



CITY OF SANTA FE, NEW MEXICO

Project description: RS 6'WL TO 8'/WD FNC MX HGT 5'9"
Project number: 02-10100040
Case number: H-02-40
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 927 CANYON RD

PROJECT NAMES:

OW - Joe R. Baca
Santa Fe, NM 87501-6121

927 Canyon Rd
505-988-2914

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	NO
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H-1118
YEAR OF CONSTRUCTION	1967
PROJECT TYPE (NEW, ADD, ETC.)	FENCE
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	

City of Santa Fe, New Mexico

memo

DATE: April 30th, 2002
TO: Historic Design Review Board Members
VIA: Cyrus Samii, Planning Team Leader *CS*
FROM: James M. Hewat, Supervisor Planner *JMH*

CASES #H-02-40

ADDRESS : 927 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & Fence standards.
- State Historic Survey Sheets
- Other: Wall Height Calculation

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan
- Elevations
- Photographs
- Other

STAFF RECOMMENDATION:

Staff considers the applicant to have demonstrated that a positive finding for each of the six criteria under Section 14-5.2c(5)c of the Code is warranted. As such, staff recommends approval of the requested height exception.

BACKGROUND & SUMMARY:

The applicant was red-tagged on March 12th, 2002 for raising an existing 6' masonry wall with wood fencing to a height of 8' without a permit. After meeting with staff, the applicant has chosen to apply for an exception to the 5',9" high maximum allowable wall and fence height calculated for the streetscape.

As per section 14-5.2 c(5)c (1-6) of the Ordinance, the applicant is applying for an exception to the allowable height of the wall. In order for the exception to be granted, a positive finding must be made for each of the points:

- i) *The exception will not damage the character of the Streetscape.*
Response:
The added height and limited span of the wood fencing will not damage the streetscape, or the District as a whole.
- ii) *The exception will prevent a hardship to the applicant or an injury to the public welfare.*
Response:
The applicant asserts that allowing the exception will prevent a hardship to the owner by blocking the new construction across the street's view down into the applicant's house; thus improving the privacy the owner has had since he built the house in 1967.
- iii) *Allowing the exception will strengthen the heterogeneous by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*
Response:
Allowing the exception will help ensure the privacy the property has enjoyed for the past 35 years and continued residential use of the property by the applicant.
- iv) *The request for the exception is due to special 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 higher grade on the south side of Canyon Road has resulted in the new building directly across the Road looking down onto the applicant's house.
- v) *The request is due to special conditions and circumstances that are not a result of the actions of the applicant.*

Response:

The difference in grade and construction of a house across the road are circumstance that are not a result of the actions of the applicant.

- vi) *The requested exception will provide the least negative impact with respect to the purposes of this section a set forth in 14-5.2(A)(1).*

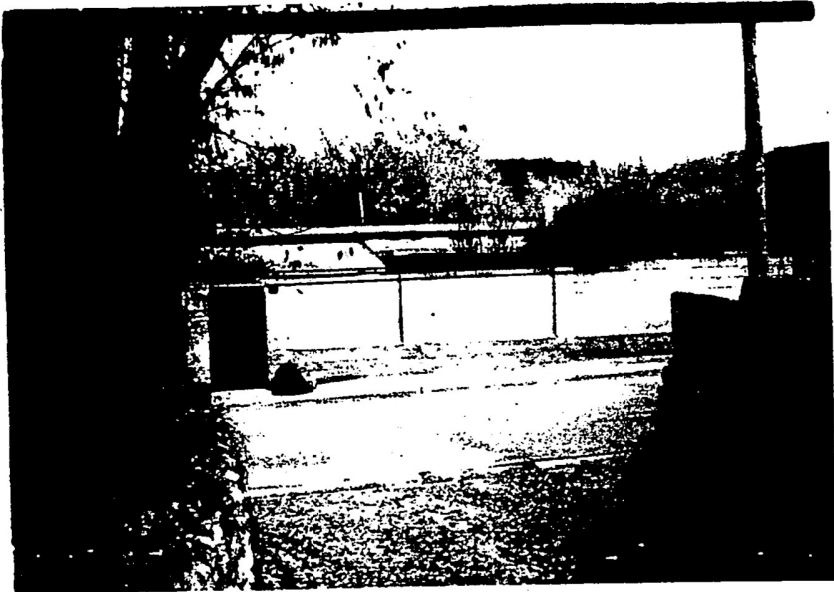
Response:

