City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
David A. Sena, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H -94-42 Meeting Date March 22, 1994

Project Address 516 Alto Street District Westside-Guadalupe Historic

Owner Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Agent _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 283 AREA NO. 7 AGE pre-1928 with alterations

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(x) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: roof replacement; wholesale window replacement; enclose north porch, south elevation addition; and covered walkway connecting to neighboring west building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

_____

_____

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

dd/94-42fn

printed on recycled paper

City of Santa Fe, New Mexico

memo

DATE: March 22, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-42 ADDRESS 516 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	__X__	Proposal Letter
__X__	District Guidelines	__X__	Vicinity Map
__X__	State Historical Survey Sheet	__X__	Site Plan/FloorPlan
____	Minutes of _____	__X__	Photographs
____	Other _____	__X__	Elevations
		____	Other _____

STAFF RECOMMENDATIONS:

Staff met with the applicant regarding this project in 1993 and was unaware of much of the currently proposed work until the project was submitted for HDRB review in the attached application. As a result of concerns for the amount of proposed work staff has met with personnel from the State Historic Preservation Office (SHPO) to review the submission and determine the impact of the proposed work on the building's historic status.

The applicant's letter maintains that, according to a neighbor,

> "the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn."

The applicant proposes to,

> "remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance."

In consultation with SHPO personnel, staff has determined that, although information regarding the roof change may not have been available to the contracted surveyor at the time of initial recommendation for designation, the change to a low hipped-roof has not had a visual impact upon the historic character of the building. The applicant's proposal to change the roof pitch

from 4/12 to 6/12 and thus raise the building height from 13'-8" to 16'-0" will, in the opinion of City and SHPO staff, have a visual impact on the building and historic district, as well as negatively impact the historic character of the building. In addition, this treatment will violate SFCC 14-70.73 (A)(1) in that "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

The applicant proposes to replace all windows with 1/1 units. SFCC 14-70.73 (E)(1)(a) states that "For all facades of significant and landmark structures and for the primary facades of contributing structures: Historic windows shall be repaired or restored wherever possible. Historic windows which cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed." Given this standard, staff would request that the applicant document that the window units are in need of being replaced. Staff notes that the picture windows at the north elevation were in place and noted at the time of the initial building survey. Staff has no concerns for the replacement of these features with units which are more in keeping with the historic character of the building.

The proposal to enclose the front porch (north elevation) violates SFCC 14-70.73(D). Staff's concerns for this treatment include that it will result in the loss of a significant architectural feature on the primary facade of an historic building whose architectural integrity has already been somewhat compromised.

Staff has no concerns with the proposal to construct a covered walkway connecting to the neighboring west building if the material, profile, and style of the existing portal of the west building are matched.

The proposed addition violates SFCC 14-70.73(B)(4) which states in part that "the addition shall not exceed fifty percent (50%) of the square footage of the existing footprint." As proposed, the addition will be almost 194 square feet more than the allowable building footprint.

Given these concerns, staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

dlic/94-42.mmo

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

HBCS

building threatened?	surveyed	county	ID no.
yes	date 8/85 by [redacted]	SANTA FE	051613283

field map	number	UTM reference	easting	northing
SFHD #1	283	zone 12 13		

location description: 516 Alto

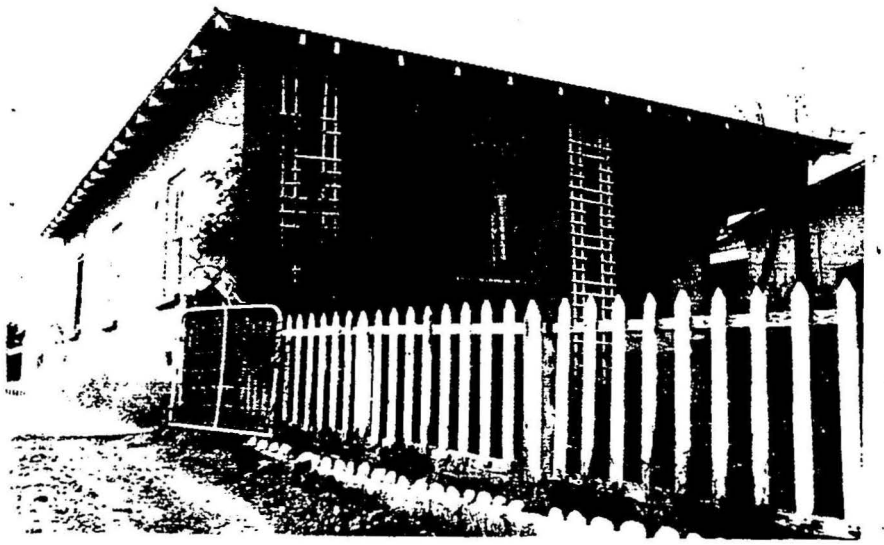
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

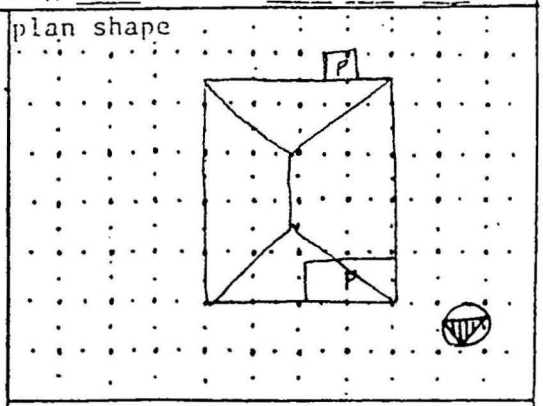
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	18	HPB



plan shape



date of construction: Pre'28 estimate _____ actual

source:

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

surroundings: rcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

style: NMUV

foundation material: conc.

wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & expos'd joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

STEVEN J. MELANDER-DAYTON
510 GALISTEO STREET
SANTA FE, NEW MEXICO 87501

Dear Members of the Historic Design Review Board:

This letter is in regard to two buildings on a single lot at 516 Alto Street in the West Guadalupe Historic District. I intend to remodel the buildings for use as a private office. I propose to maintain the one-story character of the property through removal of recent additions and alterations to both buildings. While serving my needs, this should also make the buildings more architecturally compatible with the Donaciano Vigil House to the west at 518 Alto Street and with the historic district in general.

516 1/2 Alto (the west building on the lot) is a low building sharing a common wall along the west property line with the Vigil House. Inspection of the roof and wall construction reveals that this building was orginally a flat-roof structure with pueblo style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood. There is a recent addition (a bathroom) under the east portal which obstructs a previously existing exterior doorway. The portal is also of recent construction and is in disrepair.

I propose the following work on this building:

(1) reconstruct the roof in its earlier flat-roofed, parapeted configuration;

(2) rebuild the portal in the same style and appearance;

(3) remove the exterior bathroom addition in order to expose the original door opening;

(4) replace in-kind all existing windows, maintaining the same style and configuration.

516 Alto (the east building on the lot) is a 4 in 12 slope hip roof building with a wide range of window styles, including two large picture windows of 1950s vintage in the street-side (north) elevation. According to my neighbor, Charlotte White (who has lived next door in the Vigil House since 1958,) the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn.

I propose the following work on this building:

(1) remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance;

(2) build all windows, including the front picture windows, with one style of one-over-one, wood insulated, double-hung, painted windows (as stated above, the windows throughout this building are a mix of materials and lite configurations, i.e. picture, 3/1 double-hung and 1/1 double-hung;)

(3) enclose the front porch as heated interior space under the existing roof configuration by moving the recessed wall (where the right picture window is now located) forward to the perimeter of the building;

(4) add a covered walkway between both buildings for all-weather handicap access;

(5) add to the rear of the building, maintaining the same style and configuration of the hip roof, with the addition of a dormer to the south slope.

Thank you for your consideration.

Steven J. Melando-Vafa

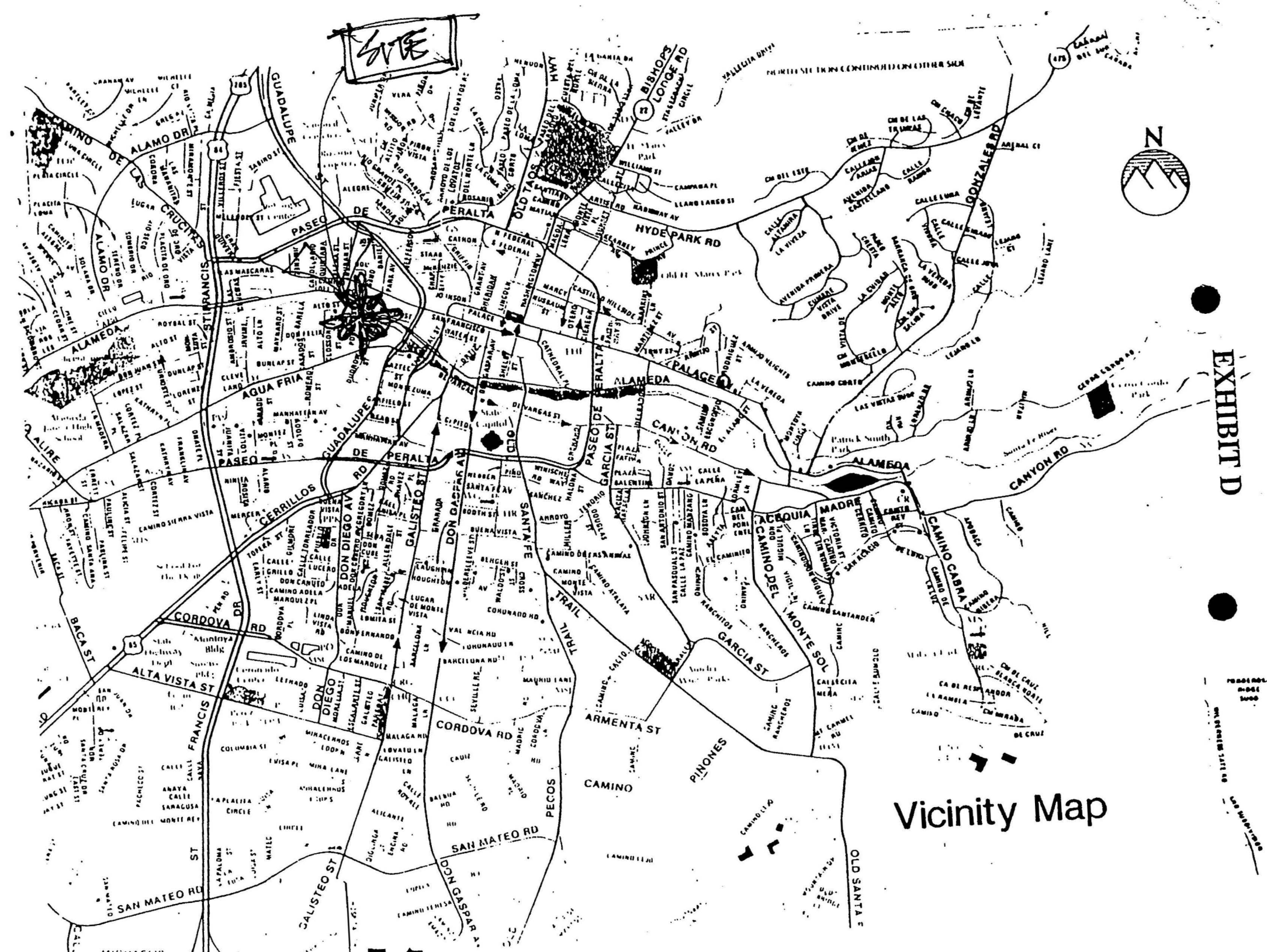
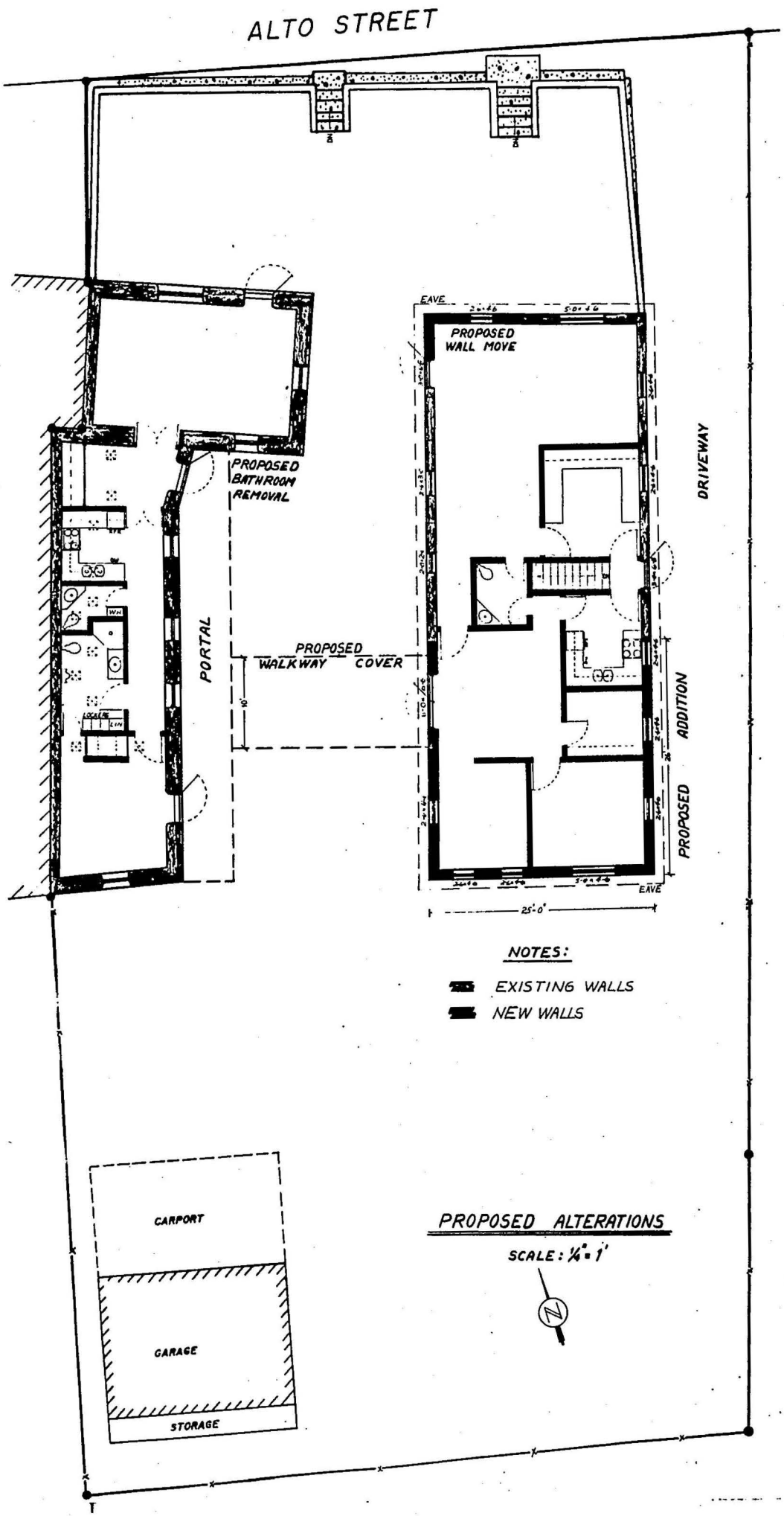
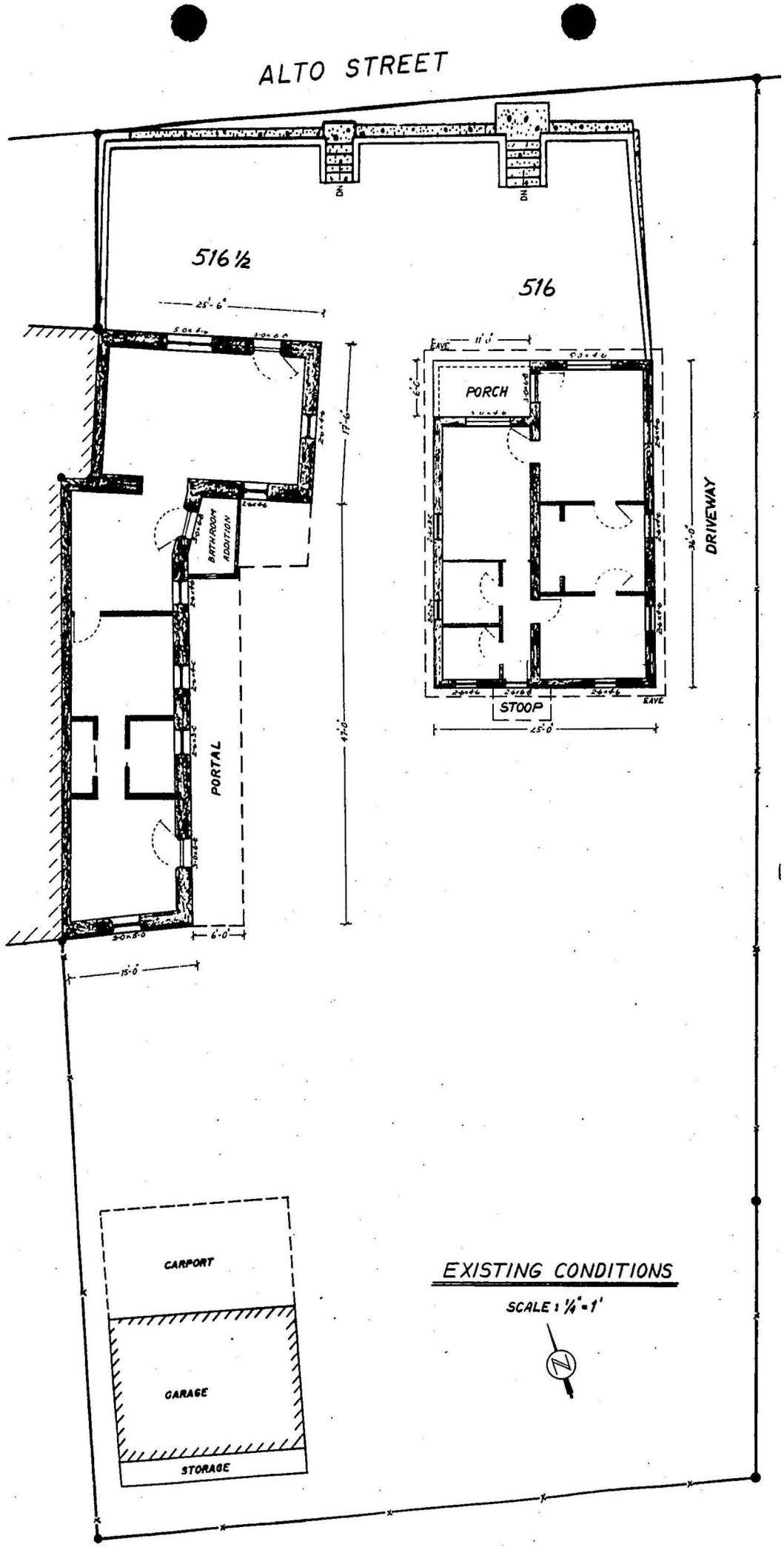

SITE
N
NORTH SECTION CONTINUED ON OTHER SIDE
ALAMO DR
CAMINO DE LAS CRUCITAS
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ALAMEDA
AGUA FRIA
ST FRANCIS
PALACE
CANYON RD
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
GARCIA ST
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
CAMINO PIÑONES
PECOS
SAN MATEO RD
OLD SANTA FE
Vicinity Map

EXHIBIT D


ALTO STREET
EAVE
PROPOSED WALL MOVE
DRIVEWAY
PROPOSED BATHROOM REMOVAL
PORTAL
PROPOSED WALKWAY COVER
PROPOSED ADDITION
EAVE
25'-0"
NOTES:
EXISTING WALLS
NEW WALLS
CARPORT
GARAGE
STORAGE
PROPOSED ALTERATIONS
SCALE: 1/4" = 1'
N

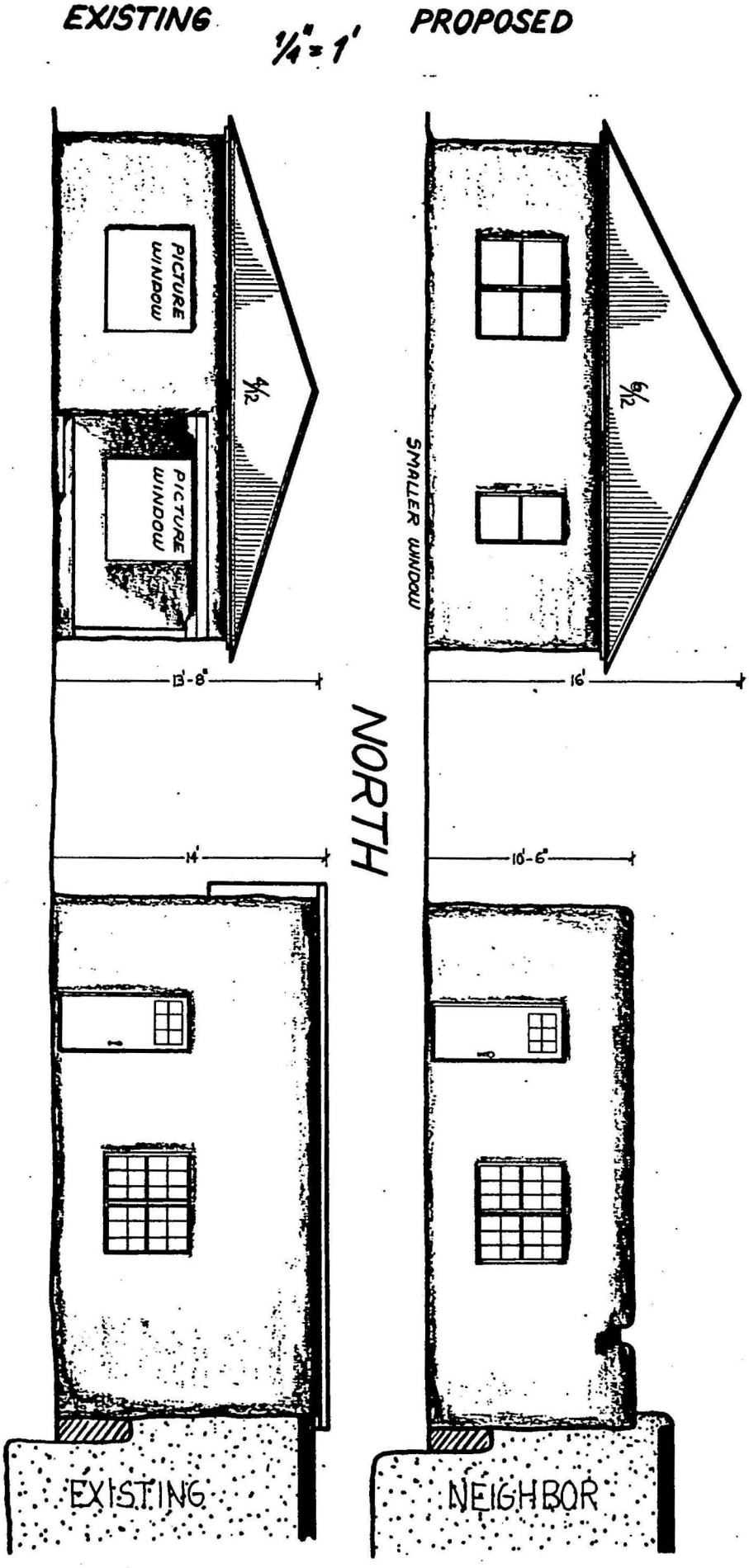

ALTO STREET
516 ½
516
25'-6"
BATHROOM ADDITION
PORTAL
17'-6"
41'-0"
6'-0"
15'-0"
PORCH
EAVE
11'-0"
6'-0"
STOOP
25'-0"
EAVE
34'-0"
DRIVEWAY
CARPORT
GARAGE
STORAGE
EXISTING CONDITIONS
SCALE : 1/4" = 1'
N

