planner: ANDREW HORN DEN

(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?

YES [] NO

If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? _____

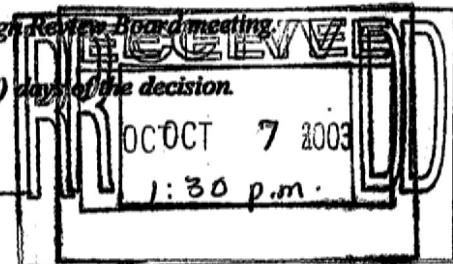
I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have 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.

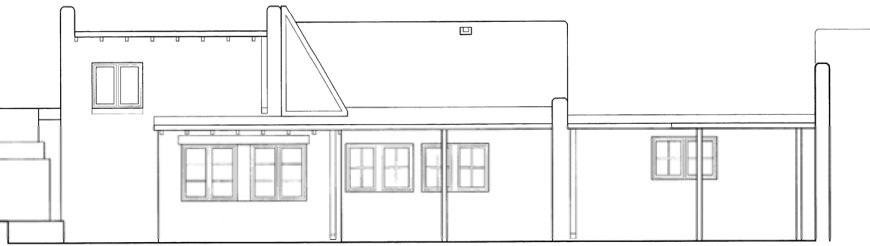
I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.


Signature of Applicant/Owner

10/7/2003
Date

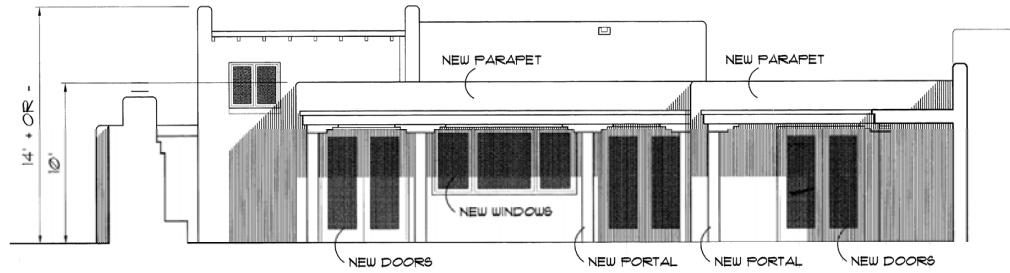


H-03-153



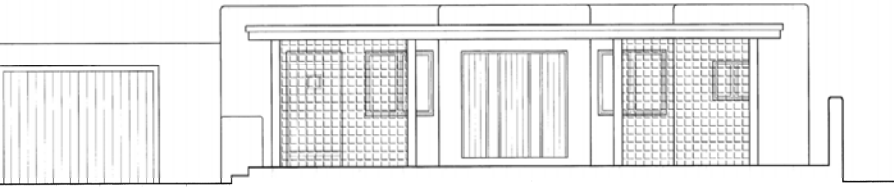
EXISTING WEST ELEVATION

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



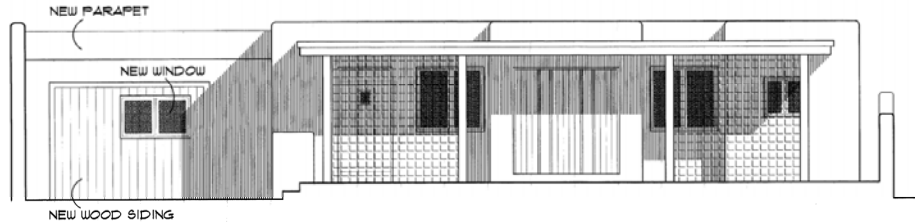
MAIN HOUSE: PROPOSED WEST ELEVATION

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



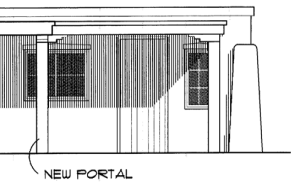
MAIN HOUSE: EXISTING EAST ELEVATION

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



MAIN HOUSE: PROPOSED EAST ELEVATION

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



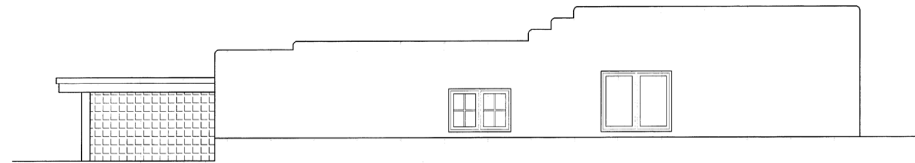
OFFICE: PROPOSED EAST ELEVATION

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



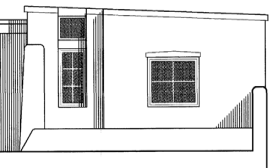
OFFICE: EXISTING EAST ELEVATION

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



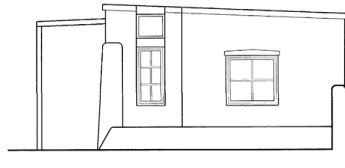
MAIN HOUSE: EXISTING AND PROPOSED NORTH ELEVATION