The applicant asserts that the exception is generally consistent with Section 14-5.2(A)(1) of the Code.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

41118

building threatened? yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 05161396
field map SFHD-6-1396	number B	UTM reference zone 12 13	easting northing
location description 927 CANYON		city/town Santa Fe	
building name		legal description TNSP N S range E W sec	
film roll by mb no. 15	negative nos. 26	loc. of neg. HPB	plan shape



date of construction
P estimate 1967 actual
source (owner)

use
present residential
other
historic residential
other

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

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

comments

WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and Intent. These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot. ✓

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and niches at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a viewshed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slab) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means (eg. Landscaping). These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited (see City of Santa Fe 1999 General Plan).

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior facade within the suggested setback or stepback.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged, and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

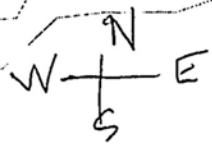
STOP WORK Copy No. 1 Permit No.

Location 927 CANYON RD ADDRESS

Feno W/O PERMIT

Date 3/12/02 Inspection [Signature]

1003-1005 CANYON ROAD / YARD WALL SURVEY



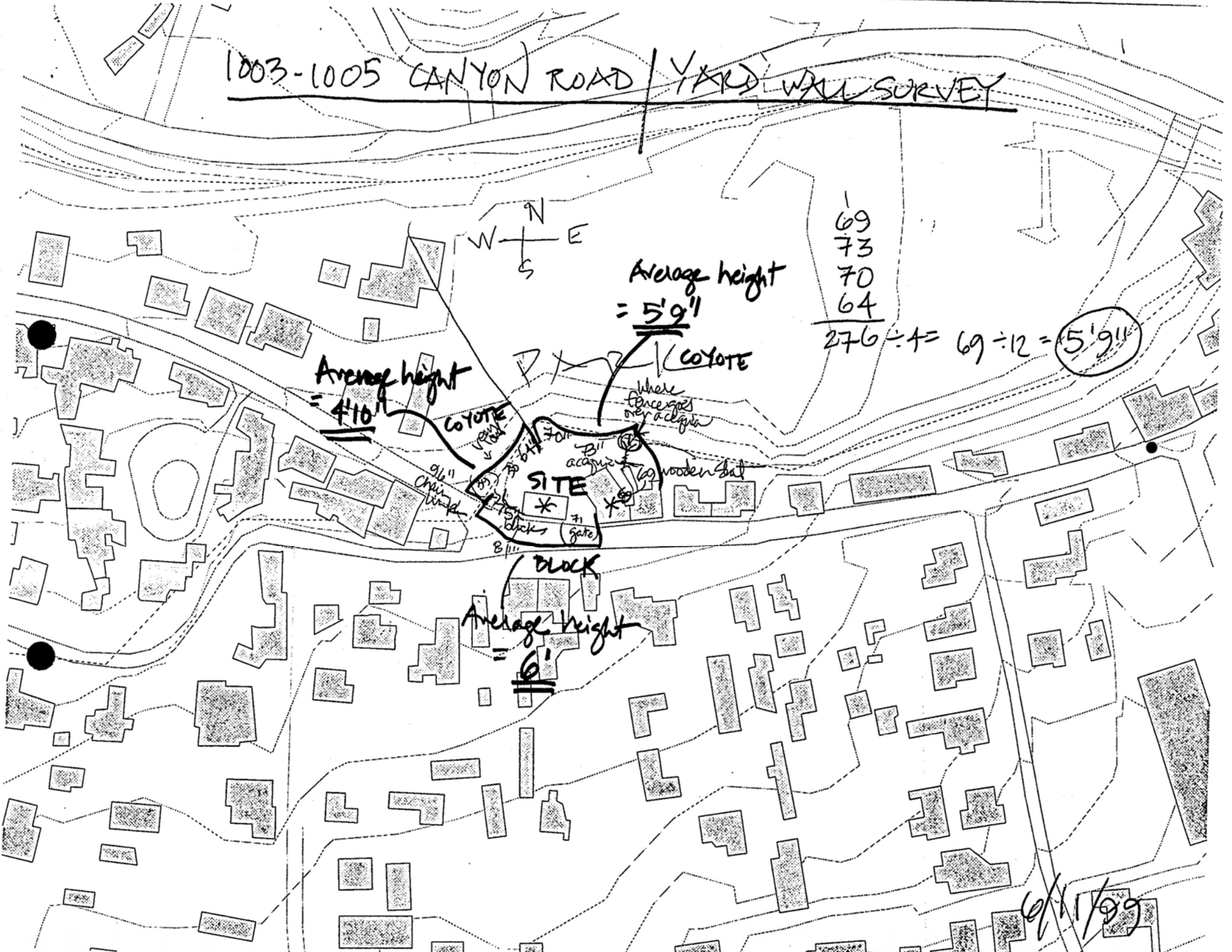
69
 73
 70
 64

 276 ÷ 4 = 69 ÷ 12 = **5'9"**

Average height
 = 5'9"

Average height
 = 4'10"

BLOCK
 Average height
 = 6'



6/1/99

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 3/20/02
Property Owner of Record JOE R BACA

Applicant Name _____ Phone _____

Site Address 927 CANYON RD - SANTA FE - 87501-6121

Proposed Construction 21' x 18" WOOD FENCE OVER EXISTING