516 ALTO

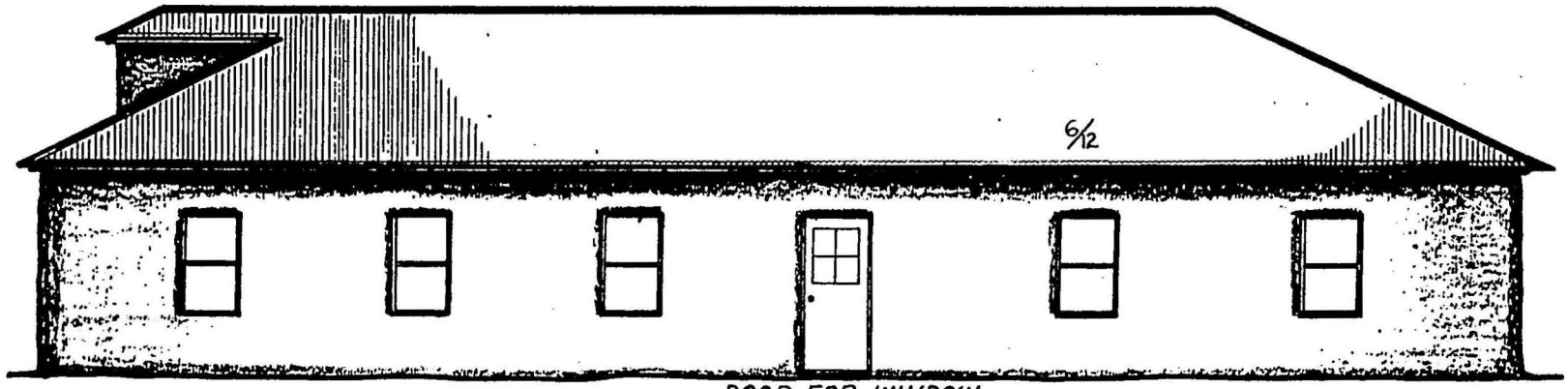
PROPOSED ALTERATIONS

TO

EXISTING ELEVATIONS

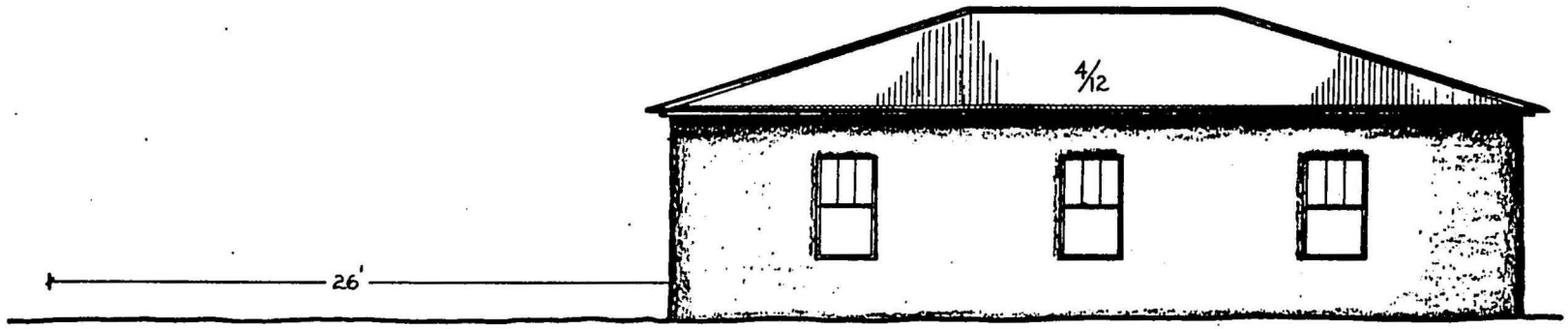

EXISTING
1/4" = 1'
PROPOSED
PICTURE WINDOW
PICTURE WINDOW
4/12
6/12
SMALLER WINDOW
13'-8"
16'
NORTH
14'
10'-6"
EXISTING
NEIGHBOR

PROPOSED

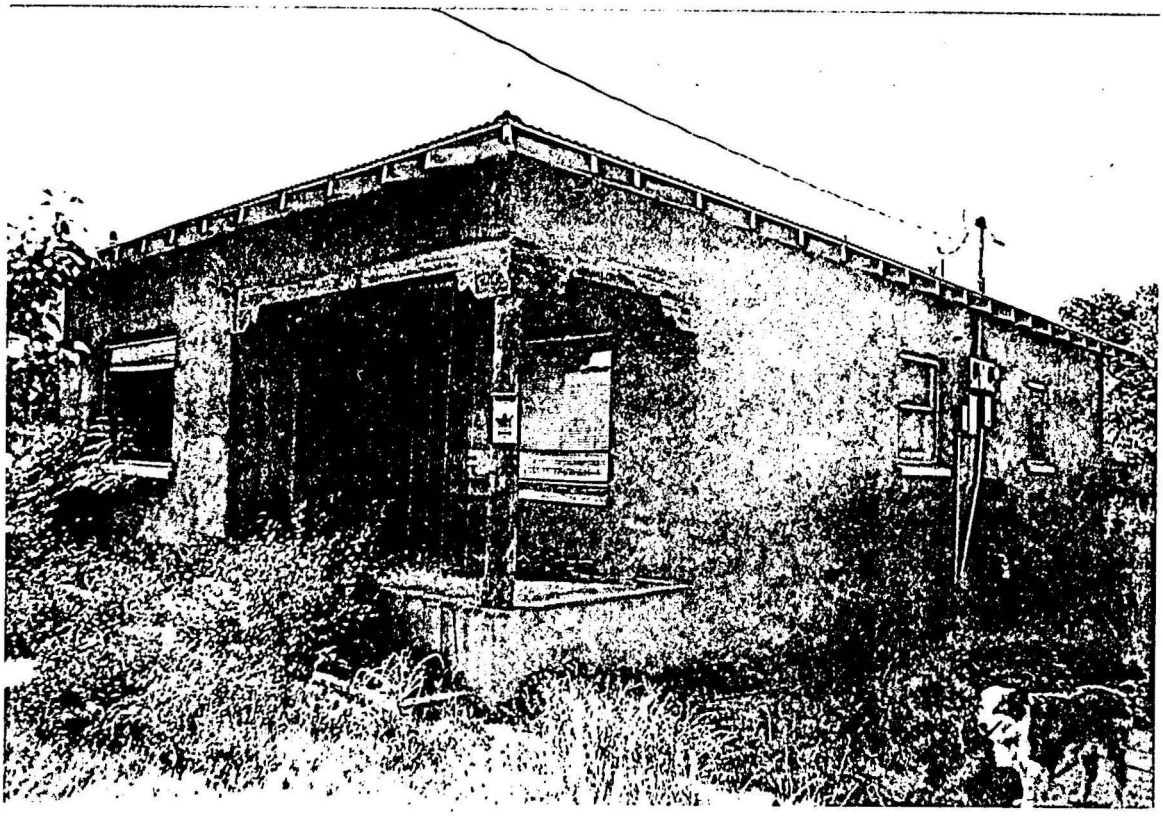


EAST

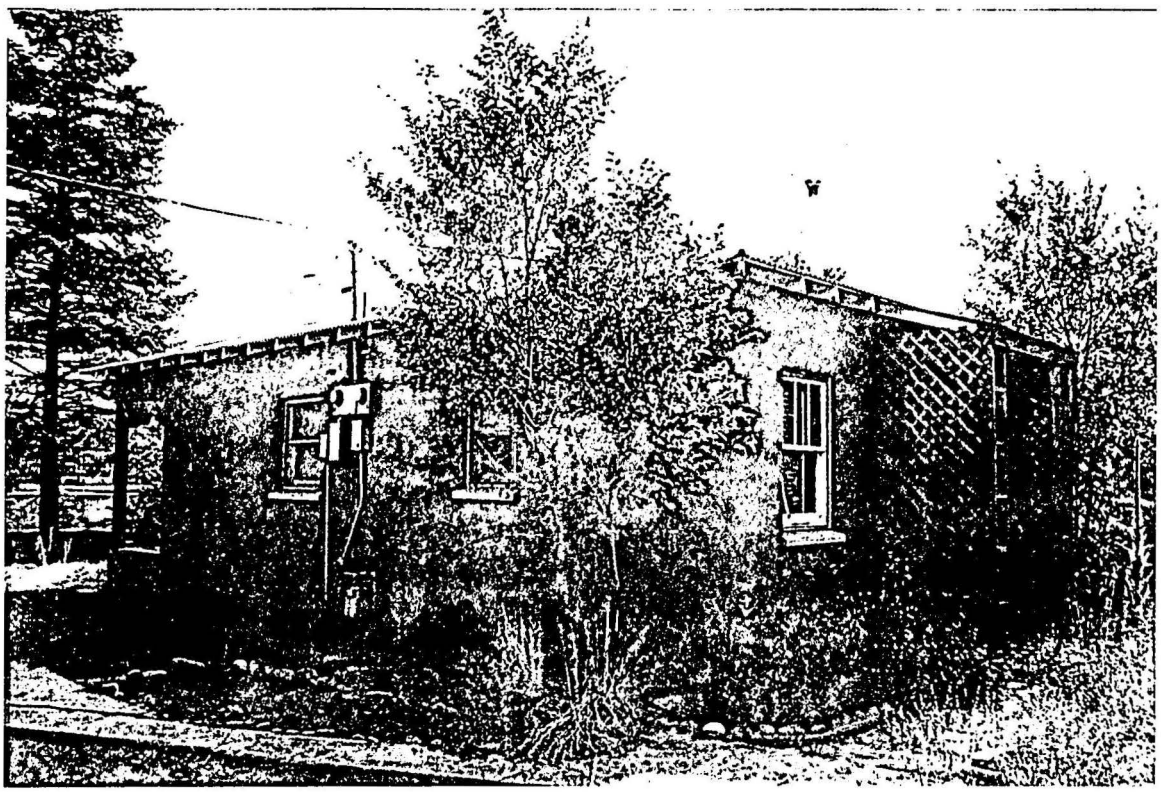
EXISTING 1/4"=1'



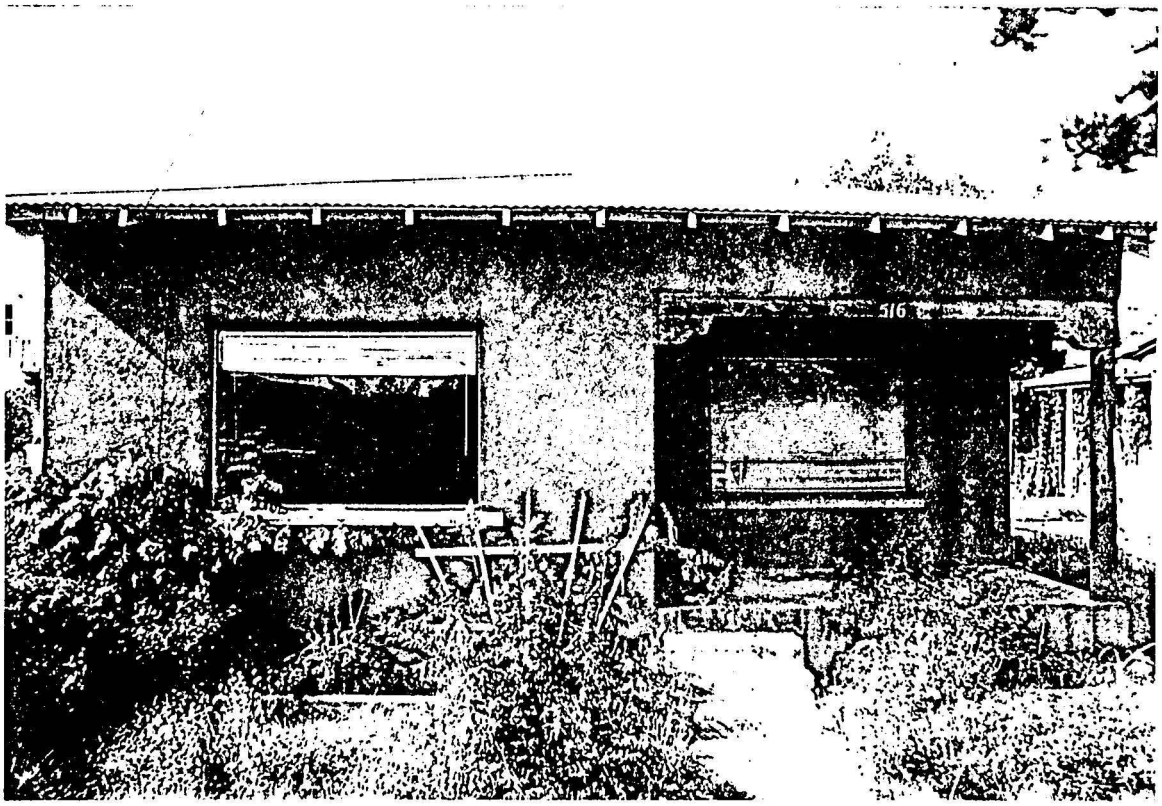
516 ALTO - NORTHWEST VIEW (FRONT)



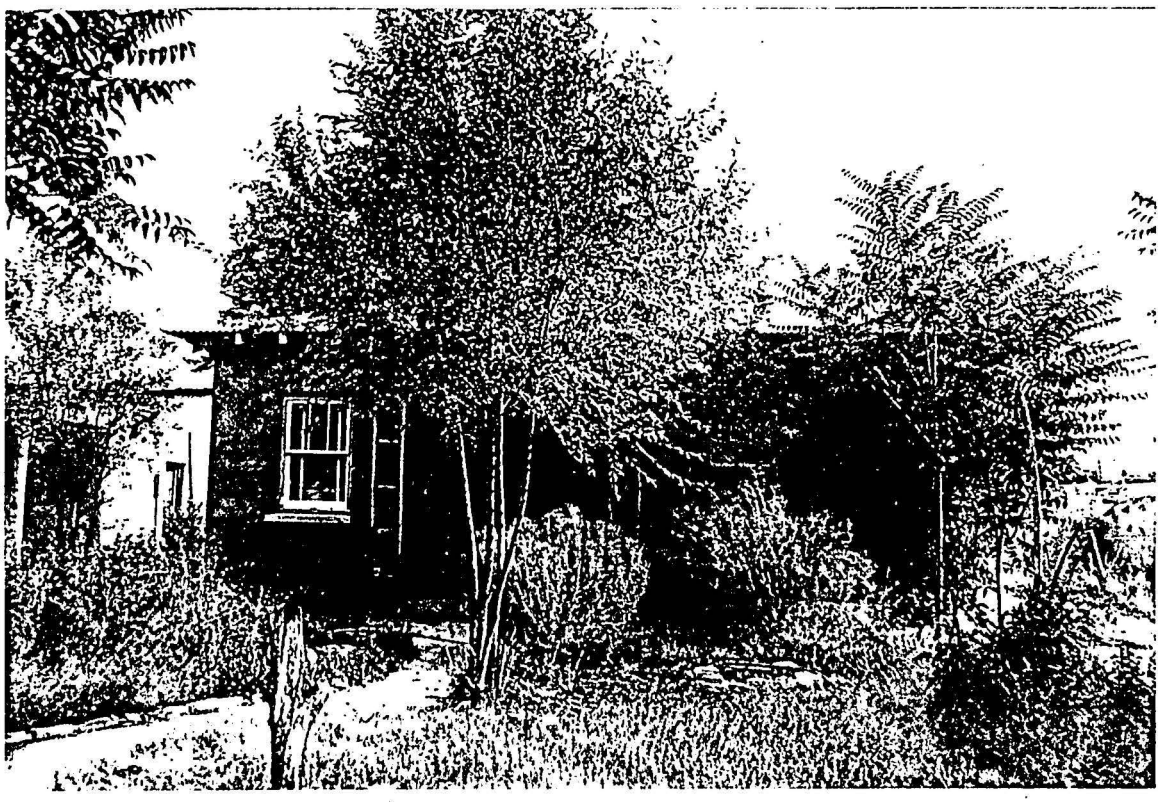
SOUTHWEST VIEW - (REAR)



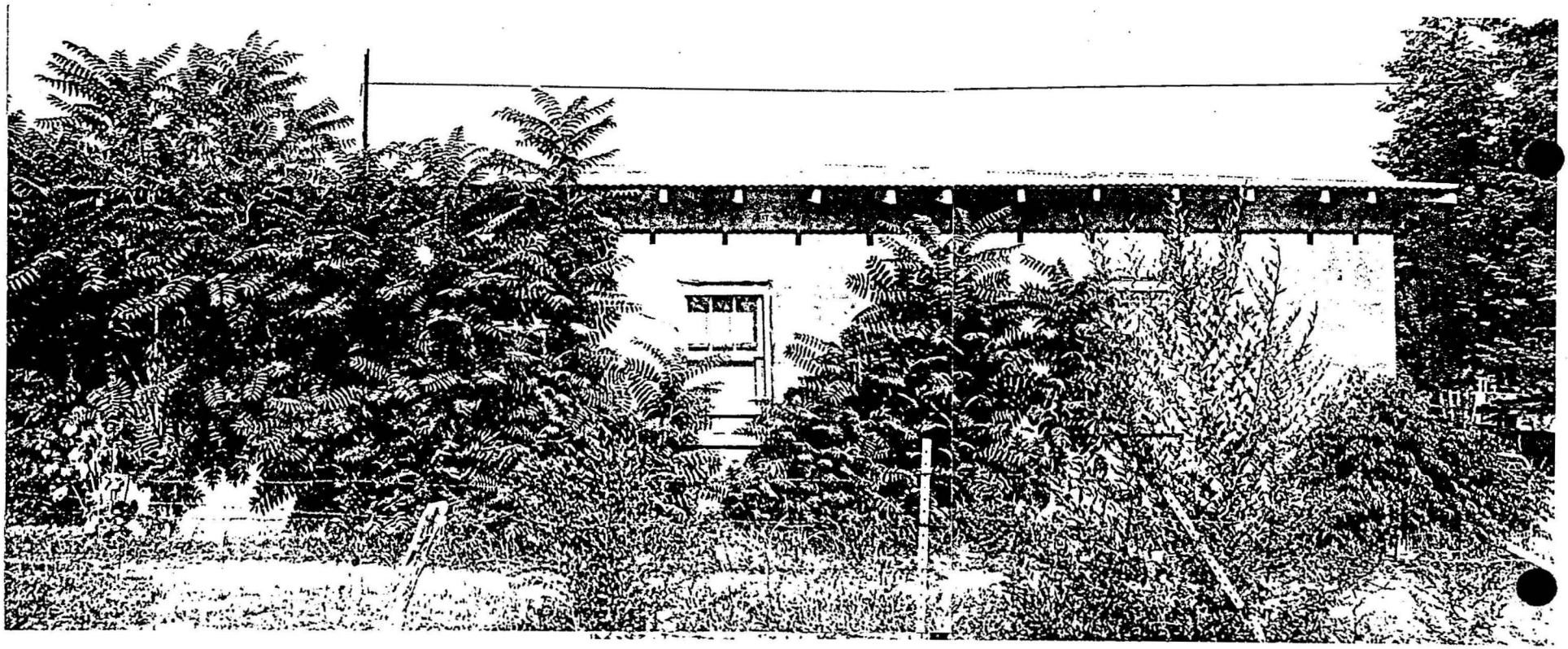
516 ALTO - HIP ROOF HOUSE
FRONT ELEVATION - NORTH