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



OFFICE: PROPOSED NORTH ELEVATION

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



OFFICE: EXISTING NORTH ELEVATION

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

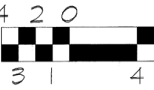


MAIN HOUSE: EXISTING AND PROPOSED SOUTH ELEVATION

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

16'-0"

<input checked="" type="checkbox"/>	METRIC DESIGN REVIEW
<input type="checkbox"/>	LANDSCAPE REVIEW
<input type="checkbox"/>	ENVIRONMENTAL ASSESSMENT REVIEW
<input checked="" type="checkbox"/>	APPROVAL
<input type="checkbox"/>	CONDITIONAL APPROVAL
<input type="checkbox"/>	PROJECT
<i>Carolina Rios for</i> NAME: <i>A. Christopher Lewis</i>	



project

scanlan house re

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-03

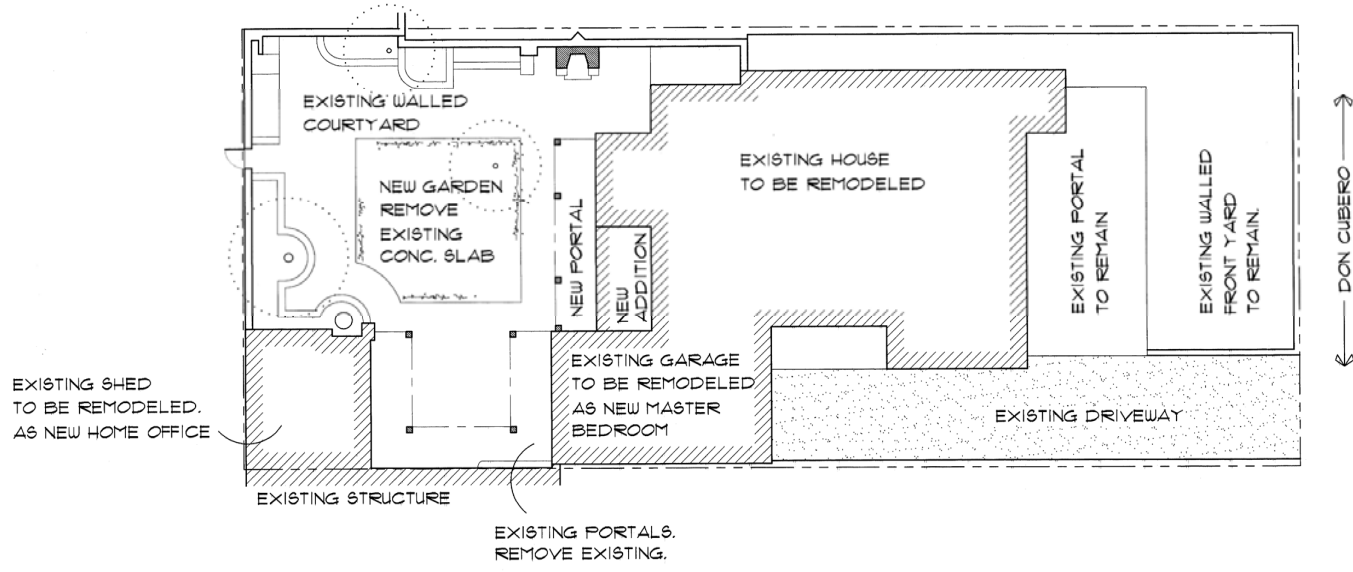
revisions:

10-17-03: EXISTING ELEVATION

sheet title

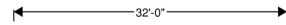
ELEVATIONS

sheet no.