CONCRETE BLOCK WALL - TOTAL HEIGHT EAST END 8'
WEST END 8'4"

TO BE COMPLETED BY STAFF:

Zoning District RAC Subdivision _____ Lot _____ Block _____

- Permitted Use : Section # _____
- Accessory Use : Section # 14-8.5
- Special Exception: Case # _____
- Variance: Case # _____
- Prohibited Use: Section # _____

Setbacks:
 (Front) Provided N/A Minimum _____ (Rear) Provided _____ Minimum _____
 (Left Side) Provided N/A Minimum _____ (Right Side) Provided _____ Minimum _____
 (Special Yard) Provided N/A Minimum _____
 Density: _____ Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage: _____

Height: _____ * Wall Requirement: 14-8.5(B) walls outside H 6' max ht

Parking: # Required _____ # Provided _____ Maneuverability _____

Other District Requirements: walls in excess of 6' require approval
of a variance by H. Board and Board of Adjustment

- Preliminary Approved
- Preliminary Approval w/ Conditions additional ht may be authorized
- Preliminary Rejection with approval of variance only

Comments: _____

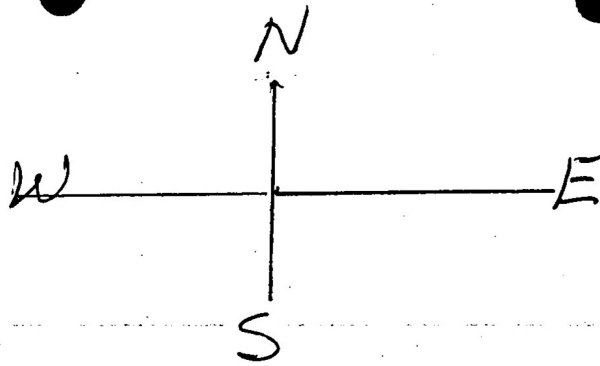
Reviewer PHIL SHAFER Date 3/19/02 PhilShaffer

TO. BOARD OF ADJUSTMENT MEMBERS

APPLICATION FOR VARIANCE REQUEST

1. CONSTRUCTION OF A WOOD FENCE 21'^{CT} LONG
BY 16"-18" HIGH
2. ANCHORED TO AN EXISTING CONCRETE BLOCK
WALL - OVERALL HEIGHT EAST END 8 FT W. END 8'4"
3. REASON FOR VARIANCE REQUEST.
FOR PRIVACY FROM ~~ACCESS~~ ACROSS THE
STREET (924 CANYON RD). BUILDING CONSTRUCTED
ON PROPERTY LINE ON TOP OF STONE WALL, WHICH
WAS ILLEGALLY CONSTRUCTED AT THAT TIME
AND WAS FINED \$500. THE CONSTRUCTION
IS HIGH ENOUGH TO LOOK OVER MY EXISTING
WALL FROM TWO LARGE WINDOWS.
THE OWNER OF THE PROPERTY AT THAT
TIME WAS THE GEN. MGR OF LA POSADA - MAY
OR OWNER OF LA POSADA ON PALACE AVE
4. PICTURES OF MY FENCE ARE ENCLOSED
5. WHEN I WAS ENCLOSING MY PORTAL WITH GLASS
IN 1996 RUDY GALLOS ~~CARRIED TO SEE~~ FORMER
EMPLOYEE OF THE PERMIT OFFICE I
TALKED TO HIM ABOUT THE PROBLEM AND
ASKED HIM ABOUT WHAT I WANTED TO DO
~~HE~~ HE AGREED THAT I ~~SHOULD~~ COULD DO IT.
THE REASON I DID THE WORK AT THIS
TIME IS BECAUSE I HAD TO HAVE TWO