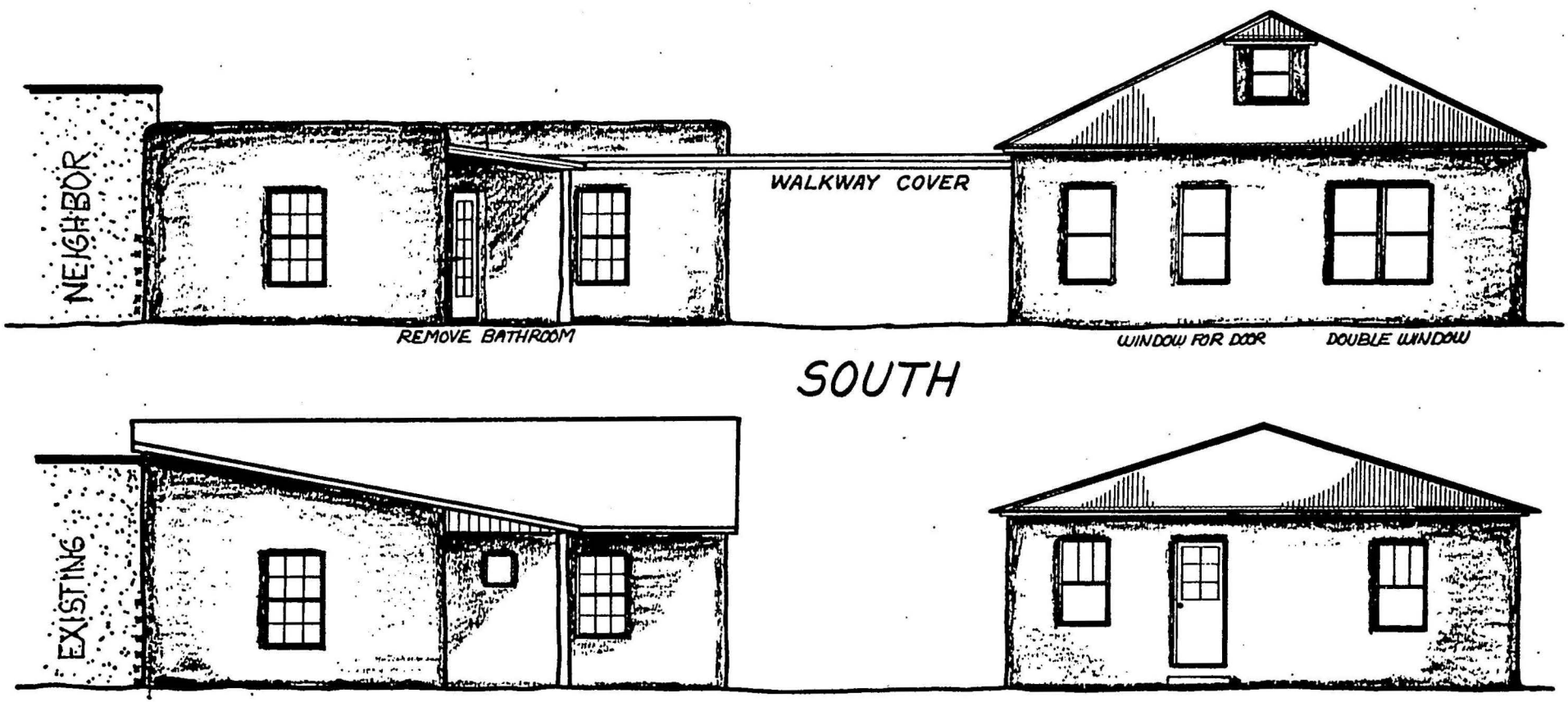


REAR ELEVATION - SOUTH



516 ALTO - EAST ELEVATION AT DRIVEWAY

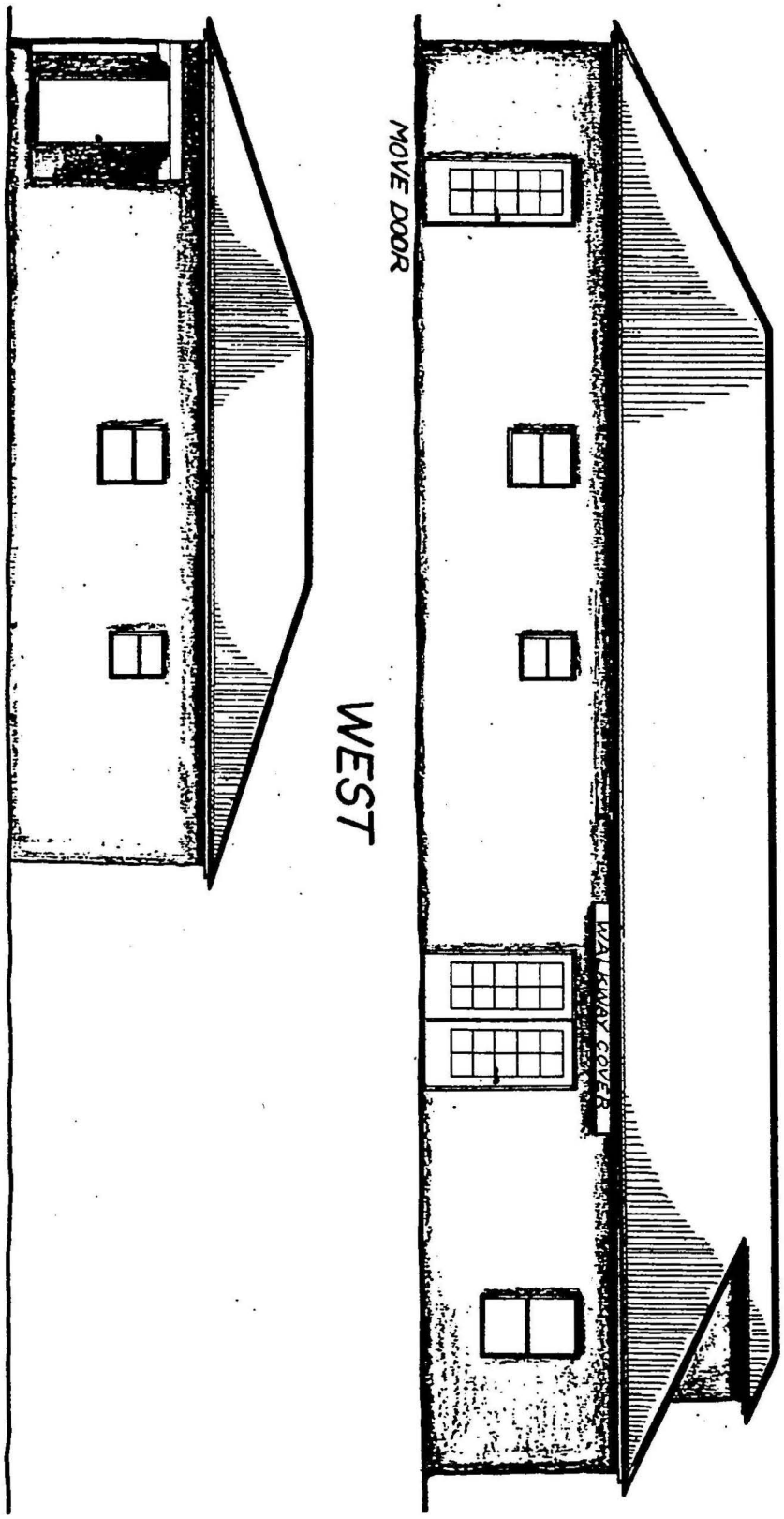



NEIGHBOR
WALKWAY COVER
REMOVE BATHROOM
WINDOW FOR DOOR
DOUBLE WINDOW
SOUTH
EXISTING

EXISTING

1/4" = 1'

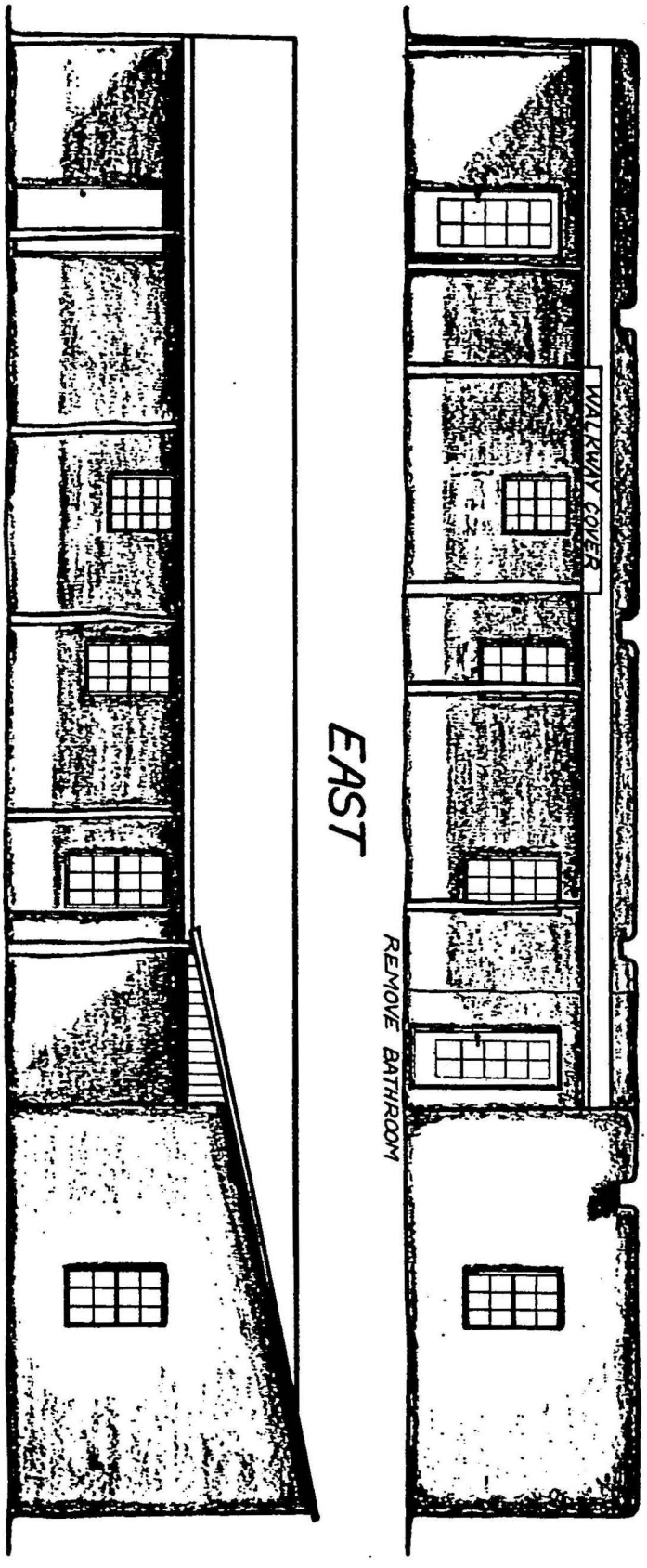
PROPOSED



EXISTING

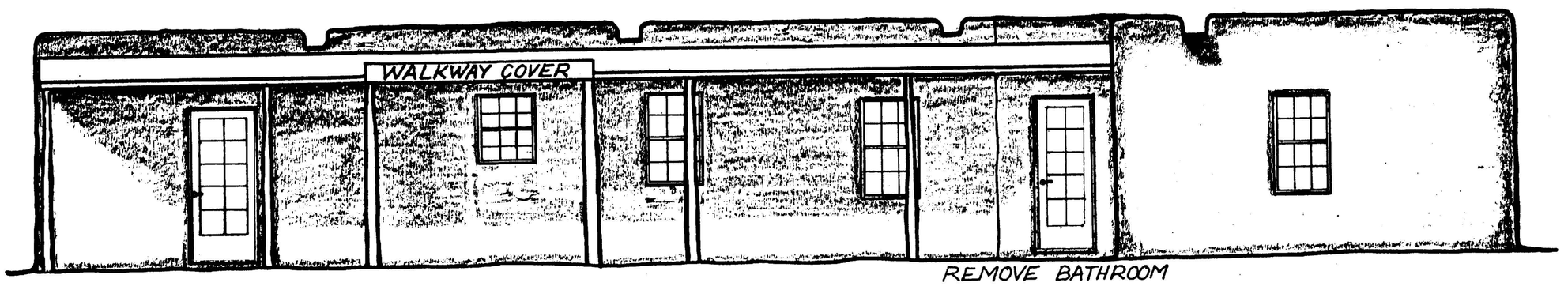
1/4" = 1'

PROPOSED

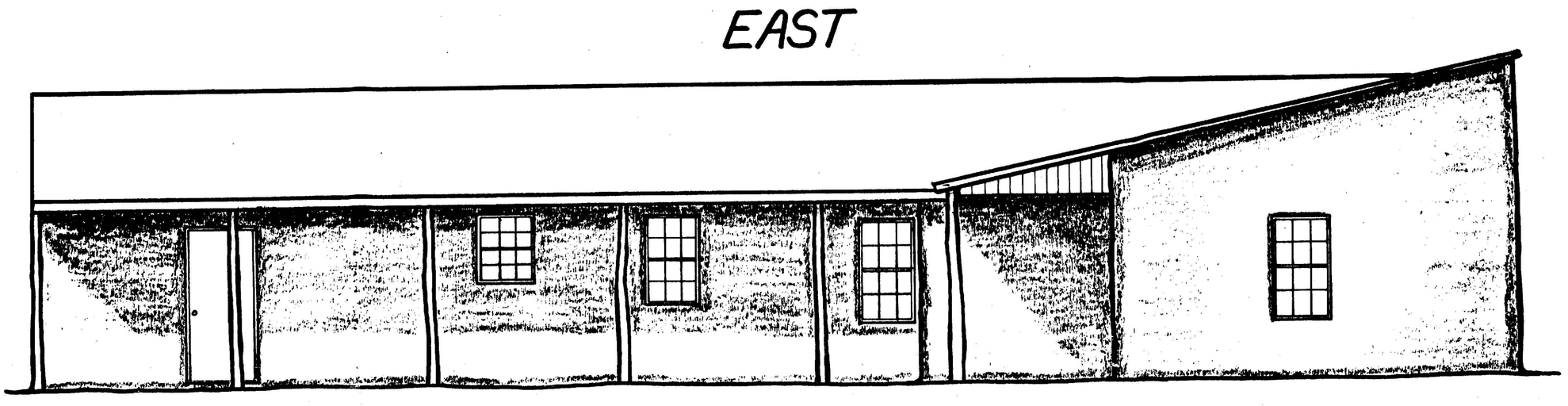


PROPOSED

1/4" = 1'



EAST



EXISTING

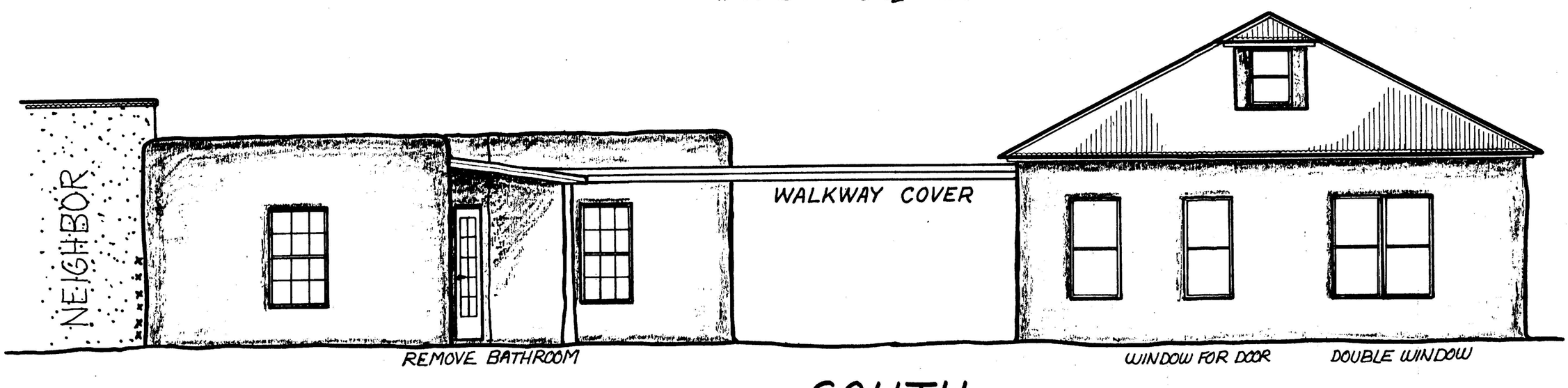
- [x] Historic District Review
- [ ] Landscape Review
- [ ] Escarpment Arch. Review
- [ ] Approval
- [ ] Conditional Approval
- [ ] Reject

Remarks:

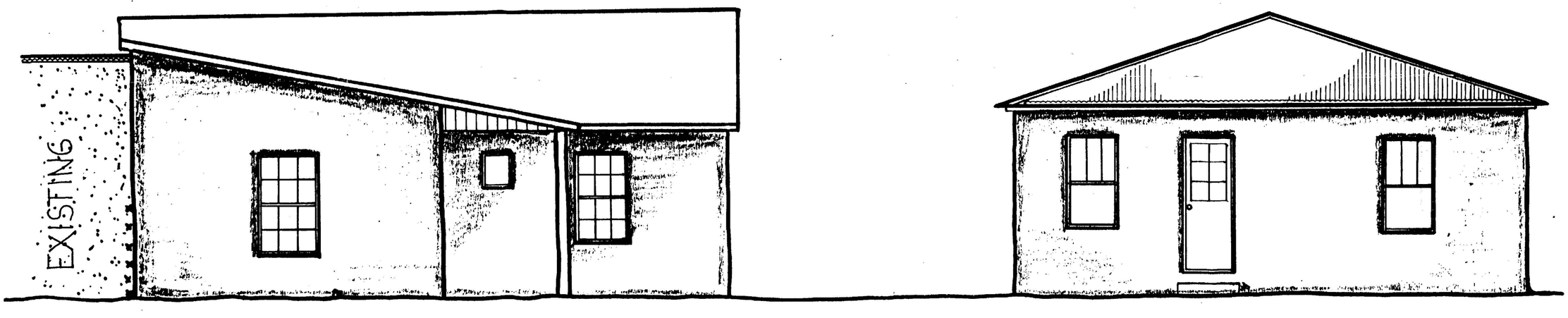
Name: Sharon Woods, Chair

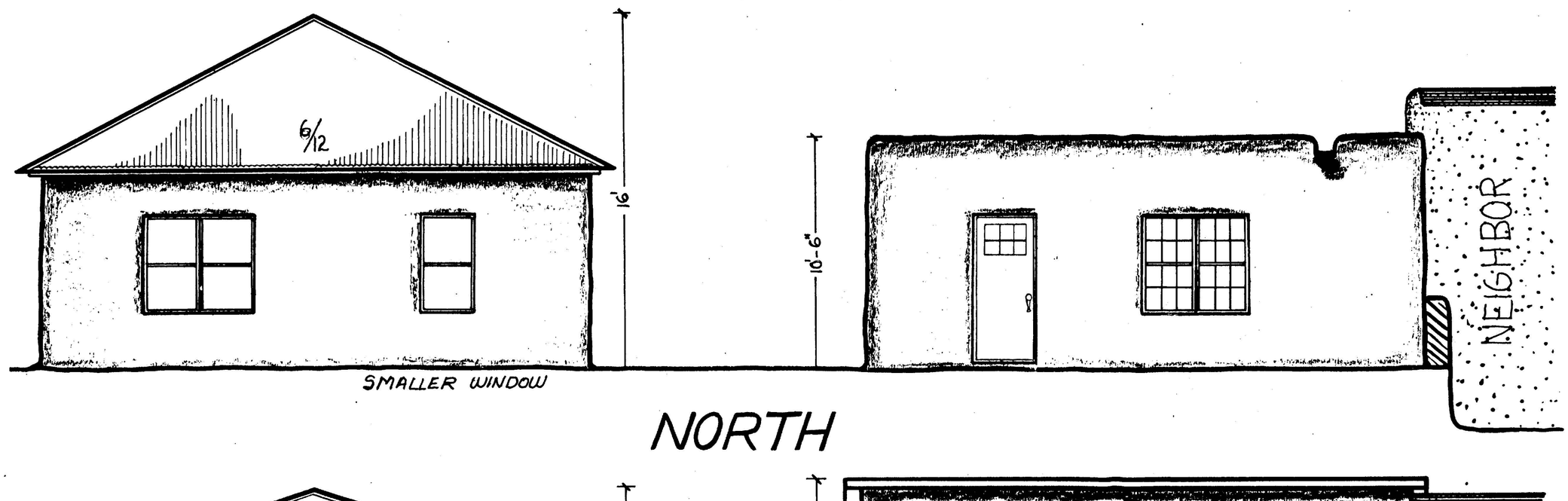
Date: 4/26/84 ~~4/24/84~~

H-84-43 516 1/2 Alto St.