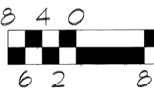
SITE PLAN

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



AREA TAKE-OFFS:

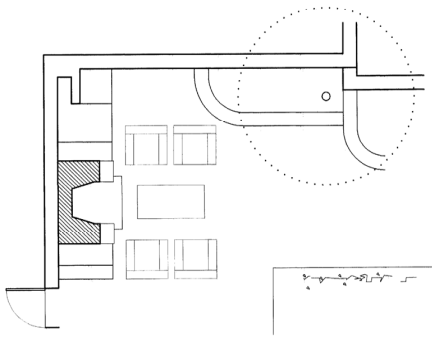
GROSS HEATED FLOOR AREA:	
HOUSE (MAIN FLOOR):	1,912 SF
HOME OFFICE	240 SF
	<u>2,152 SF</u>
PORTALS:	
EXISTING:	415 SF
NEW:	325 SF
	<u>740 SF</u>
LOT AREA:	6,212 SF
TOTAL UNDER ROOF:	2,892 SF
LOT COVERAGE:	46.57%
PRIVATE OPEN SPACE:	2,976 SF



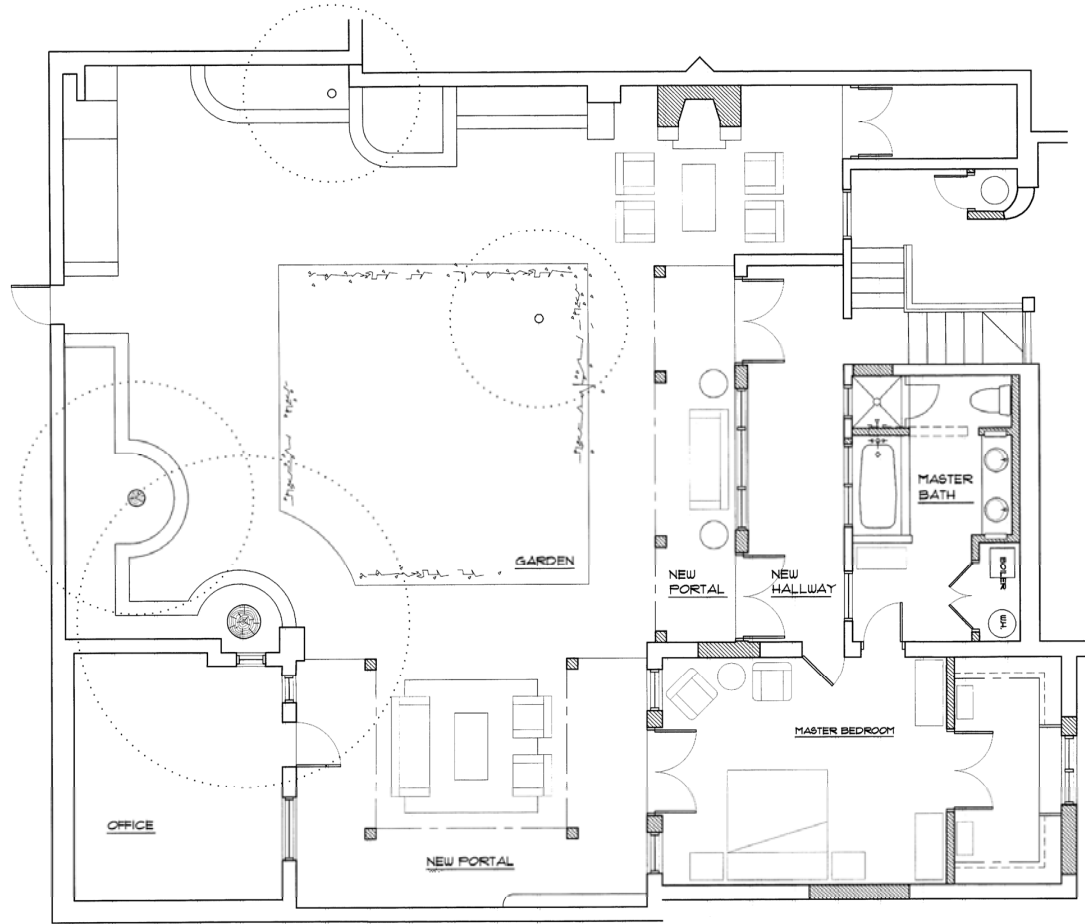
project
scanlan house re
836 don cubero avenue
santa fe, new mexico

drawn G.A.
scale AS NOTED
date 10-6-03
revisions:

sheet title
SITE PLAN
sheet no.



ALTERNATE FIREPLACE LOCATION
SCALE: 1/4" = 1'-0"



project

scanlan house remodel

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-03

revisions:

sheet title

FLOOR PLAN

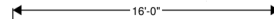
sheet no.