MAJOR BACK SURGERIES & A TOTAL HIP
REPLACEMENT, INJURIES TO TO WWT



PALACE AVE

ALAMEDA →

SF RIVER

BACA PROPERTY

901-905-907-909-917-923-~~925~~-927-943-945

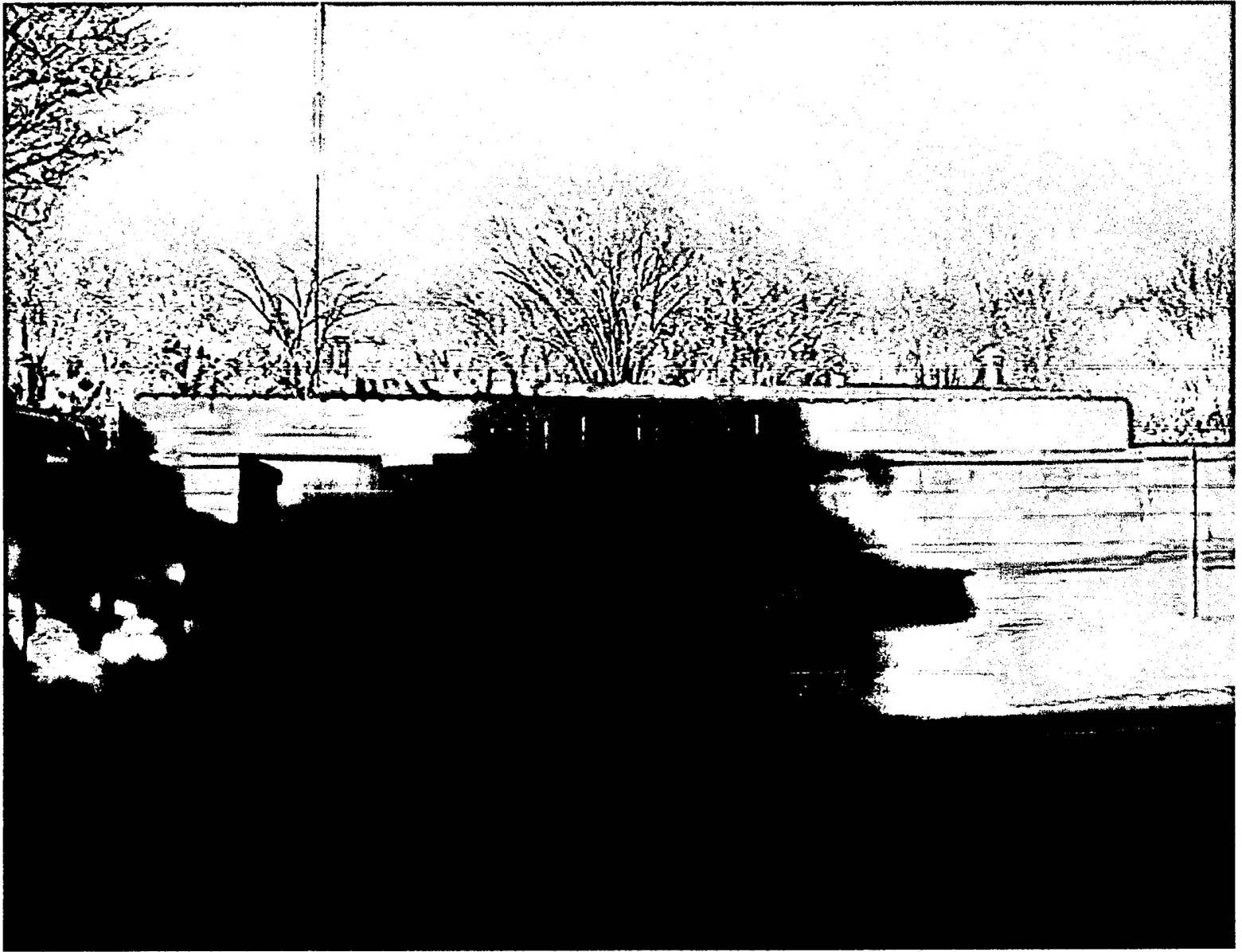
PARK

← CANYON RD →

924 PROPERTY
IN QUESTION



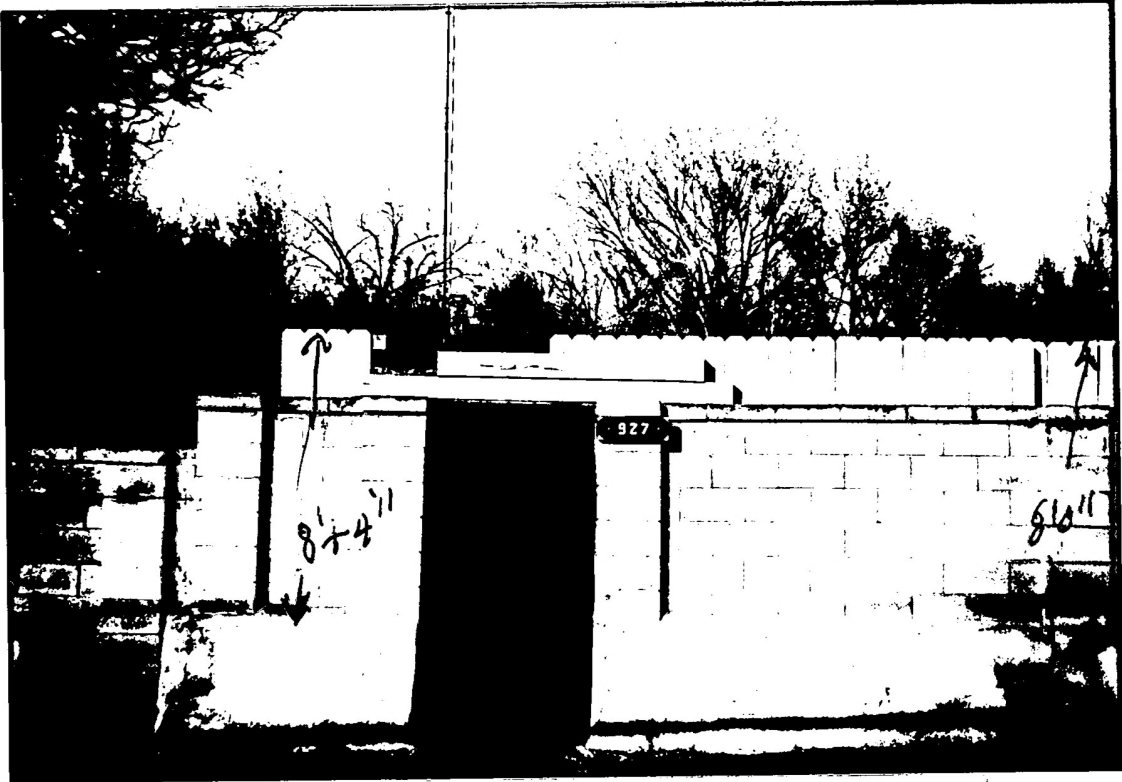
927 CANYON ROAD
MARCH 10, 2002
(NOTE NO FENCE TO LEFT OF GATE)