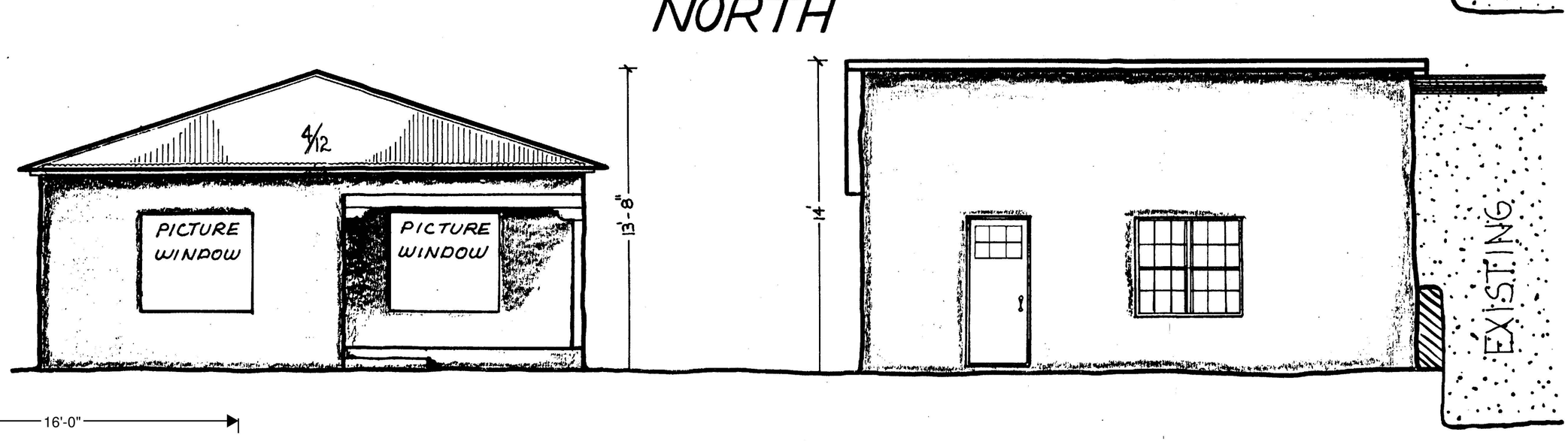


SOUTH





NORTH



PROPOSED

EXISTING

1/4" = 1'

ALTO STREET

516 ½

516

25'-6"

5-0 x 4-6

3-0 x 6-8

2-6 x 4-6

17'-6"

BATHROOM ADDITION

3-0 x 6-8

2-6 x 4-6

2-6 x 4-0

2-6 x 3-0

PORTAL

3-0 x 5-0

6'-0"

47'-0"

15'-0"

11'-0"

EAVE

6'-0"

PORCH

3-0 x 6-8

5-0 x 4-6

2-6 x 4-6

2-6 x 3-0

2-0 x 2-6

2-6 x 6-8

STOOP

25'-0"

35'-6"

DRIVEWAY

CARPORT

GARAGE

STORAGE

EXISTING CONDITIONS

SCALE : ¼" = 1'

16'-0"

ALTO STREET

DN

DN

PROPOSED BATHROOM REMOVAL

RFR

DW

WH

LOCKERS

LIN

PORTAL

PROPOSED WALK WAY COVER

10'

EAVE

2-6x4-6

5-0x4-6

PROPOSED WALL MOVE

13-0x6-8

2-6x4-6

2-6x4-6

2-6x4-6

2-0x2-6

DRIVEWAY

DN

3-0x6-8

RFR

DW

2-6x4-6

6-0x6-8

2-6x4-6

2-6x4-6

2-6x4-6

2-6x4-6

5-0x4-6

EAVE

25'-0"

PROPOSED ADDITION

Approved
1989.5.
443.75 Allowed

35'-6"

CARPORT

GARAGE

STORAGE

NOTES:

EXISTING WALLS

NEW WALLS

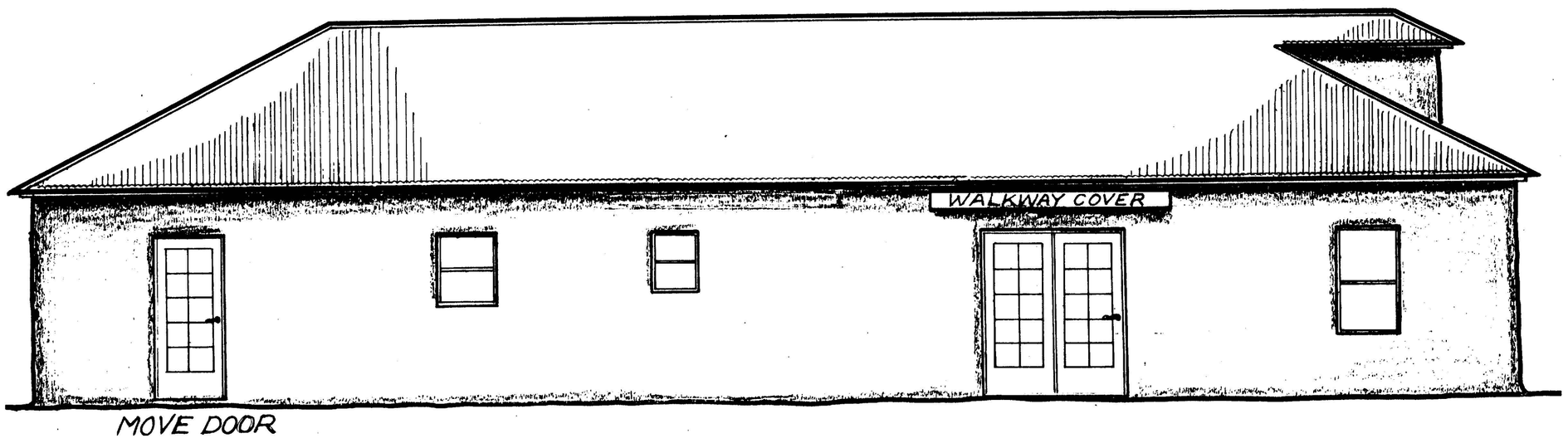
PROPOSED ALTERATIONS

16'-0"

SCALE: 1/4" = 1'

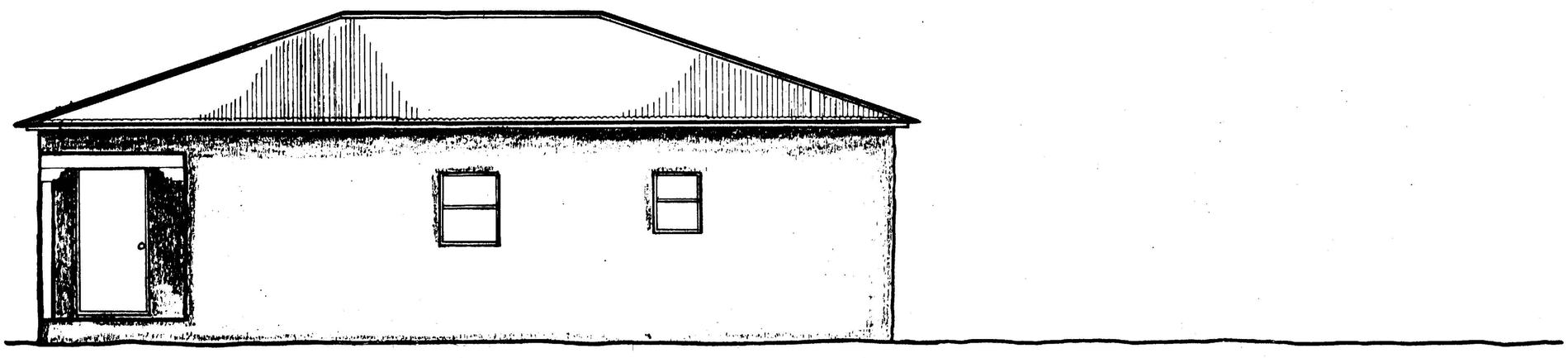
N

PROPOSED 1/4" = 1'

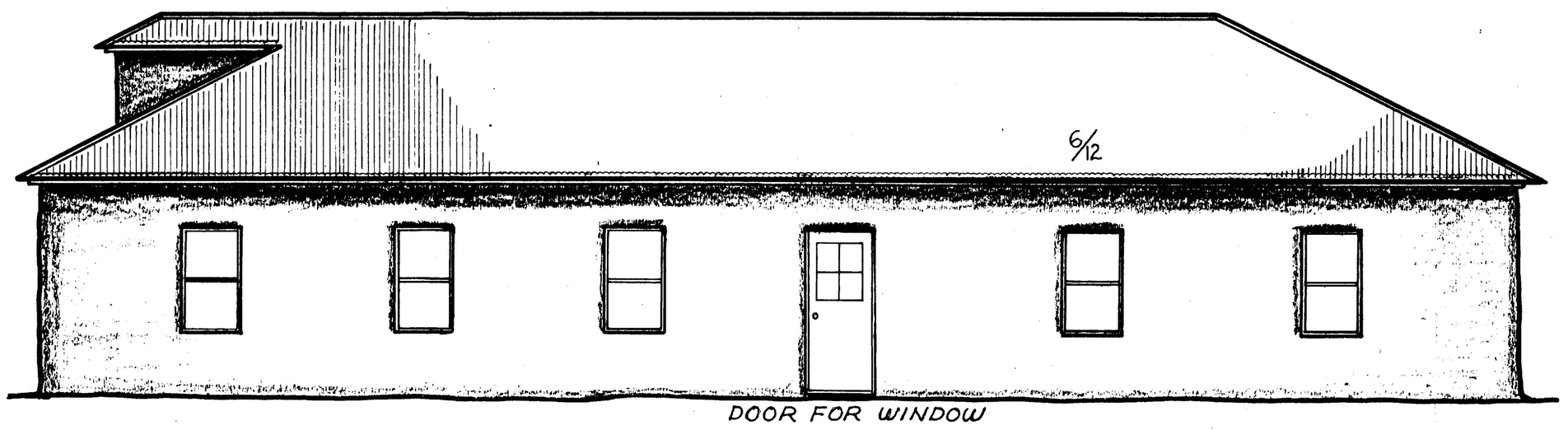


WEST

EXISTING 1/4" = 1'

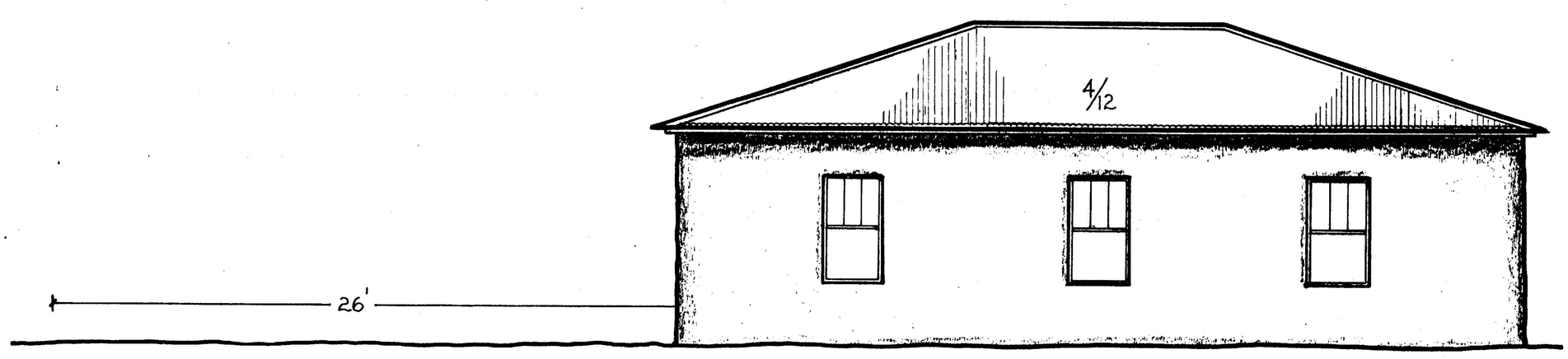


PROPOSED 1/4" = 1'



EAST

EXISTING 1/4" = 1'



PROPOSED ALTERATIONS

TO

EXISTING ELEVATIONS

16'-0" SCALE: 1/4" = 1'

516 ALTO - NORTHWEST VIEW (FRONT)



SOUTHWEST VIEW - (REAR)



516 ALTO - EAST ELEVATION AT DRIVEWAY



516 ALTO - HIP ROOF HOUSE
FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH



516 1/2 ALTO - SHED ROOF HOUSE
SIDE - EAST ELEVATION



EAST ELEVATION - VIEW OF BATHROOM UNDER PORTAL



516 1/2 ALTO - SHED ROOF HOUSE
FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH



516 1/2 ALTO - FULL VIEW OF EAST ELEVATION
WITH 'L' SHAPED PORTAL



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J.Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Case #H 94-43 Meeting Date April 26, 1994

Project Address 516 1/2 Alto Street District Westside-Guadalupe Historic

Agent Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Owner _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 284 AREA NO. 7 AGE 19th century (alterations)

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: Roof replacement; rebuild east elevation portal; remove east elevation (modern) addition; wholesale window replacement; covered walkway connecting to neighboring east building. (Tabled prior to 3/22/94 HDRB)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on April 26, 1994, acted on the above referenced case. The decision of the Board was to table your request. Your case will be placed on the agenda for the May 10, 1994 HDRB meeting under old business.

For further information please call 984-6808.

Sincerely,

Ian Cordwell

Urban Design Review Specialist

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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: April 26, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-43 ADDRESS 516 1/2 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	__X__ Proposal Letter
__X__ District Guidelines	__X__ Vicinity Map
__X__ State Historical Survey Sheet	__X__ Site Plan/FloorPlan
____ Minutes of _____	__X__ Photographs
____ Other _____	__X__ Elevations
	____ Other _____

STAFF RECOMMENDATIONS:

According to the applicant's letter, "inspection of the roof and wall construction reveals that this building was originally a flat-roof structure with pueblo-style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood." If this assessment is accurate, staff has no concerns with the applicant's proposal to "reconstruct the roof in its earlier flat-roofed, parapeted configuration." Such reconstruction would not, in the opinion of staff, impact the historic status of the building.

Staff has no concerns with the proposal to rebuild the east elevation portal, remove the modern addition at the east elevation, or construct a covered walkway connecting to the neighboring east building if the material, profile, and style of the portal are matched.

With regard to the proposal to "replace in-kind all existing windows," staff would request that the applicant demonstrate that the windows are indeed deteriorated and in need of replacement.

Staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

14369

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613284
field map SFHD # 7	number 284	UTM reference zone 12 13	easting northing

location description
518 Alto
5/16/12

city/town
SANTA FE

land grant/reservation

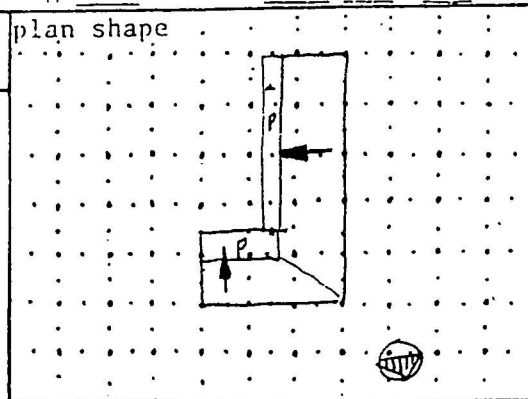
building name

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL no. SFHD # 9	negative nos. 17	loc. of neg. HPB



plan shape



date of construction
19th C. estimate ___ actual
source

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing
•d: solid w/ 6 lits
•w: 6/6 dbh tanden + single
•rear porch: shed rf on expos'd lintel, round posts

comments
E. Wing of P. Vigil House

surroundings
res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
contrib.

associated buildings? ✓yes
what type?
garage
if inventoried, list ID nos.

see back? ___yes

STEVEN J. MELANDER-DAYTON
510 GALISTEO STREET
SANTA FE, NEW MEXICO 87501

Dear Members of the Historic Design Review Board:

This letter is in regard to two buildings on a single lot at 516 Alto Street in the West Guadalupe Historic District. I intend to remodel the buildings for use as a private office. I propose to maintain the one-story character of the property through removal of recent additions and alterations to both buildings. While serving my needs, this should also make the buildings more architecturally compatible with the Donaciano Vigil House to the west at 518 Alto Street and with the historic district in general.

<u>516 1/2 Alto</u> (the west building on the lot) is a low building sharing a common wall along the west property line with the Vigil House. Inspection of the roof and wall construction reveals that this building was orginally a flat-roof structure with pueblo style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood. There is a recent addition (a bathroom) under the east portal which obstructs a previously existing exterior doorway. The portal is also of recent construction and is in disrepair.

What's There?

I propose the following work on this building:

(1) reconstruct the roof in its earlier flat-roofed, parapeted configuration;

(2) rebuild the portal in the same style and appearance;

demonstrate deterioration.
why replace?
maintain exist config. of each or match thruout?

(3) remove the exterior bathroom addition in order to expose the original door opening;

(4) replace in-kind all existing windows, maintaining the same style and configuration.

<u>516 Alto</u> (the east building on the lot) is a 4 in 12 slope hip roof building with a wide range of window styles, including two large picture windows of 1950s vintage in the street-side (north) elevation. According to my neighbor, Charlotte White (who has lived next door in the Vigil House since 1958,) the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn.

I propose the following work on this building:

(1) remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance;

(2) build all windows, including the front picture windows, with one style of one-over-one, wood insulated, double-hung, painted windows (as stated above, the windows throughout this building are a mix of materials and lite configurations, i.e. picture, 3/1 double-hung and 1/1 double-hung;)

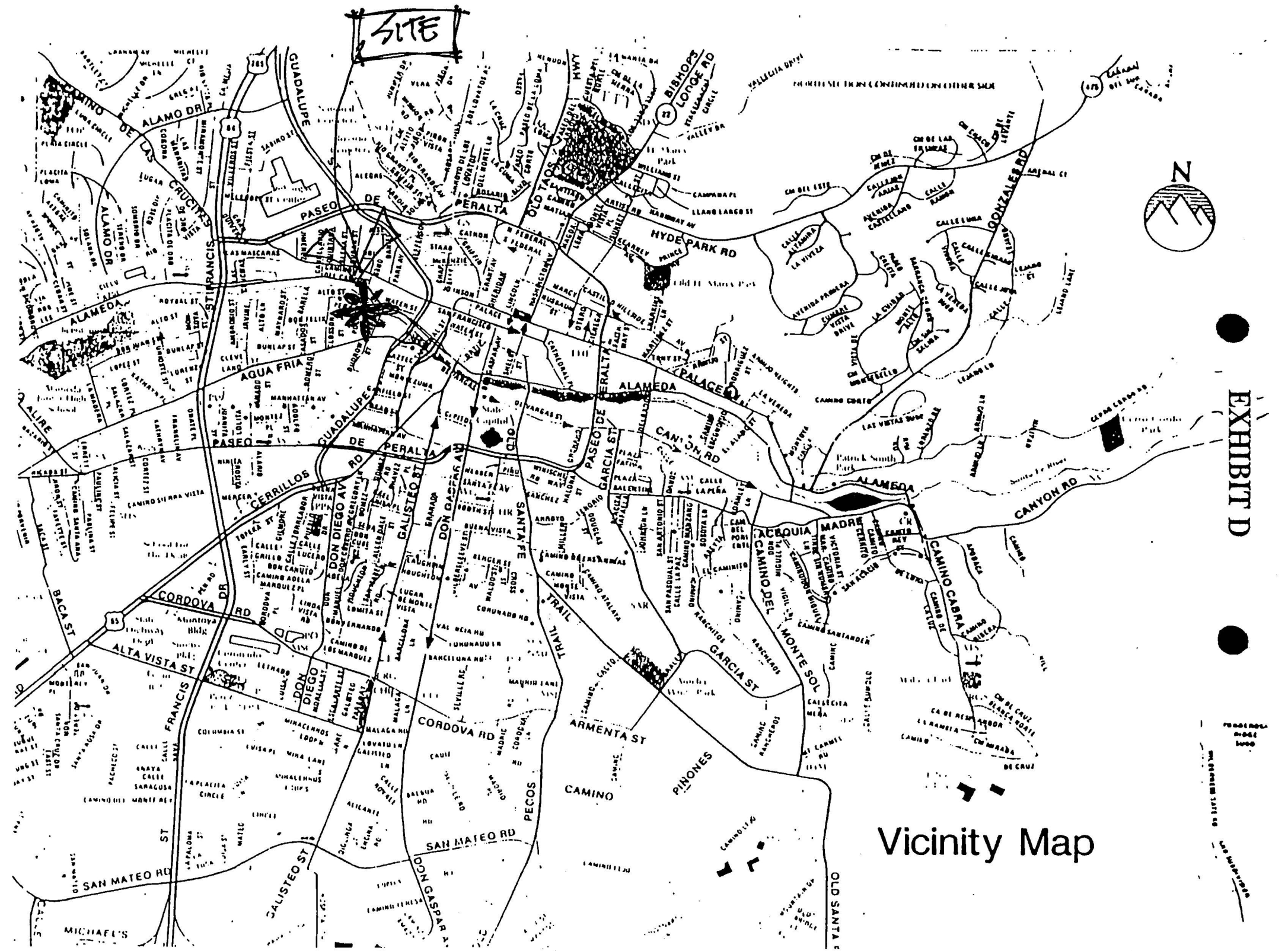
(3) enclose the front porch as heated interior space under the existing roof configuration by moving the recessed wall (where the right picture window is now located) forward to the perimeter of the building;

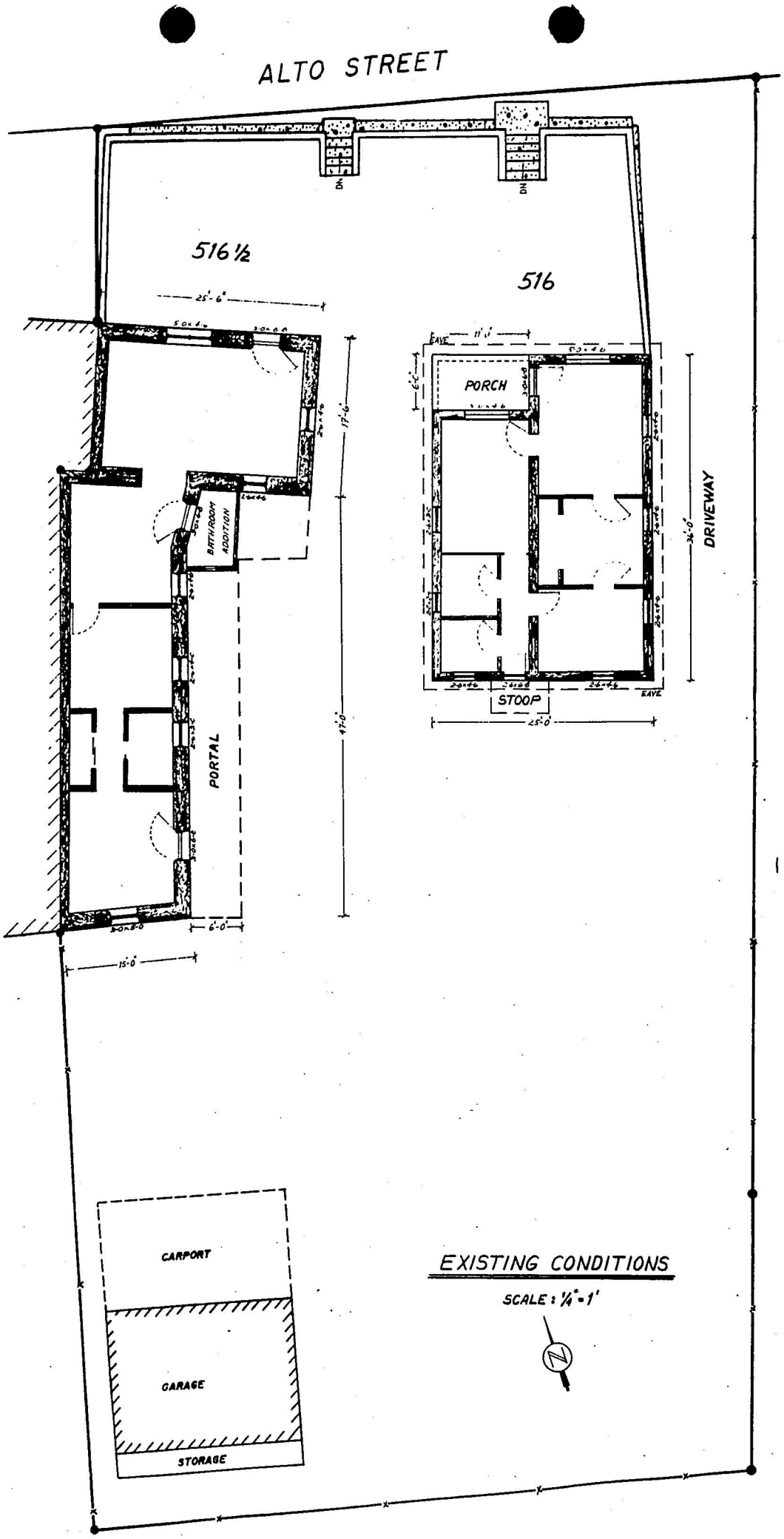
(4) add a covered walkway between both buildings for all-weather handicap access;