PROPOSED FLOOR PLAN

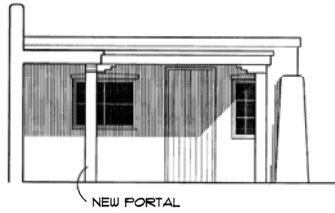
930 SF REMODEL AREA

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

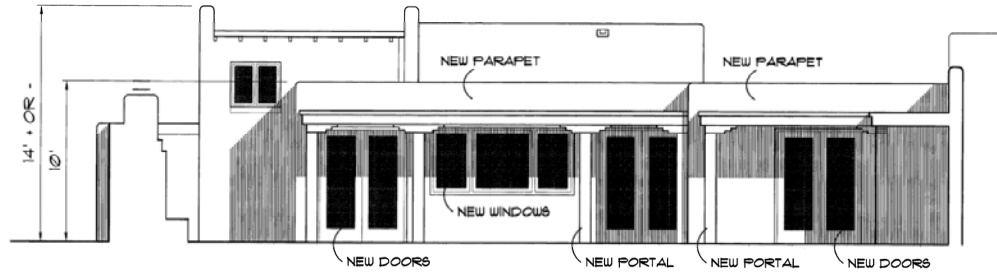


EXISTING WALLS

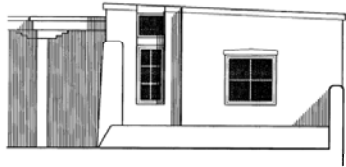
NEW WALLS



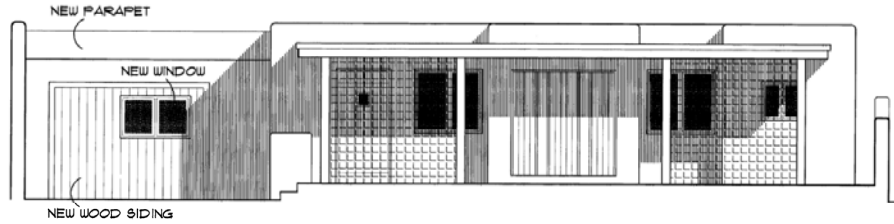
OFFICE: PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



MAIN HOUSE: PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



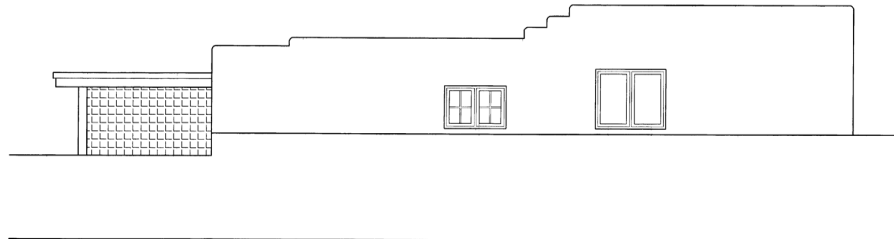
OFFICE: PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



MAIN HOUSE: PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



OFFICE: EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



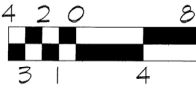
MAIN HOUSE: EXISTING AND PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