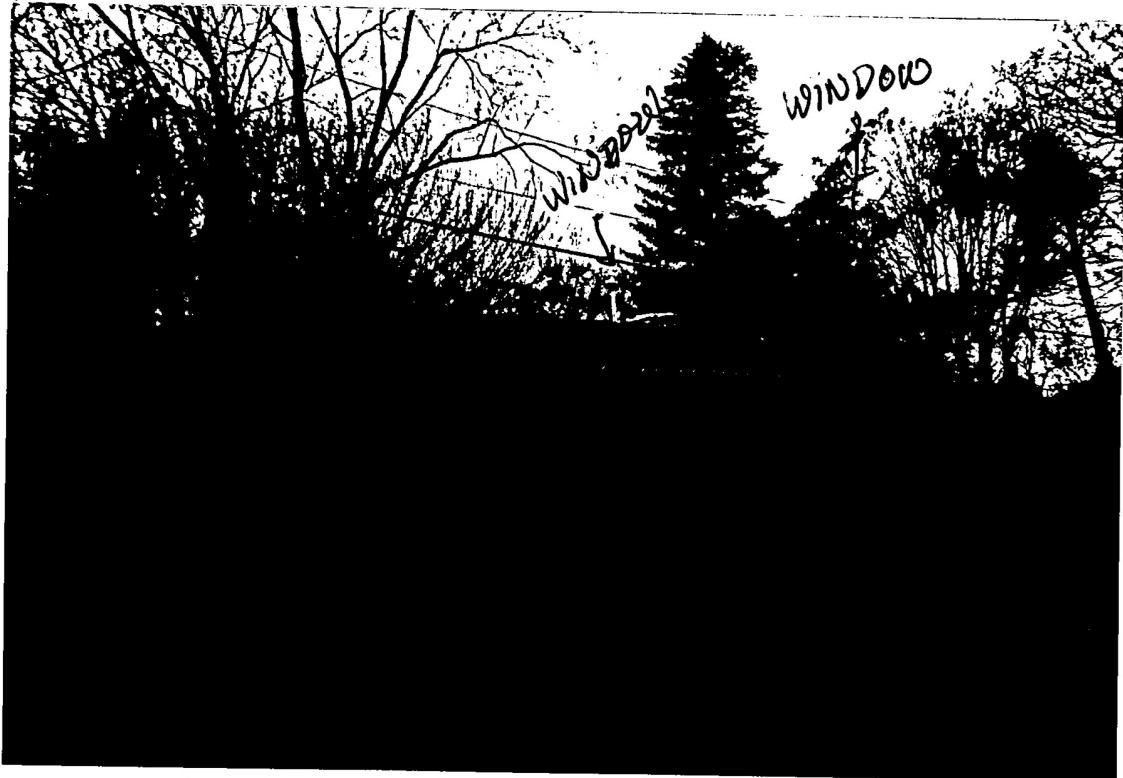


927 CANYON ROAD

MARCH 11, 2002

(NOTE FENCE ADDED ABOVE AND TO LEFT OF GATE)







CASE OVERVIEW

Project# H-02-40

Project Address 927 Canyon Rd

Proposal TO RAISE AN EXISTING 6' WALL TO 8'
IN HEIGHT USING WOOD FENCING. MAXIMUM
ALLOWABLE HEIGHT = 5'9". APPLICANT IS REQUESTING AN
PROJECT DATA EXCEPTION TO THE HEIGHT AS PER SECTION
14-5.2 CSC OF THE CODE.

Historic District: Downtown & Eastside Historic Status: N

Historic Visible Façade: E W N S

Historic District Survey Number: H-1118

Year of Construction: 1967

Project Type (New, Add, Etc.) FGJCE

Use, Existing: RESIDENTIAL

Use, Proposed: RESIDENTIAL

Historic Building Name: _____

Project #: 02-10100040 Date of Appl: 3/02

Project Description: _____

Owner: Joe R. Baca Phone: 505-988-2914

Address: 927 Canyon Rd

City, State, Zip: Santa Fe, NM 87501-6121

Applicant: _____ Phone: _____

Address: _____

City, State, Zip: _____



COVER LETTER

ASK FOR A HEIGHT
EXCEPTION

SECTION 14-70.22.

HISTORIC DESIGN REVIEW BOARD APPLICATION PACKET

In an effort to assist you with your application and to ensure a more timely and efficient case review for your submittal to the Historic Design Review Board please follow the directions below:

- **PRE-APPLICATION MEETING**

Applicants are requested to have a preliminary on-site review meeting with a Historic Preservation Case Planner. Discussion with the case planner should include all aspects of the proposed work.

For appointments please call:

Alysia Abbott
Historic Preservation Planner
(505) 955-6577

James Hewat
Historic Preservation Planner
(505) 955-6657

**CALL 1 – 2 WEEKS PRIOR TO THE DATE YOU WOULD LIKE TO MEET
WITH A CASE PLANNER**

- **PRELIMINARY ZONING REVIEW**

All applications must include confirmation by the zoning officials in the Permit and Development Review Division regarding outstanding zoning issues for your project. The enclosed Preliminary Zoning Review Worksheet must be filled out and signed by one of the following zoning officials:

ALL NEW CONSTRUCTION

Residential and Commercial: Phil Shafer, Planner – (505) 955-6654

ADDITIONS/REMODELS/FENCES OR YARD WALLS

Residential: Andy Sandoval, Building Plan Reviewer – (505) 955-6507

Commercial: Gilbert Catanach, Building Plan Reviewer – (505) 955-6516

The Preliminary Zoning Review Worksheet is not intended to assign final zoning clearance to a project. Rather, it is intended to identify potential zoning issues early in the design phase. Preliminary zoning review is based on information provided by the

applicant. It does not constitute a thorough review of official records for: conditions of safeguards, building permit, or certificate of occupancy. Applicants are advised to pursue an independent search of official documents to verify property restrictions and applicable codes.