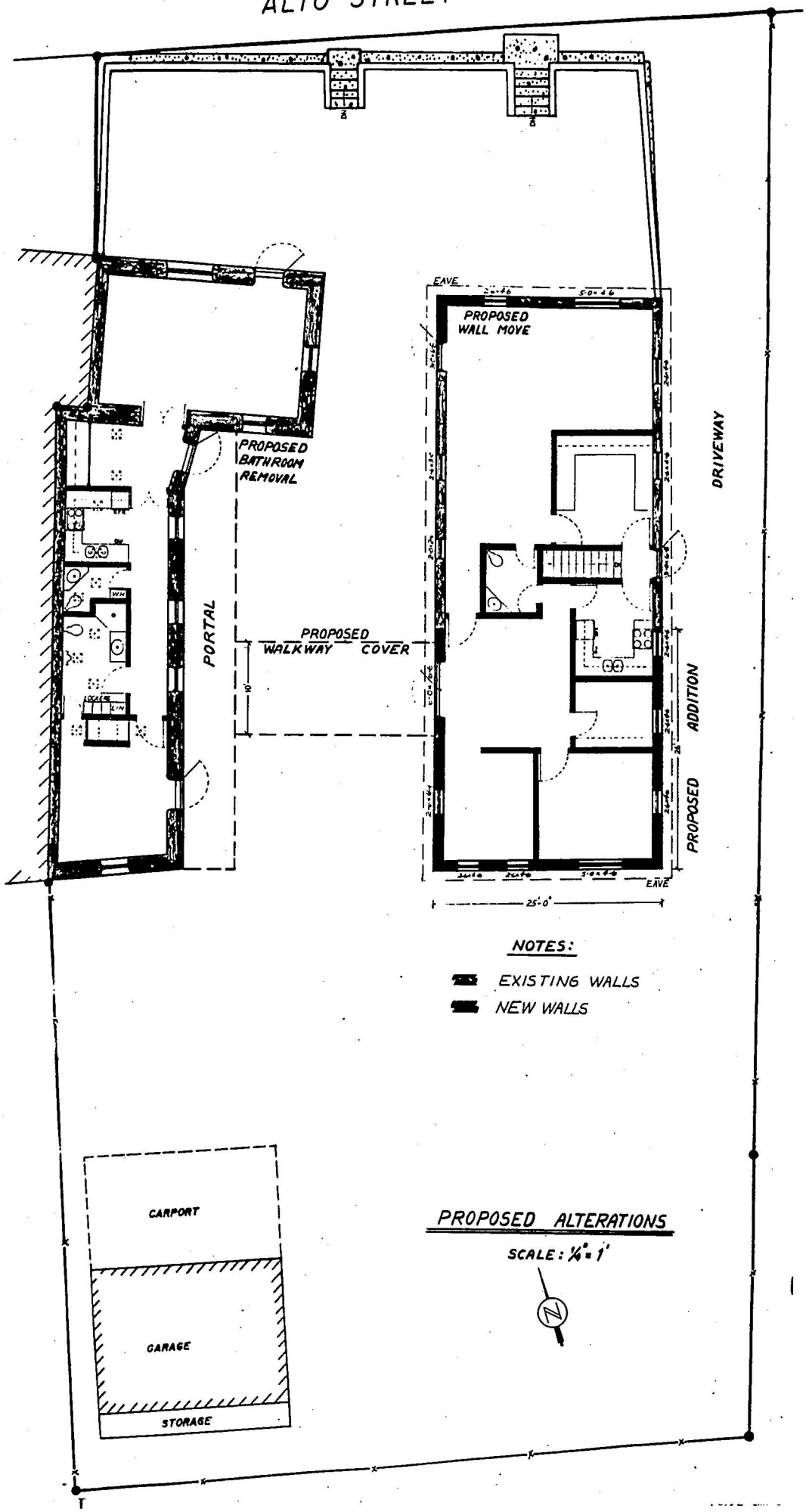
(5) add to the rear of the building, maintaining the same style and configuration of the hip roof, with the addition of a dormer to the south slope.

Thank you for your consideration.

Steven J. Melander-Dayton


SITE
N
EXHIBIT D
Vicinity Map
GUADALUPE
PASEO DE PERALTA
ALAMO DR
CAMINO DE LAS CRUCITAS
ALAMEDA
STIFRANCIS
AGUA FRIA
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
OLD SANTA FE TRAIL
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
FRANCIS
DON DIEGO
ARMENTA ST
CAMINO PINONES
PECOS
SAN MATEO RD
OLD SANTA
HYDE PARK RD
BISHOPS LODGE RD
GONZALES RD
OLD TAOS HWY
Patrick Smith Park
Ferro Cordo Park
Old El Marry Park
Sandy Wash Park
Montoya Bldg
MICHAEL'S

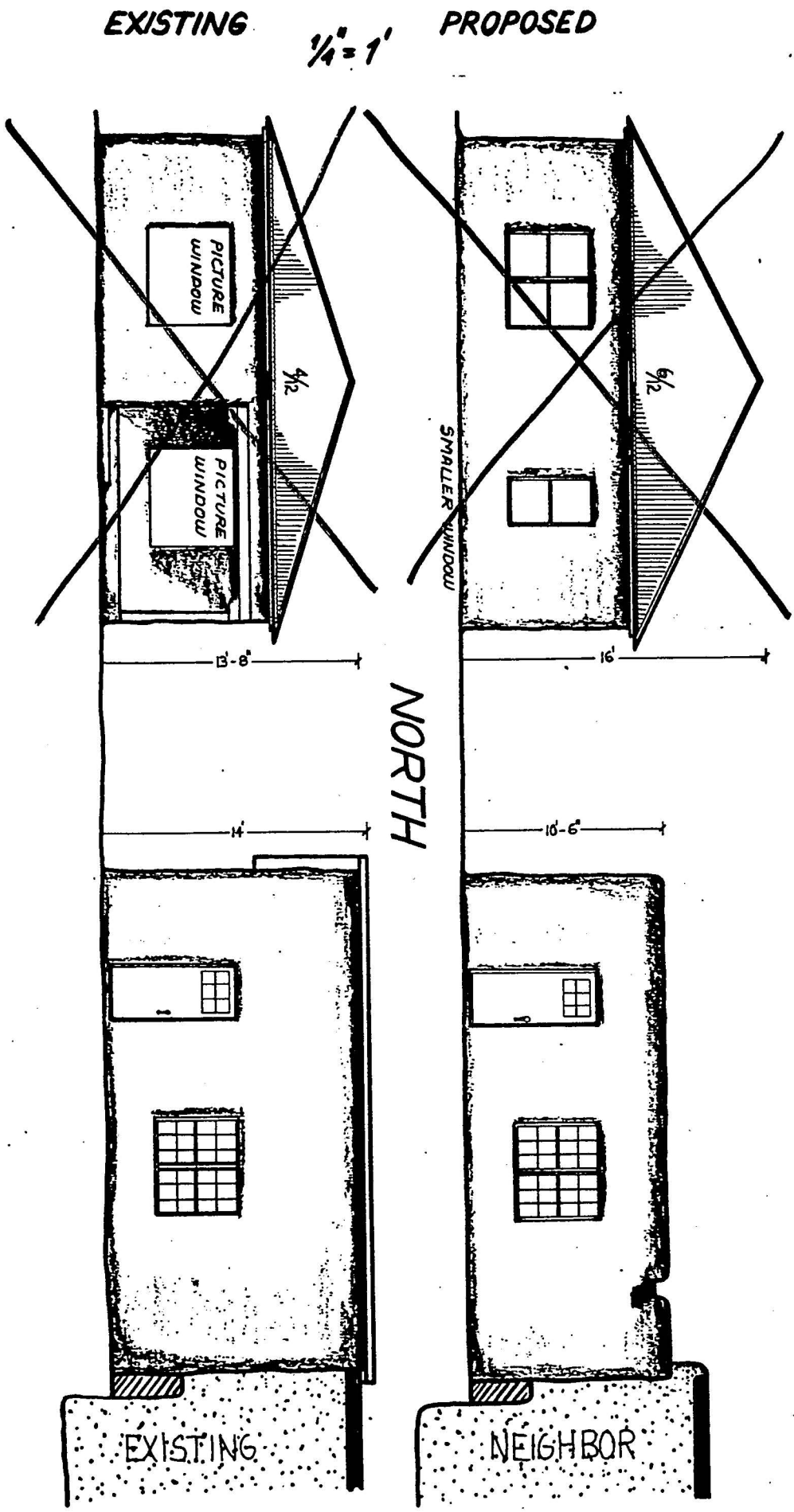

ALTO STREET
516 ½
516
25'-6"
17'-6"
47'-0"
BATHROOM ADDITION
PORTAL
6'-0"
15'-0"
EAVE
11'-0"
6'-0"
PORCH
STOOP
25'-0"
36'-0"
DRIVEWAY
CARPORT
GARAGE
STORAGE
EXISTING CONDITIONS
SCALE: ¼" = 1'
N

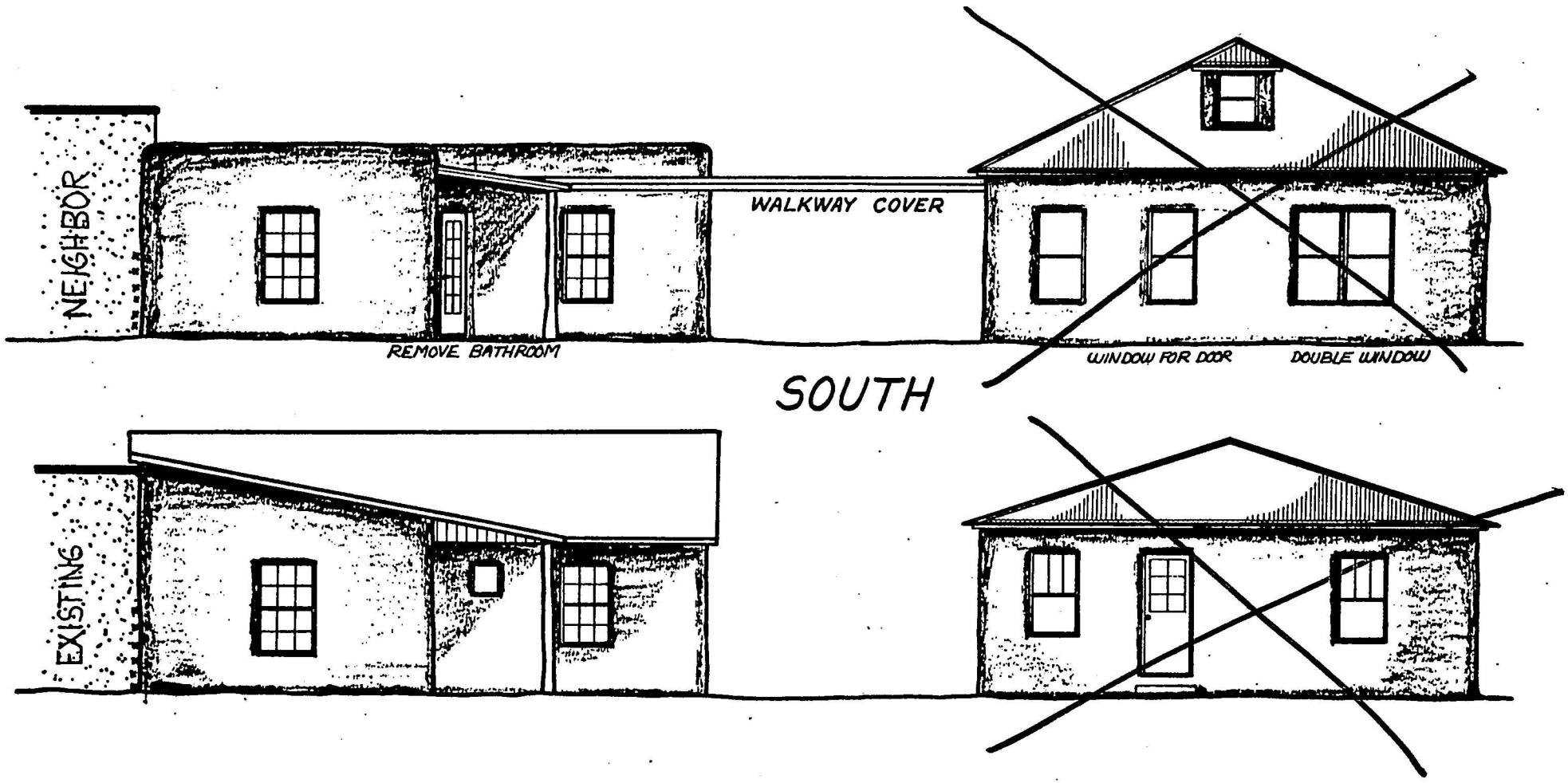

ALTO STREET
EAVE
PROPOSED WALL MOVE
PROPOSED BATHROOM REMOVAL
DRIVEWAY
PORTAL
PROPOSED WALKWAY COVER
10'
ADDITION
PROPOSED
EAVE
25'-0"
NOTES:
EXISTING WALLS
NEW WALLS
CARPORT
GARAGE
STORAGE
PROPOSED ALTERATIONS
SCALE: 1/8" = 1'
N

PROPOSED ALTERATIONS

TO

EXISTING ELEVATIONS

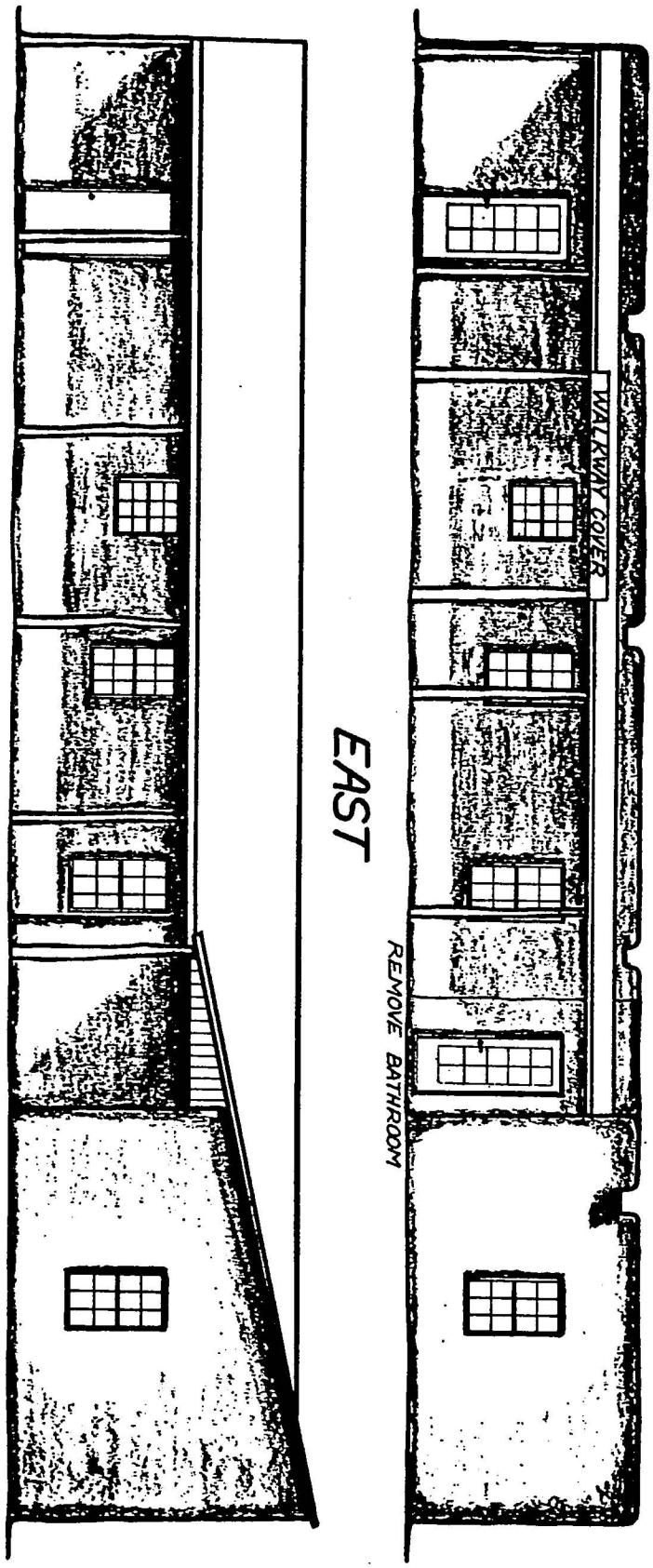

EXISTING
1/4" = 1'
PROPOSED
PICTURE WINDOW
PICTURE WINDOW
4½
6½
SMALLER WINDOW
13'-8"
16'
NORTH
14'
10'-6"
EXISTING
NEIGHBOR


NEIGHBOR
WALKWAY COVER
REMOVE BATHROOM
WINDOW FOR DOOR
DOUBLE WINDOW
SOUTH
EXISTING

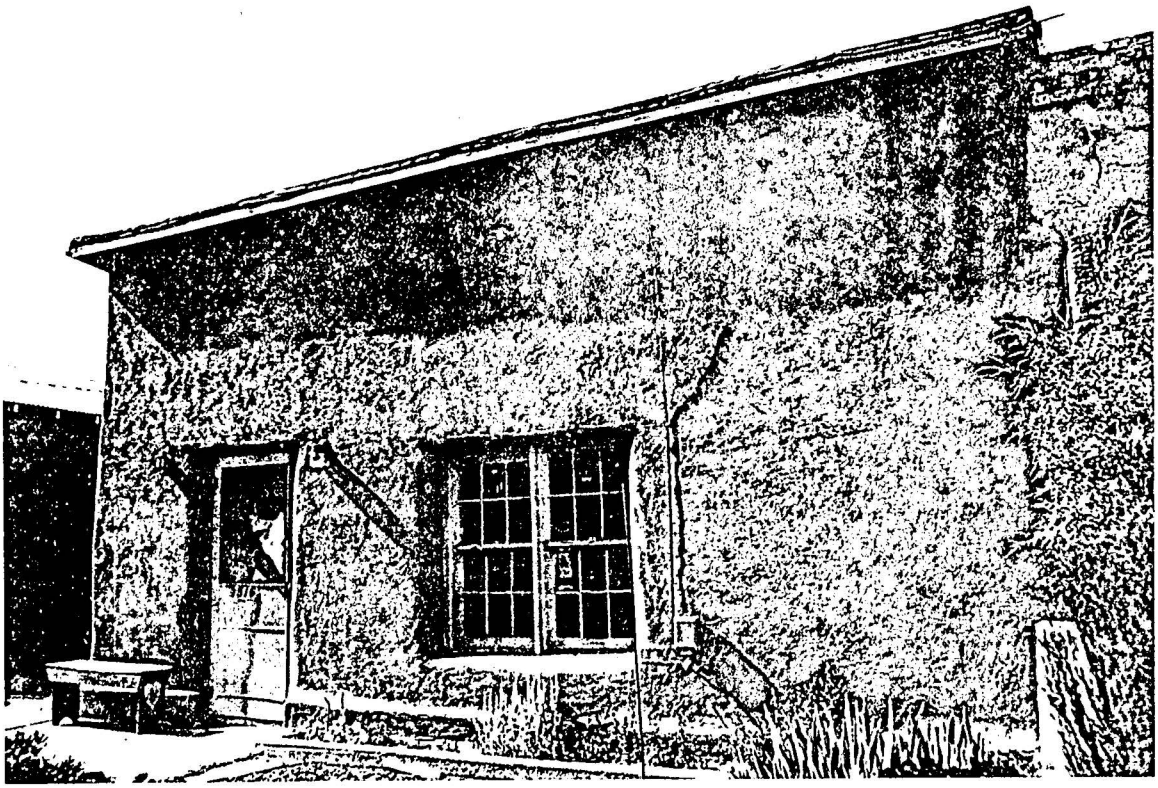
EXISTING

1/4" = 1'