OFFICE: EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



MAIN HOUSE: EXISTING AND PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



project

scanlan house remodel

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-03

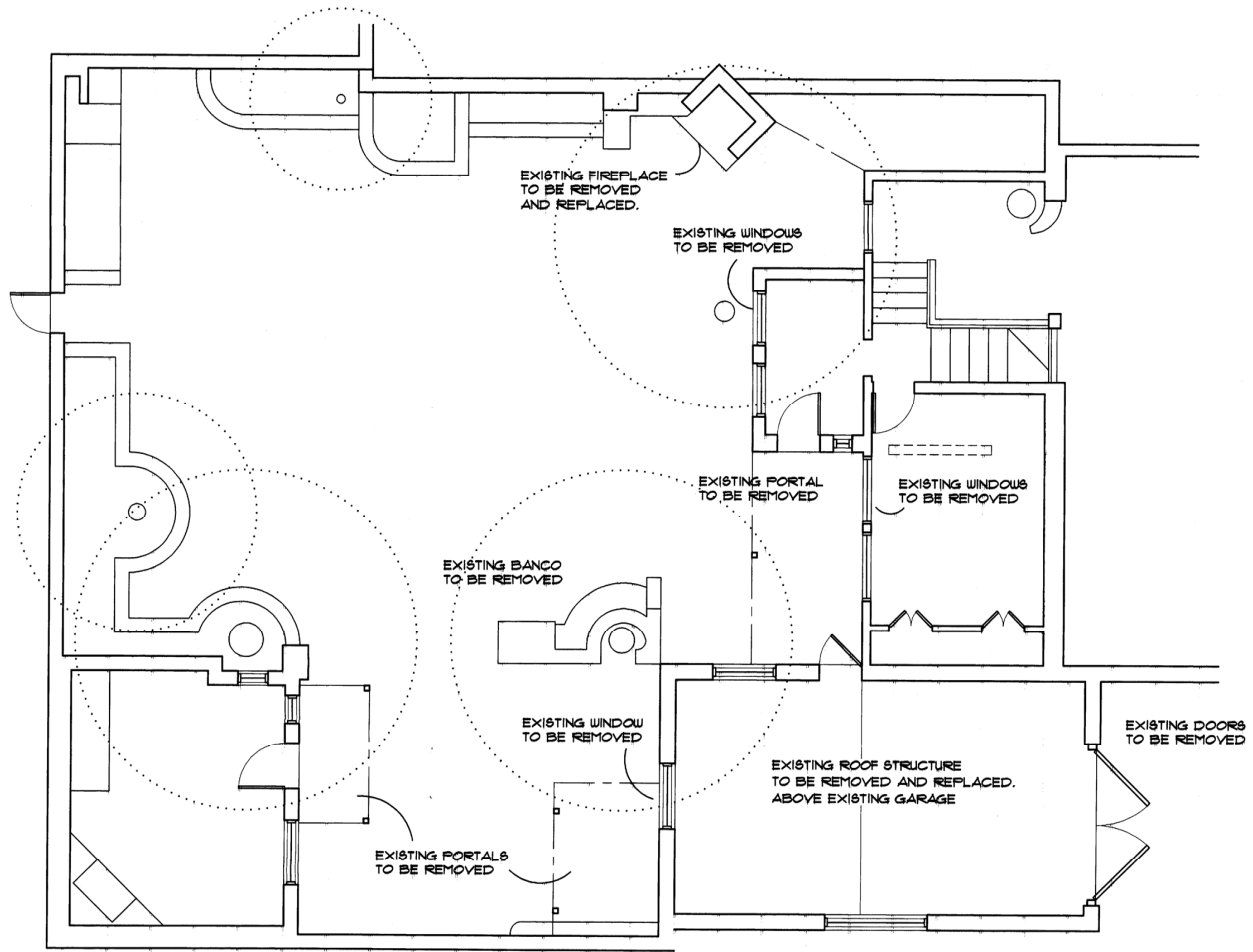
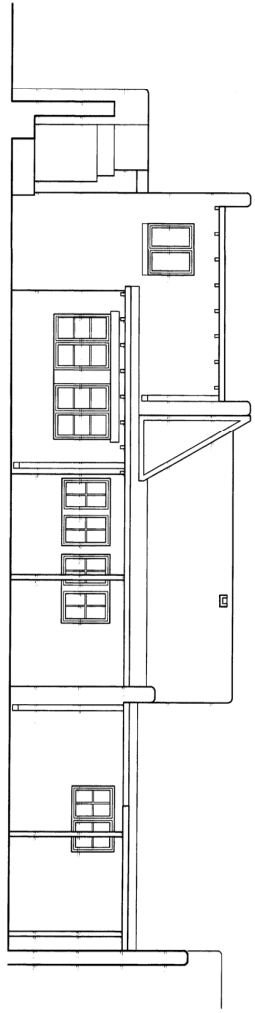
revisions:

sheet title

ELEVATIONS

sheet no.

EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



project

scanlan house re

836 don cubero avenue
santa fe, new mexico

drawn G.A.

scale AS NOTED

date 10-6-2003

revisions:

sheet title

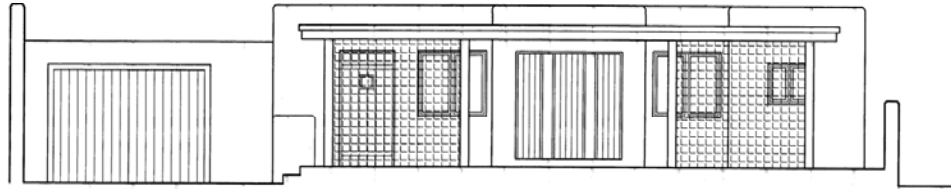
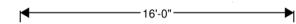
AS-BUILT PLAN + ELEVATION

sheet no.



AS-BUILT FLOOR PLAN

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



MAIN HOUSE: EXISTING EAST ELEVATION

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