• **SUBMITTAL REQUIREMENTS FOR ZONING REVIEW**

- Vicinity map.
- Scaled site plan/improvement survey depicting bearings and distances of property lines, width and type of easements, street location, property access, existing and proposed improvements, parking, walls, fences, window locations, existing and proposed roof area, and lot square footage.
- Existing and proposed floor plan with all improvements indicated.
- Dimensioned building elevations.

The following items are included in this packet:

ATTACHMENTS (included in this packet):

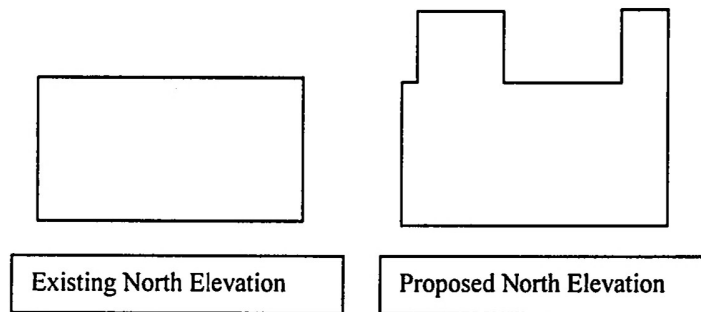
- ***SCHEDULE*** indicating the Historic Design Review Board meeting dates and respective submittal deadlines.
- ***HDRB APPLICATION FORM.***
- ***PRELIMINARY ZONING REVIEW FORM.*** Must be submitted with proposal.
- ***VICINITY MAP*** for you to indicate where the project site is located.
- ***SITE PLAN, FLOOR PLAN, AND ELEVATION PLAN.*** Samples.

THE FOLLOWING ITEMS ARE REQUIRED IN YOUR SUBMITTAL PACKAGE:

- ***APPLICATION FORM***
- ***PRELIMINARY ZONING REIVEW WORKSHEET***
- ***PROPOSAL LETTER*** explaining the proposed project. Include details about colors and finishes, type of windows, etc., and a brief paragraph that explains the architectural history of all modifications for proposed building(s). (i.e. date of construction, chronology of alterations it has received, etc.)
- ***SITE PLAN.*** One (1) copy to scale, Two (2) copies reduced to 8 ½" X 11" size. Submit site plan so as to show relationship to street. Include a **graphic** scale.

- **FLOOR PLAN.** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Floor plan(s) must be adequately dimensioned and clearly indicate (label) the existing construction, if any, and the new construction. Include a **graphic** scale.
- **ELEVATIONS.** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Elevations of the existing construction must be submitted. The elevations must clearly show the new construction and/or proposed alterations. Drawings must also indicate all window/door openings, distances of separation between such features, and distances of such features from building corners. Please label new and/or proposed alterations or construction as appropriate. Include a **graphic** scale. Please place existing and proposed elevations on the same page.

i.e.



- **PHOTOGRAPHS.** Photographs illustrating the project site (in the case of new construction) and all existing elevations of the building undergoing renovation should be submitted. We also request a context view of the building from the street be included that illustrates the building and its immediate vicinity. **PLEASE ATTACH TO 8 ½ " X 11" PAPER AND LABEL EACH PHOTOGRAPH.**

NOTE: Please submit Site Plan, Floor Plan and Elevations drawn to one-quarter inch (1/4" = 1'0") scale for all projects except large commercial projects which may be drawn to one-eighth inch (1/8" = 1'0") scale.

THE APPLICANT/OWNER MUST ATTEND OR BE REPRESENTED AT THE SCHEDULED PUBLIC HISTORIC DESIGN REVIEW BOARD MEETING.

**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE
PLANNING DIVISION OFFICE
(505) 955-6605**