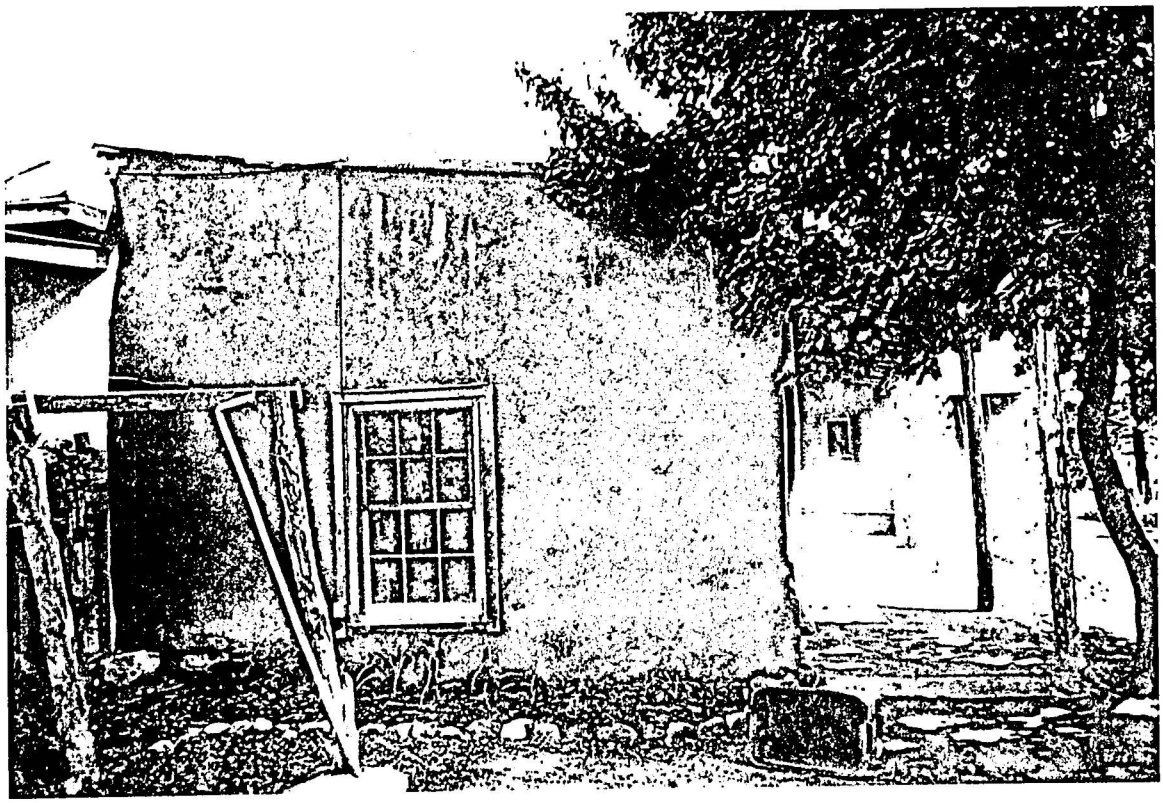
PROPOSED



[redacted] 1/2 ALTO - SHED ROOF HOUSE
FRONT ELEVATION - NORTH



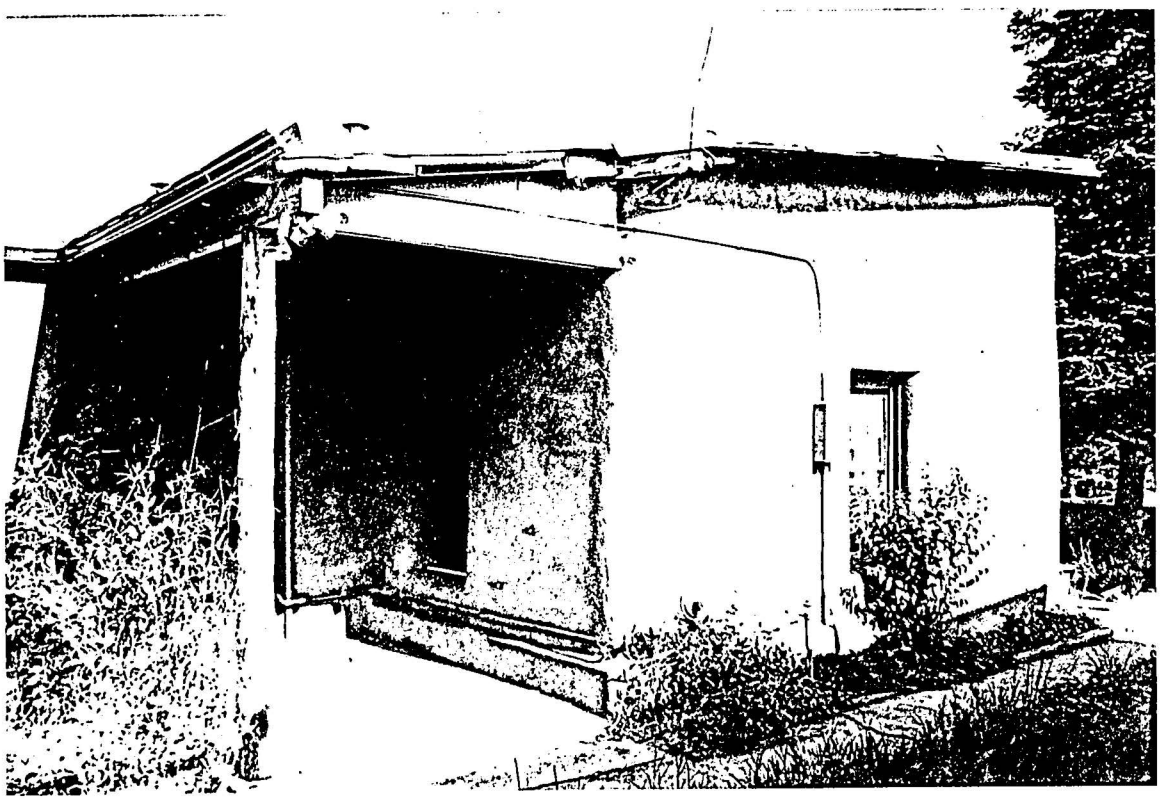
REAR ELEVATION - SOUTH



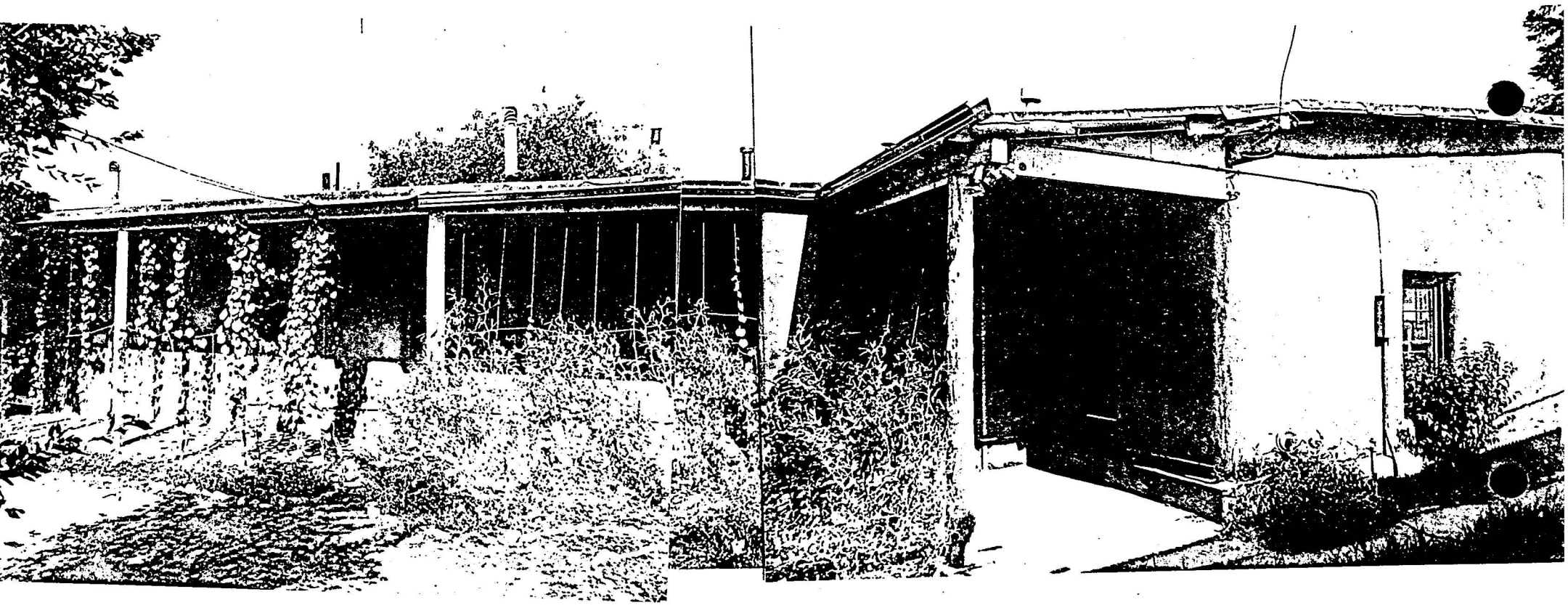
516 1/2 ALTO - SHED ROOF HOUSE
SIDE - EAST ELEVATION



EAST ELEVATION - VIEW OF BATHROOM UNDER PORTAL



516 1/2 ALTO - FULL VIEW OF EAST ELEVATION
WITH 'L' SHAPED PORTAL



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
David A. Sena, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 94-43 Meeting Date March 22, 1994

Project Address 516 1/2 Alto Street District Westside-Guadalupe Historic

Owner Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Agent _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 284 AREA NO. 7 AGE 19th century with alter.

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(x) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: roof replacement; rebuild east elevation portal; remove east elevation (modern) addition; wholesale window replacement; covered walkway connecting to neighboring east building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

_____

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

printed on recycled paper

City of Santa Fe, New Mexico

memo

DATE: March 22, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-43 ADDRESS 516 1/2 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	__X__	Proposal Letter
__X__	District Guidelines	__X__	Vicinity Map
__X__	State Historical Survey Sheet	__X__	Site Plan/FloorPlan
____	Minutes of _____	__X__	Photographs
____	Other _____	__X__	Elevations
		____	Other _____

STAFF RECOMMENDATIONS:

According to the applicant's letter,

> "inspection of the roof and wall construction reveals that this building was originally a flat-roof structure with pueblo-style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood."

If this assessment is accurate, staff has no concerns with the applicant's proposal to "reconstruct the roof in its earlier flat-roofed, parapeted configuration." Such reconstruction would not, in the opinion of staff, impact the historic status of the building, but rather recapture its previous (historic) character. Staff has requested additional information as to the information available to the owner regarding the construction of the existing roofline.

Staff has no concerns with the proposal to rebuild the east elevation portal to match the existing, remove the modern addition at the east elevation, or construct a covered walkway connecting to the neighboring east building if the material, profile, and style of the existing portal are matched.

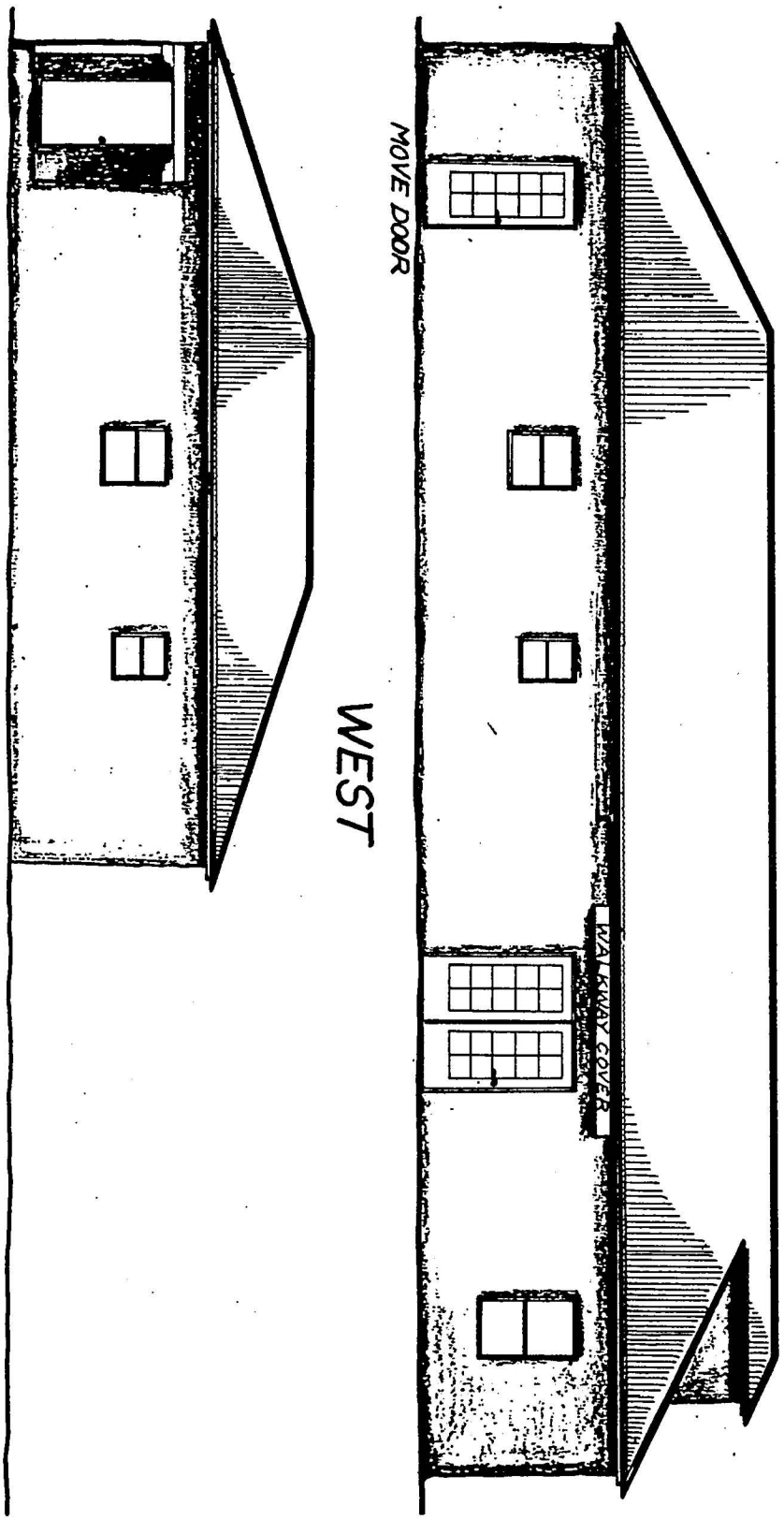
With regard to the proposal to "replace in-kind all existing windows," staff would request that the applicant demonstrate that the windows are indeed deteriorated and in need of replacement.

Staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

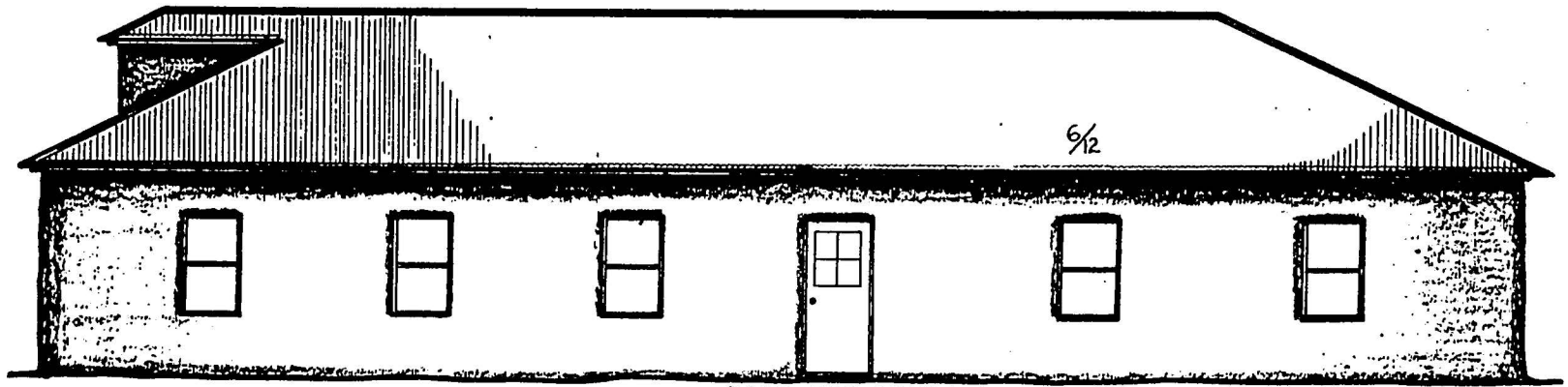
EXISTING

1/4" = 1'

PROPOSED

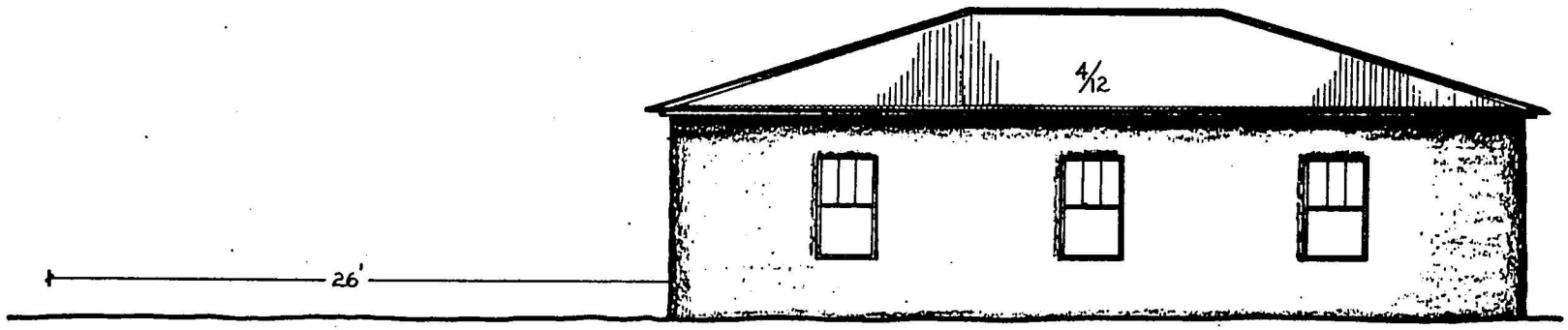


PROPOSED



EAST

EXISTING 1/4" = 1'



E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 516 + 516½ Alto St.

Owner: Steven J. Melander-Dayton Address: 206 Camino de/Norte, Santa Fe Phone: 983-2121

Applicant: Address: Phone:

Project Proposal:

Public Visibility: North (X) South ( ) East ( ) West ( )

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J. Melander-Dayton
Signature of Applicant or Owner

1 Mar 94
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-9442 Meeting Date

Historic District: Survey Number: 9443 Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR)OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100063
Case Number . . . . . : H-95-63
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 04/06/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480 Santa Fe, Nm
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor Architect 355 E. Palace Ave.
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on April 25, 1995, acted on the above referenced case. The decision of the Board was to table your request. Resubmittal information is due to staff by noon, April 28 for review by the HDRB on May 9, 1995 and noon, May 12 for review by the HDRB on May 23, 1995. Any unresolved zoning matters must be resolved prior to review by the HDRB.

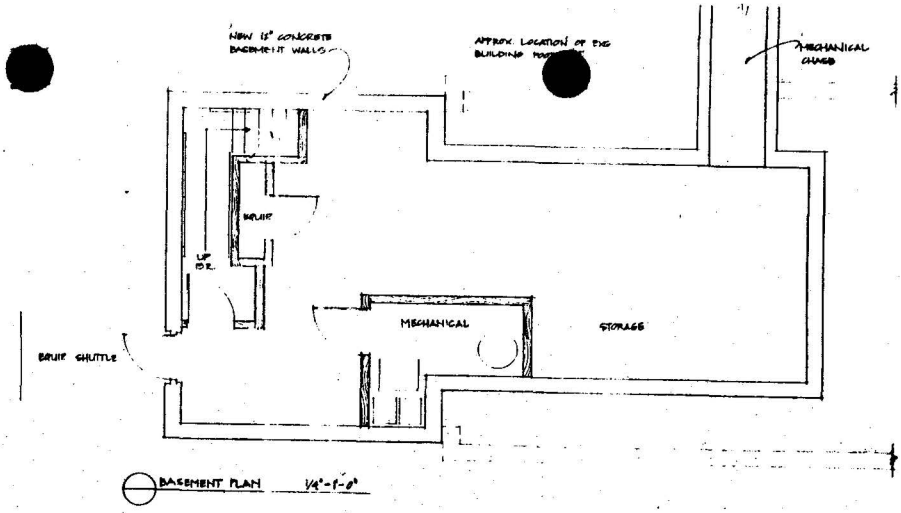
For further information please call 984-6808.

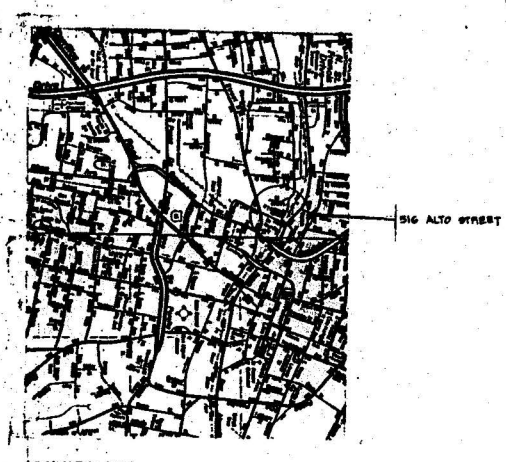
Sincerely,

Mary Grzeskowiak

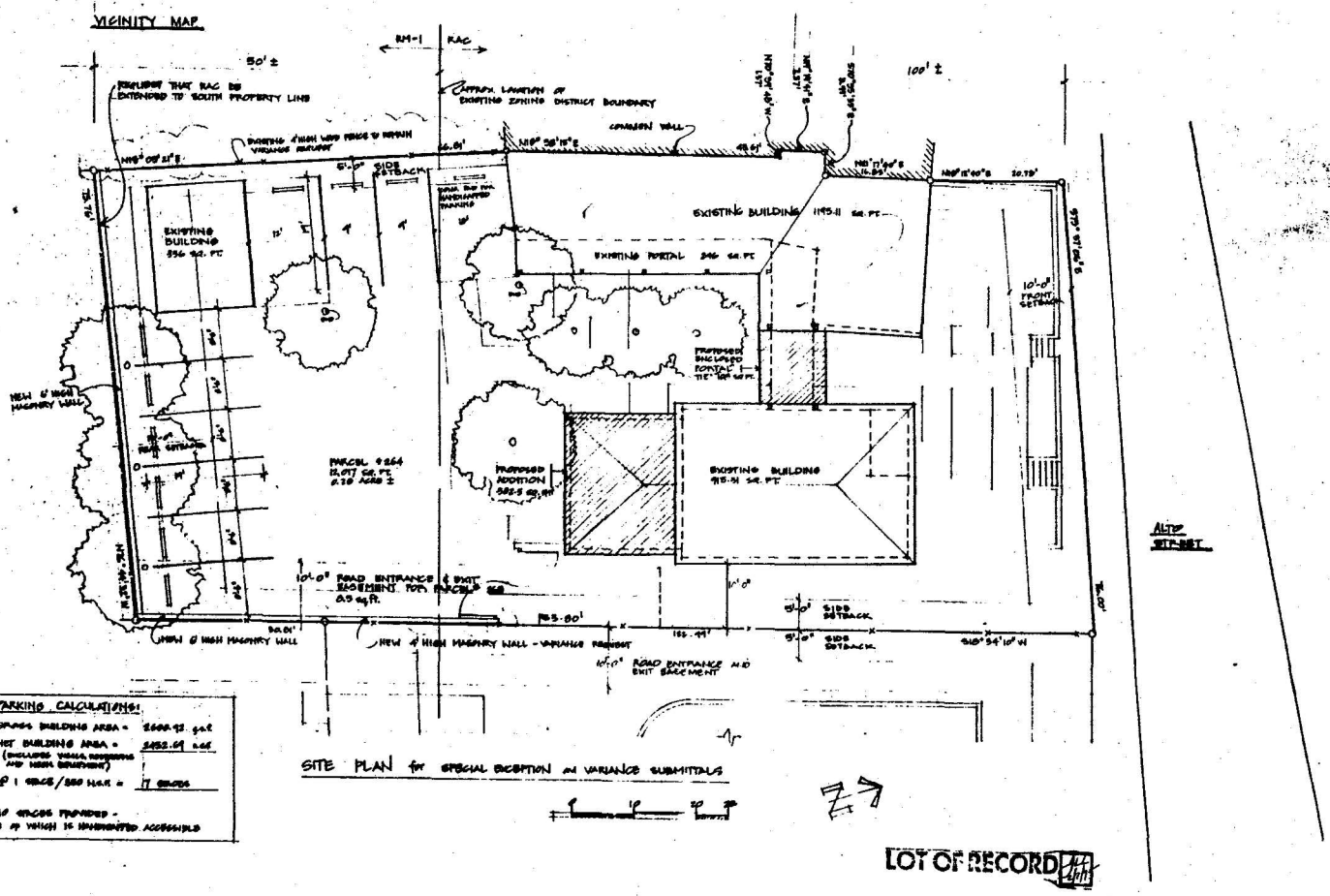
Mary Grzeskowiak
Planner III

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 ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.





