

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 structures(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 nichos 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 view shed 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 (e.g. cedar stake, ponderosa slat) 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 step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. 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 [e.g. 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 façade within the suggested setback or step back.


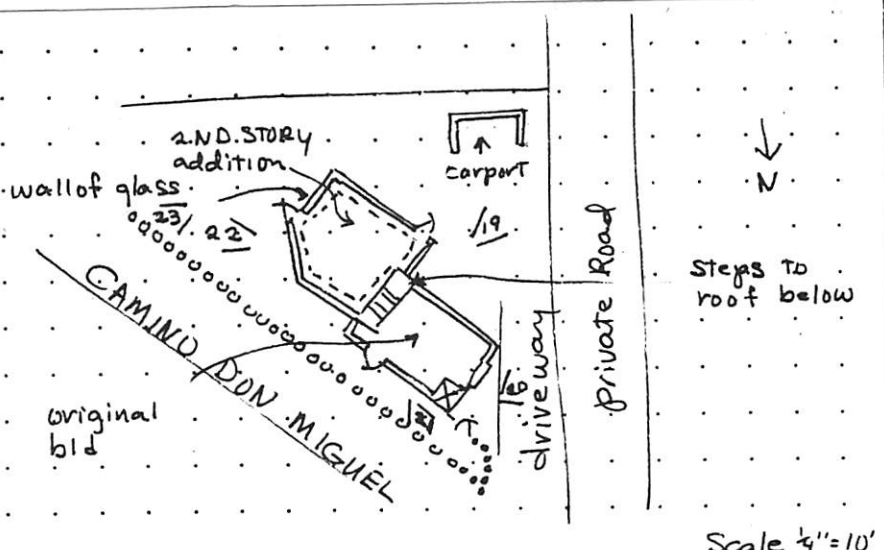
Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H800

ADDRESS: 412 CAMINO DON MIGUEL		ID NUMBER: 051600210
UTM REFERENCE EASTING NORTHING ZONE 12 13		BUILDING NAME:
LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4		
IDENTIFICATION	FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85	
	DATE OF CONSTRUCTION: ESTIMATE 1947 ACTUAL	
	SOURCE(S) CITY DIRECTORY REMODEL 1980 - OWNER	
	ARCHITECTURAL STYLE: SP. PUEBLO REVIVAL	
BUILDING DATA	USE: HISTORIC: residential OTHER PRESENT: residential OTHER	<p>#4-19 EAST ELEVATION</p> 
	SURROUNDINGS: RESIDENTIAL COMMERCIAL	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: X SIMILAR NOT SIMILAR	
	ASSOCIATED BUILDINGS ON SITE: X YES NO WHAT TYPE? DETACHED CAR PORT IF INVENTORIED, LIST ID NUMBER(S)	
SIGNIFICANCE	DEGREE OF REMODELING: MINOR MODERATE X MAJOR 2 STORY EXPLAIN: SECTION + CARPORT ADDED	<p>LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? YES X NO ELIGIBLE CONTRIBUTING NON-CONTRIBUTING</p> <p>LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? YES X NO ELIGIBLE</p> <p>LOCAL DESIGNATION: Core HISTORIC DISTRICT SIGNIFICANT CONTRIBUTING X NON-CONTRIBUTING</p> <p>LOCAL LANDMARK YES X NO</p>
	OVERALL CONDITION: X EXCELLENT GOOD FAIR DETERIORATED	
	BUILDING THREATENED? YES X NO	
	SURVEYED 4/29 BY AC	

NEGATIVES WITH NMHPD ROLL #AC4 NEG # 19 TO 23

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	ADobe ORIGINAL SECTION CINDER BLOCK SECOND STORY ADDITION	ENTIRE HOUSE IS IN EXCELLENT CONDITION
	FOUNDATIONS	NOT VISIBLE	
	DOORS	9 LITE OVER WOOD PANEL	
	WINDOWS	WOOD CASEMENT 12 LITE	WALL OF WINDOWS SOUTH SIDE VERTICAL PANES
	PORTALES		
	CANALES	2nd STORY NORTH SIDE	
	PORCHES		
	BALCONIES	STAIRS FROM SECOND STORY LEFT TO ROOF OF ORIGINAL SECTION	
	ROOFS	FLAT WITH PARAPETS	
	COURTYARDS		
	FENCES/WALLS	COYOTE FENCE 6 FT. EAST SIDE	
	ARCH. DETAILS		
OTHER	HOUSE SITS ON A RISE 20 FEET ABOVE THE STREET	✓	

COMMENTS THE SIMPLE ORIGINAL STRUCTURE IS DOMINATED BY THE TWO STORY ADDITION, VEGETATION SURROUNDS & OBSCURES PARTS OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#4-20 NORTH ELEVATION