VICINITY MAP



JOB NO. 9402

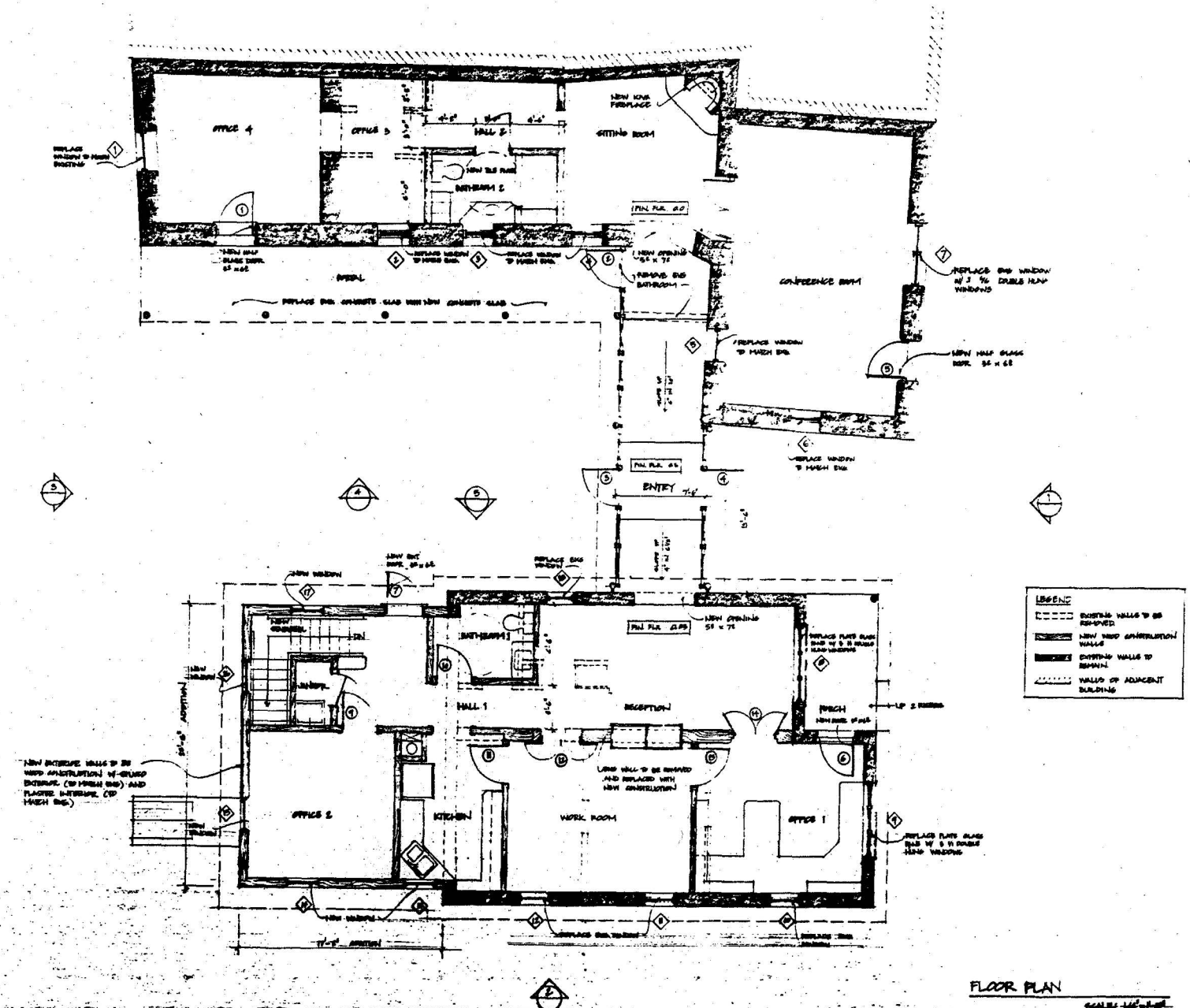
1

Dates:
1.16.95
2.10.95
3.20.95

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667



FLOOR PLAN

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

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5617

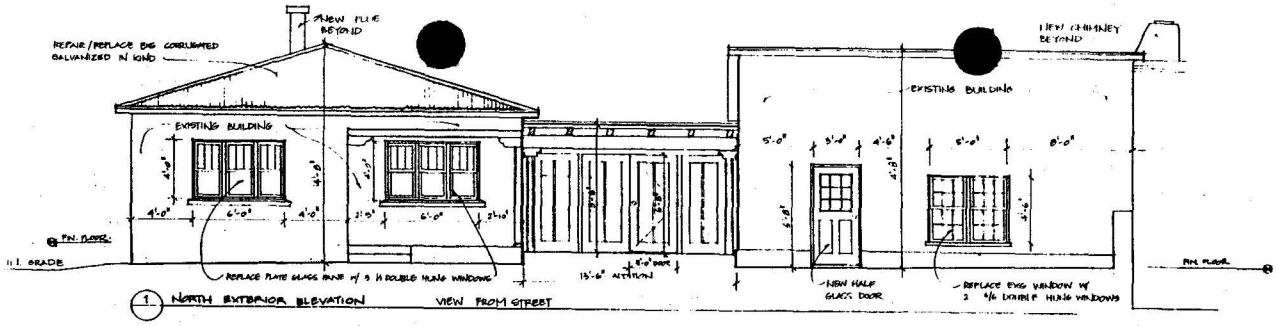
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

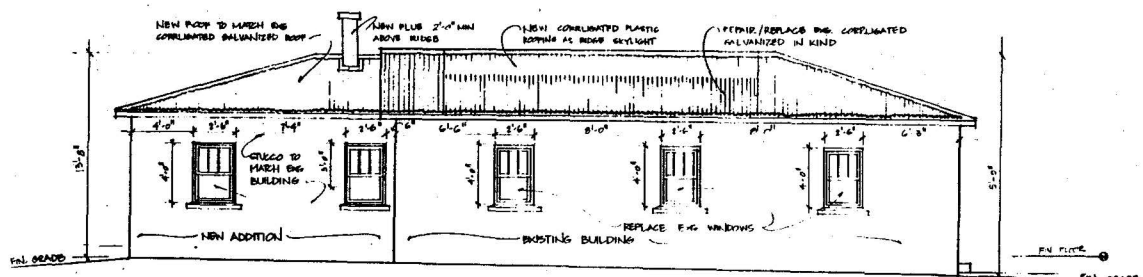
Dates:

2

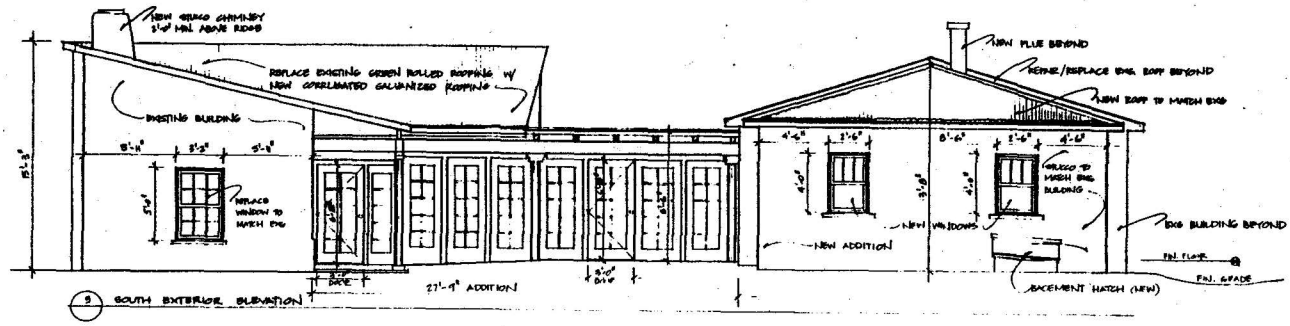
JOB NO.
9402



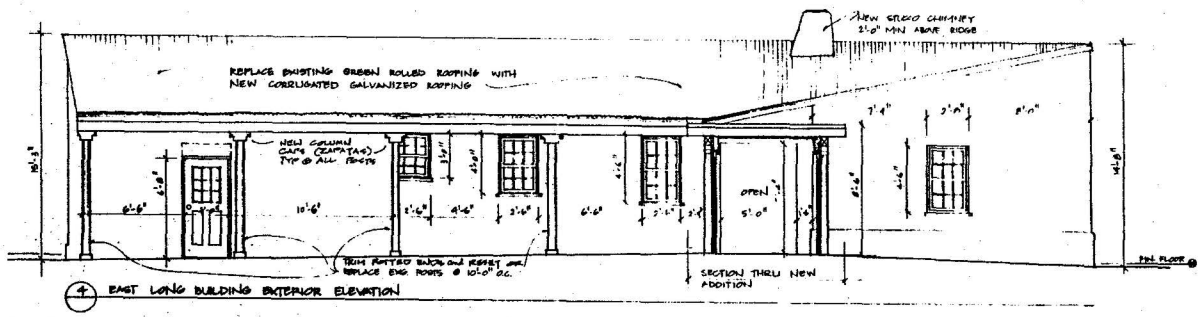
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



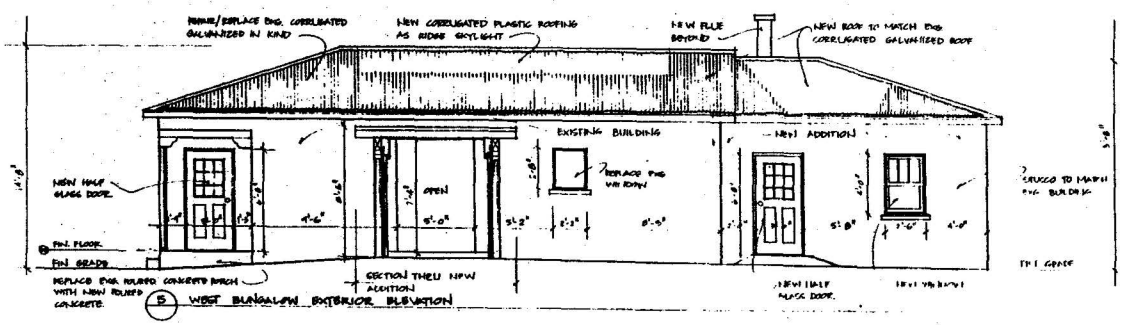
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

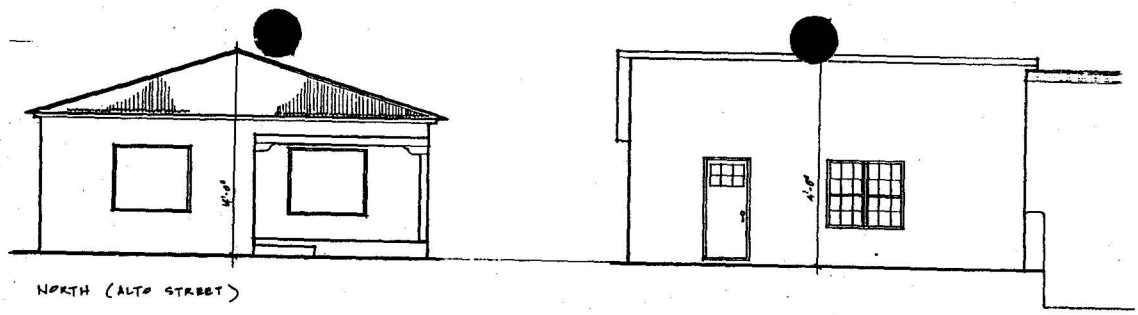
2

Dates: HDRB 4-9-15

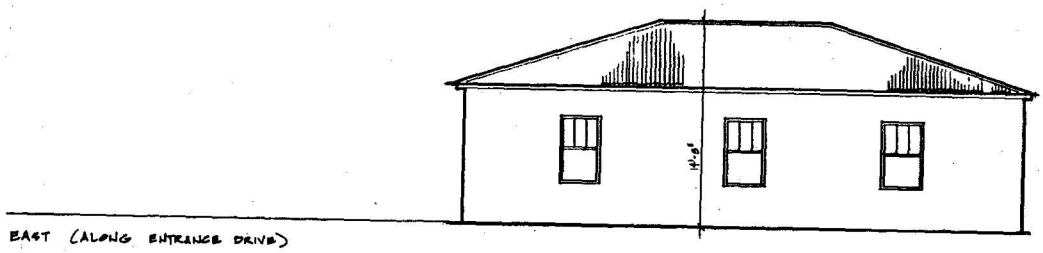
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

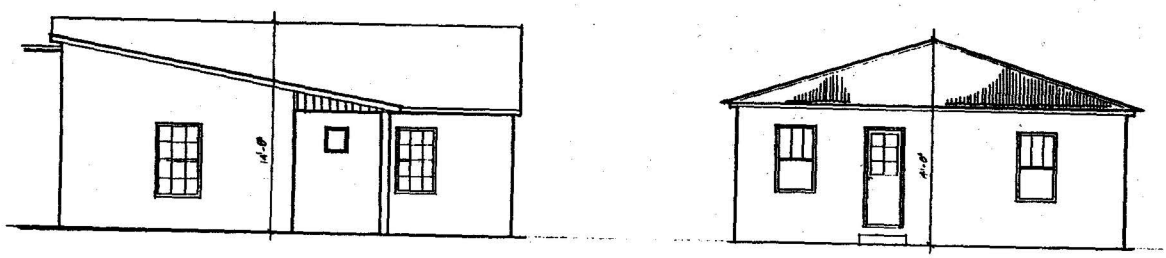
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 5059835667



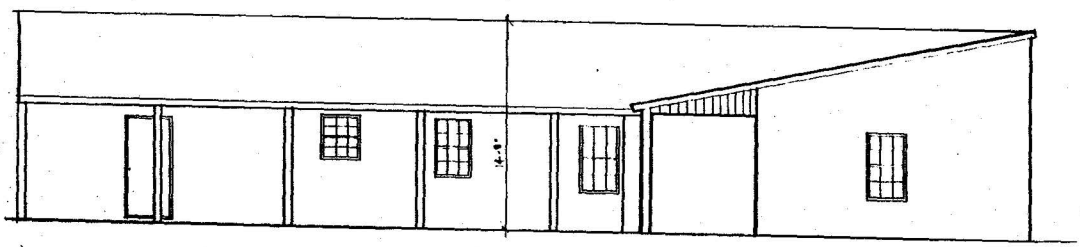
NORTH (ALTO STREET)



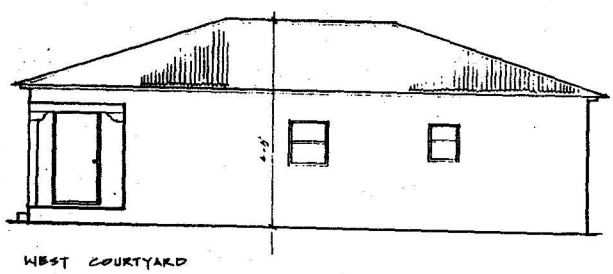
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

4

JOB NO. 9402

Dates:

EXISTING CONDITIONS

SCHEMATIC DESIGN for
516 ALTO STREET

1-16-95
2-16-95

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983566

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : ADD ON S(REAR)OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100063
Case Number . . . . . : H-95-63
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 04/06/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480 Santa Fe, Nm
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor Architect 355 E. Palace Ave.
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 25 April 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG
Joan Cole, Planner II

VIA: Dennis Thompson, Planning Division Director

CASE #H- 95-63 ADDRESS 516 & 516 1/2/ Alto Street

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	__x__ Proposal Letter
__x__ District Standards	__x__ Vicinity Map
____ State Historical Survey Sheet	__x__ Site Plan/Floor Plan
____ Minutes of _____	__x__ Elevations
____ Other _____	__x__ Photographs
	____ Other _____

STAFF RECOMMENDATION:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-63
4/25/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

mjg/d#2/h-95-63

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

H368

building threatened? yes	surveyed date 8/85 by [redacted]	county SANTA FE	ID no. 051613283
field map SFHD #7	number 283	UTM reference zone 12 13	easting northing

location description: 516 Alto

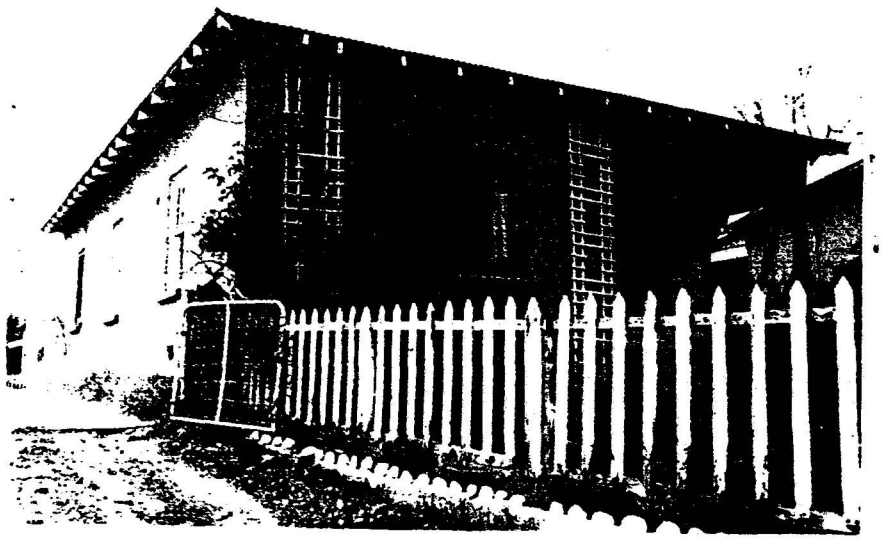
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

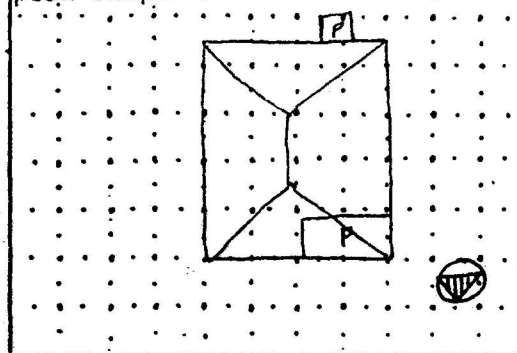
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL	negative nos.	loc. of negg.
no. SFHD #9	18	HPB



plan shape



date of construction: Pre'28 estimate _____ actual

source:

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style	foundation material
NMUV	conc.
	wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

surroundings
res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

H3669

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613284
field map SFHD # 7	number 284	UTM reference zone 12 13 easting	northing

location description
518 Alto
516 12

city/town
SANTA FE

land grant/reservation

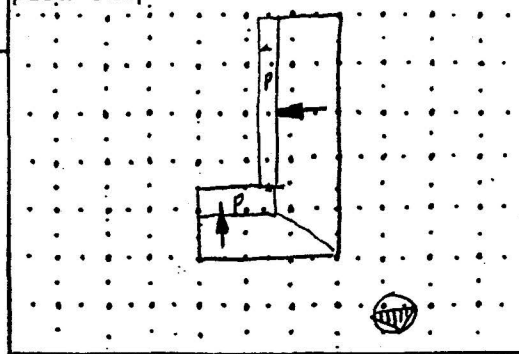
building name

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL no. SFHD # 9	negative nos. 17	loc. of neg. HPB



plan shape



date of construction
19th C. estimate ___ actual
source

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings
res.