#4-21 N.E. CORNER

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 412 CAMINO DON MIGUEL

ID NUMBER 051600210

SURVEYED/RESEARCHED

DATE 4/29/92 BY AC

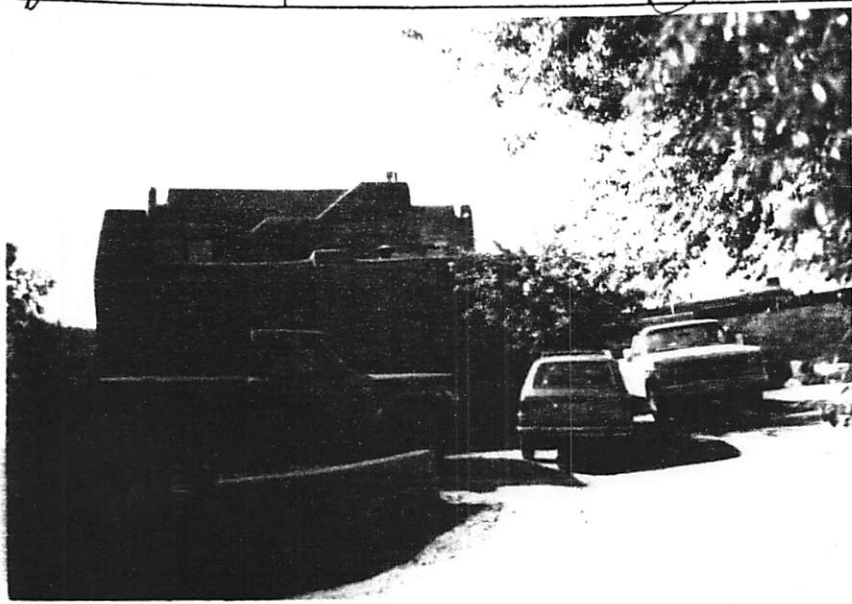


#4-22 S. E. CORNER



#4-23 SOUTH ELEVATION

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes		surveyed date 6-6-83 by mb	county Santa Fe	ID no. 0516 00210
field map Santa Fe, New Mexico		number 1	UTM reference easting zone 12 13	
location description 412 don Miguel			city/town Santa Fe	
			land grant/reservation	
building name		legal description tensp 17 N 8 range 10 E sec 30 NW 1/4 NE 1/4		
film roll by mb no. 12	negative nos. 1	loc. of neg. HPB	plan shape ↑	
			date of construction Pre 1982 estimate _____ actual _____	
			source 1982 Directory - Occupant status & recall	
			use present residential other _____ historic residential other _____	
			condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorating	
style Pueblo Revival		foundation material Not vis		
		wall material/surface Stucco		
architectural features Renovation covers features			degree of remodeling <input type="checkbox"/> minor <input type="checkbox"/> moderate <input checked="" type="checkbox"/> major	
Windows 6/6 dbl hung wood			describe: 2 orig rooms surr. by new structure	
			surroundings Res	
			relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar	
			district potential <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
			significance <input type="checkbox"/> eligible <input checked="" type="checkbox"/> of <input type="checkbox"/> none	
			if eligible, interest why?	
comments wall hedge wire fence wood fence land scape street trees stone curb O set back cequia			associated buildings? <input type="checkbox"/> yes what type?	
			if inventoried, list ID nos.	
			see back? <input type="checkbox"/> yes	

Streetscape



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>FEB 22, 2023</u></p> <p>Property Owner of Record: <u>MARCEL ESUE O'BRIEN</u></p> <p>Applicant/Agent Name: <u>SUBY BOWDEN + ASSOC. BOB GAYOR</u></p> <p>Contact Person Phone Number: <u>505 610 0484</u></p> <p>Zoning District: <u>DOWNTOWN EASTSIDE (R-1)</u> EXISTING Lot Coverage: <u>24%</u></p> <p>Overlay: <u>NA</u> Escarpment <input type="checkbox"/> Open Space Required: _____ <u>NA</u> Flood Zone <input type="checkbox"/> <u>NA</u> Other: _____</p> <p>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</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit - <u>Existing Condition</u></p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <u>NA</u> <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes <u>NONE</u></p>	<p>Site Address: <u>412 Camino don Miguel, 87501</u></p> <p>Proposed Construction Description: <u>BATHROOM ADDITION TO MAIN HOUSE + CONVERSION OF GARAGE TO GUEST HOUSE</u></p> <p>TOTAL ROOF AREA: _____</p> <p>Setbacks: Proposed Front: <u>7'</u> Minimum: <u>7'</u> 2nd Front? _____ Proposed Rear: <u>5'</u> Minimum: <u>15'</u> Proposed Sides: <u>15' R, 3 SIDED LOT</u> Minimum: <u>5'</u></p> <p>Height: Proposed _____ Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>4</u> Accessible _____ Minimum: _____</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
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* 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.

SUBY BOWDEN, SUBY BOWDEN + ASSOCIATES OWNER APPLICANT AGENT
PRINT NAME

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: [Signature] DATE: FEB 28, 2023

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u></p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u></p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u></p> <p>Notes: _____</p> <p>Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: <u>Please provide parking plan with permit submittal</u></p> <p>REVIEWER: <u>Stephanie Perica</u> DATE: <u>3/17/23</u></p>	<p><u>2023-006518-PAR</u></p>
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equia

Madre

412 Camino Don Miguel

Camino

Don Miguel

Count - 30
Total - ~~1674~~
max = 64.38

Grays,
wall ht. calc.
Please
thanks,
David.

for Boni Armija