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why?
contrib.

associated buildings? ✓ yes
what type?
garage
if inventoried, list ID nos.

see back? ___ yes

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf. - expos'd rf. joists on both N & W wing

•d: solid w/ 6 lits
•w: 6/6 dbh tandem + single
•rear porch: shed rf on expos'd lintel, round posts

comments
E. Wing of D. Vigil House

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more accurate

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Replacement on 516 8' back from bldg all front; 14' back from portal front

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

wholesale window replacement

stucco will not match #516

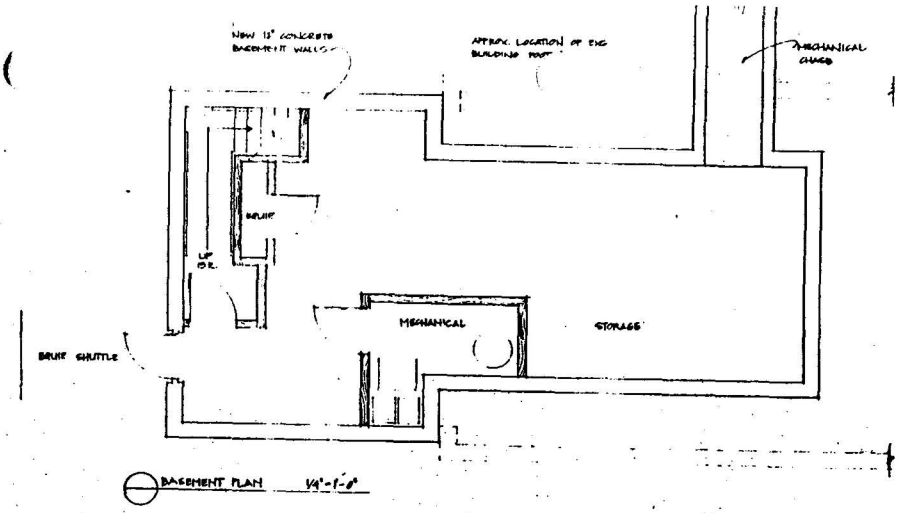
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

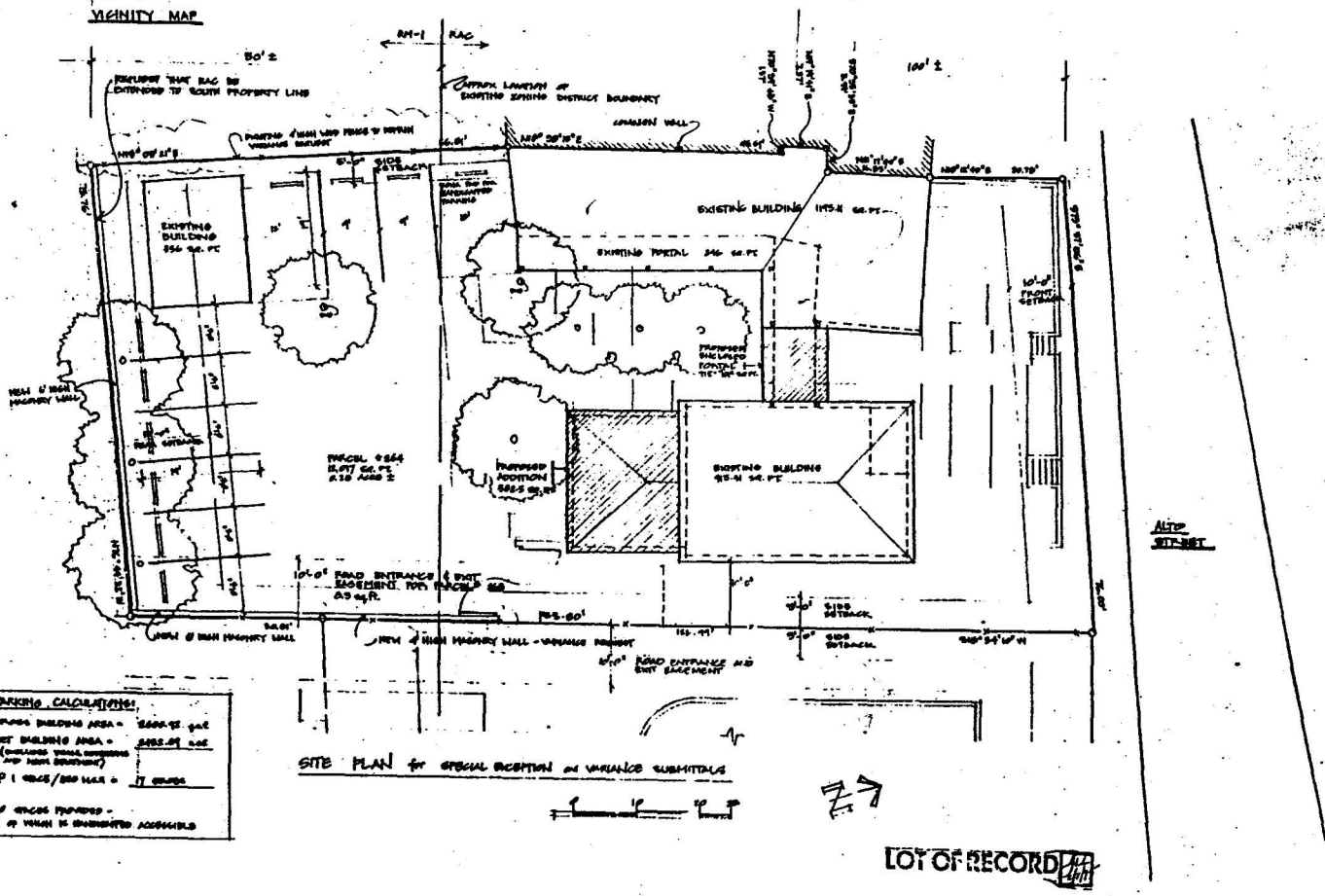
cc: Victor Johnson, AIA Architect
983-5667



BASEMENT PLAN 1/4"-1'-0"



VICINITY MAP



PARKING CALCULATIONS:

SITE PLAN for SPECIAL EXCEPTION or VARIANCE SUBMITTALS

LOT OF RECORD

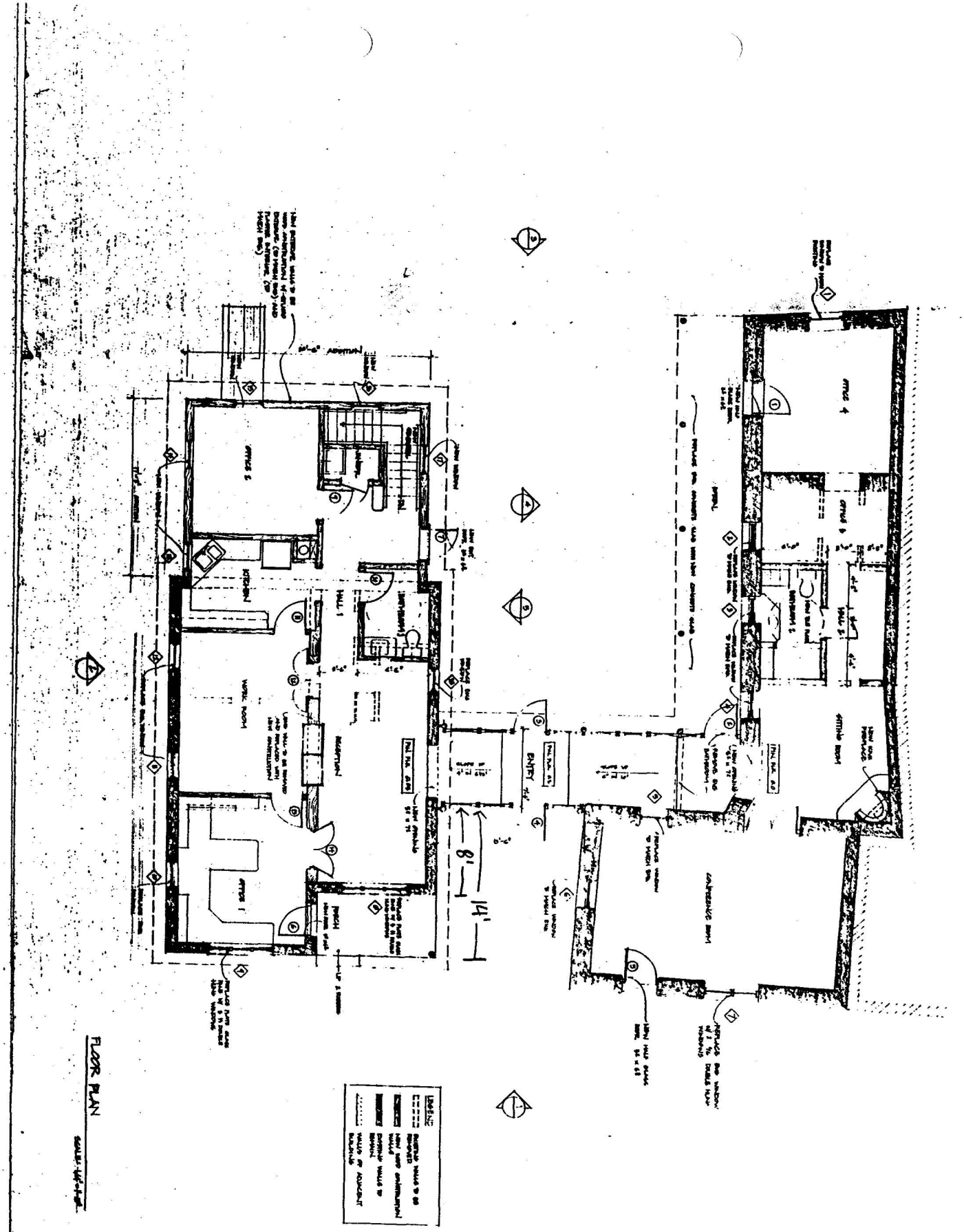
JOB NO. 0412

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667



FLOOR PLAN

2

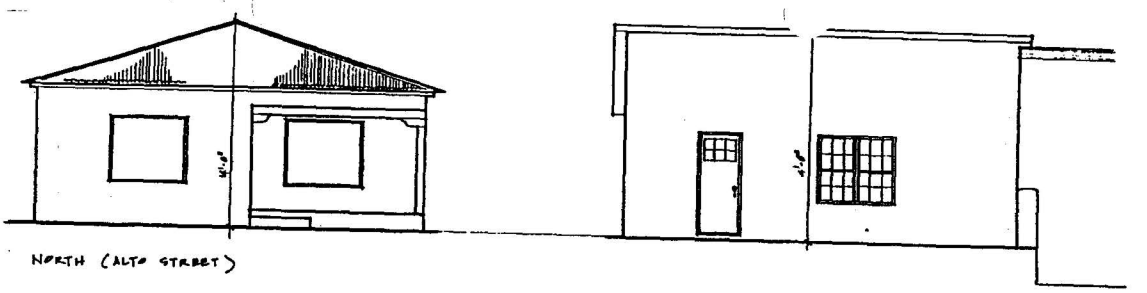
JOB NO. 9402

Dates:

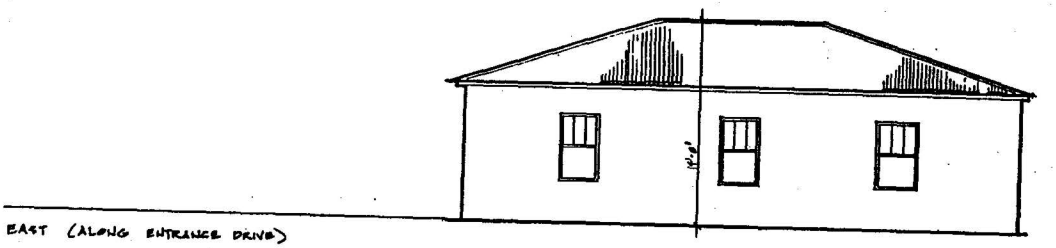
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

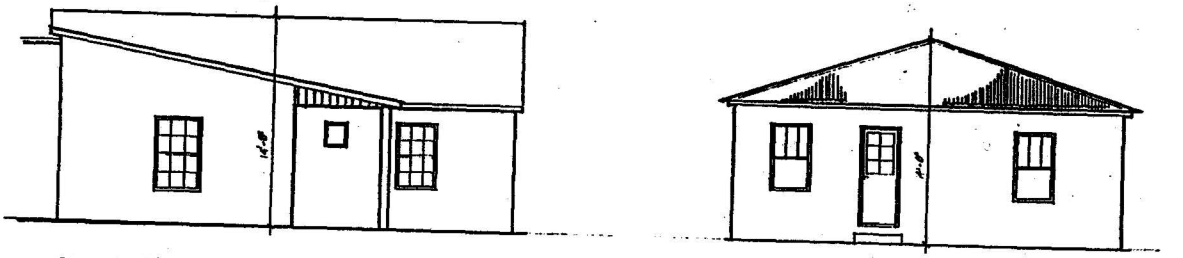
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983560



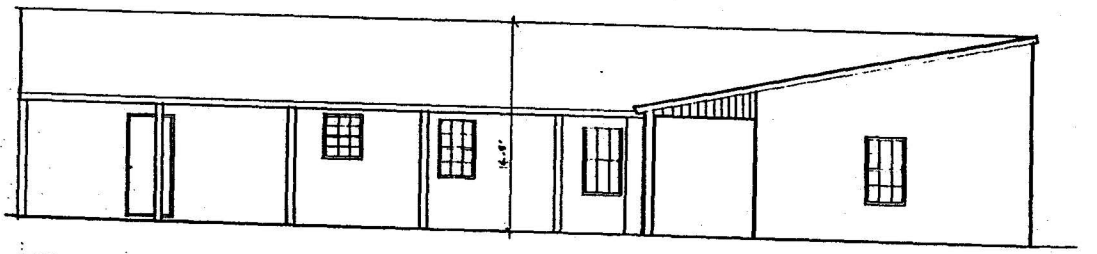
NORTH (ALTO STREET)



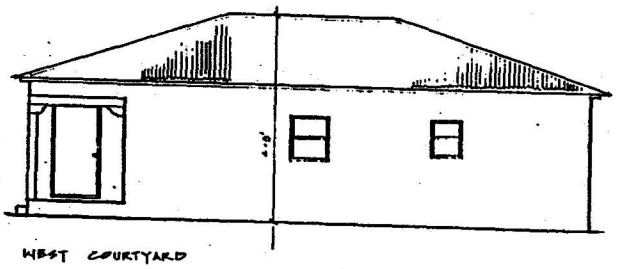
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING PHOTOGRAPHS, ELEVATIONS

4

JOB NO. 9402

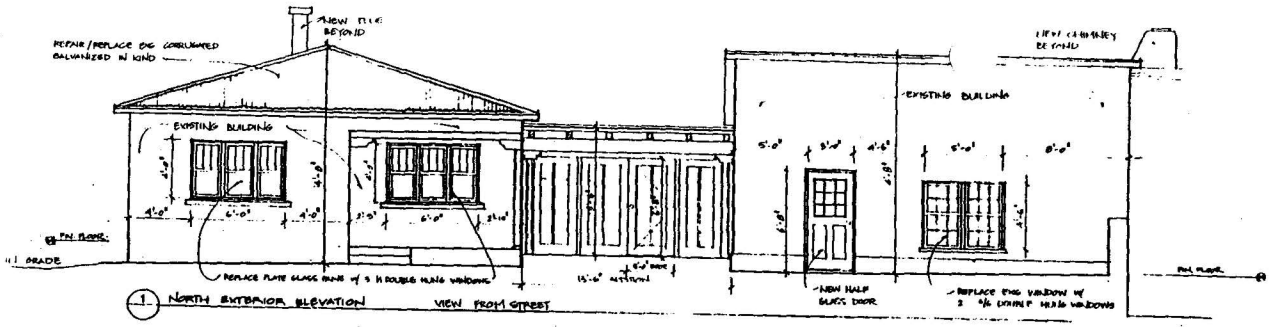
Dates:

EXISTING CONDITIONS

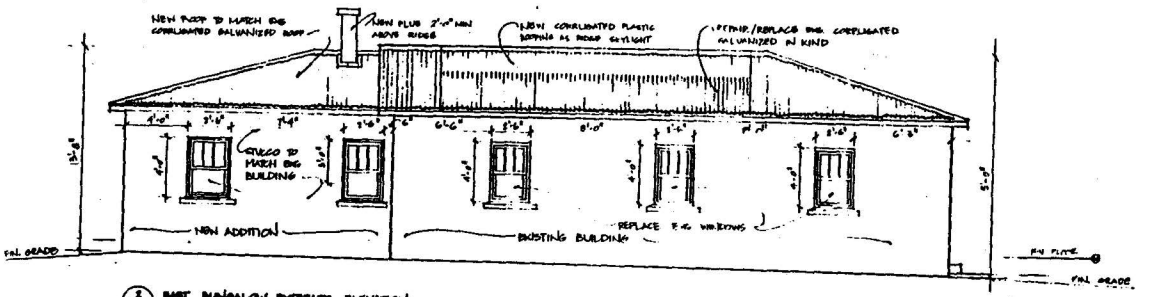
SCHEMATIC DESIGN for
516 ALTO STREET

1/6/95
2/6/95

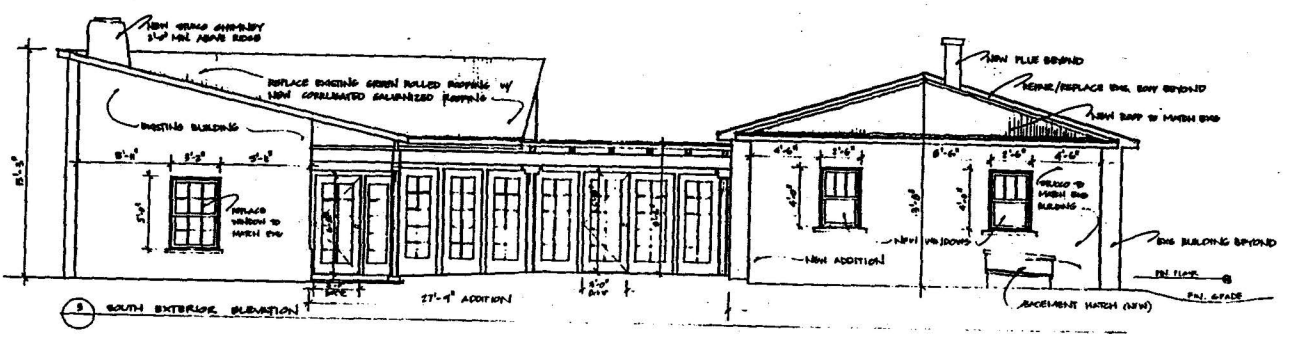
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5661



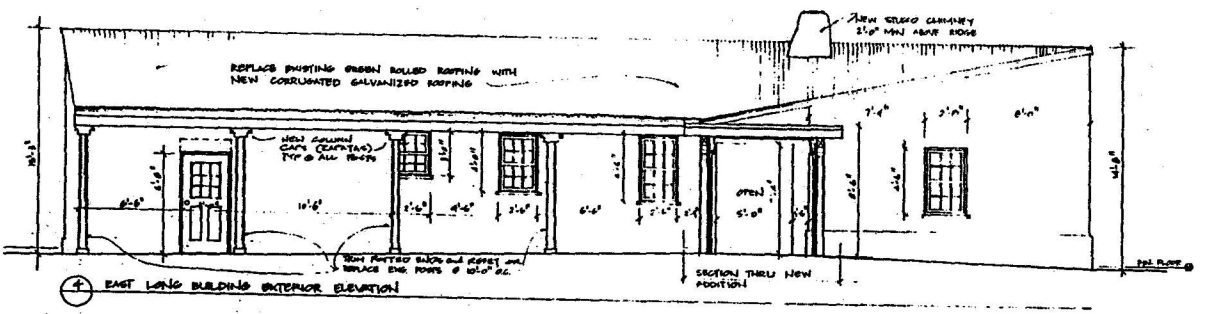
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



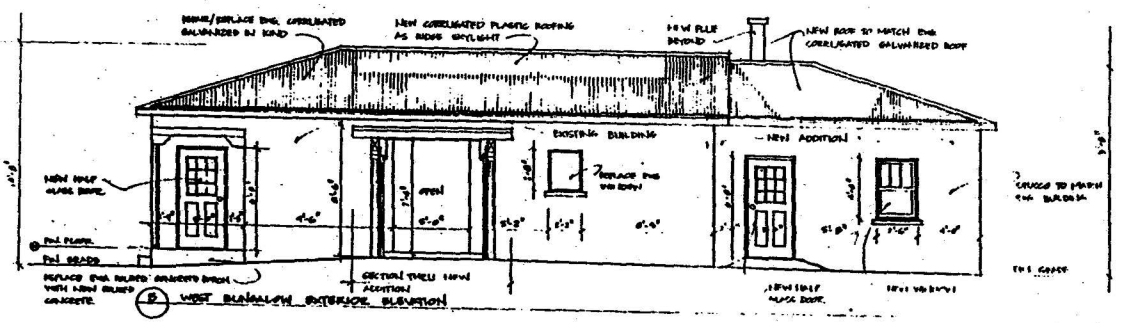
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

3

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

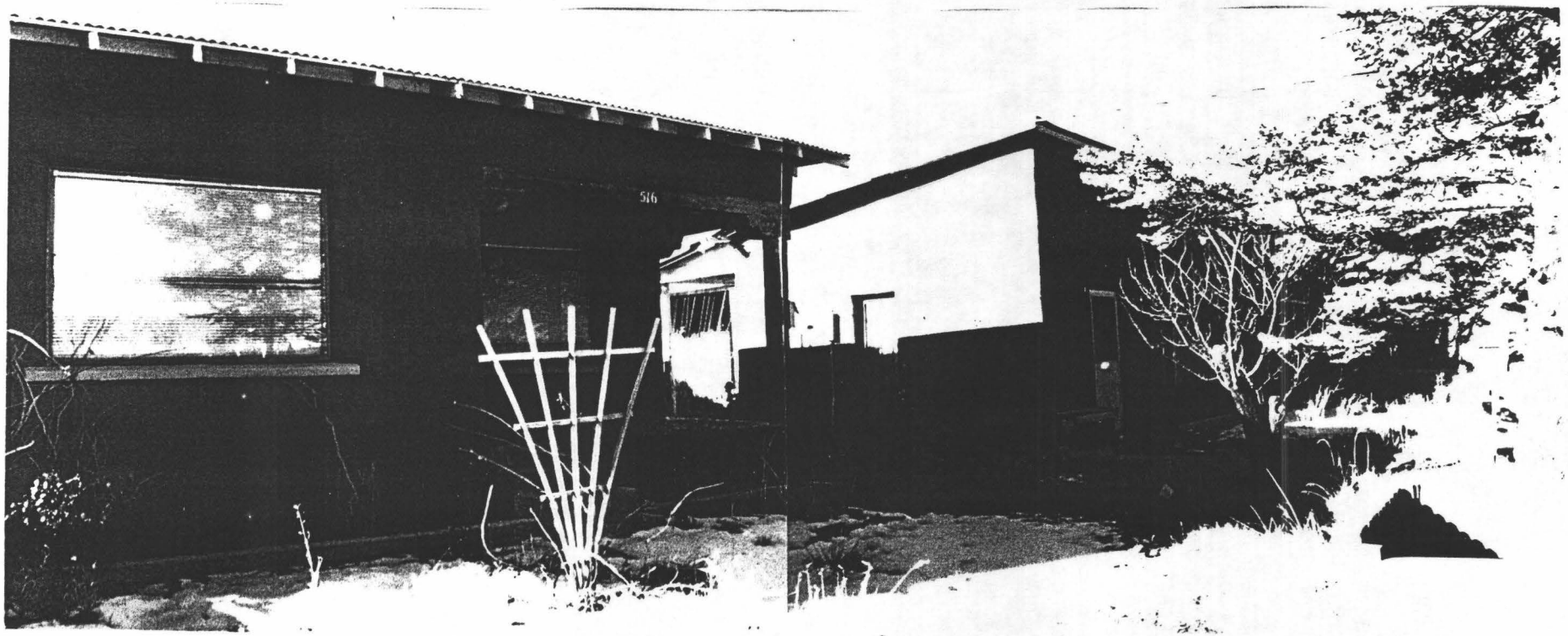
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

516 ALTO ST.

PROPERTY FROM ALAMEA VIEWED ACROSS ALTO ST.



NEIGHBOR | EAST BUILDING | PORTAL TIE | WEST BUILDING | NEIGHBOR



TIE

516 / 516 1/2 ALTO STREET

NORTH ELEVATION - VIEW FROM STREET



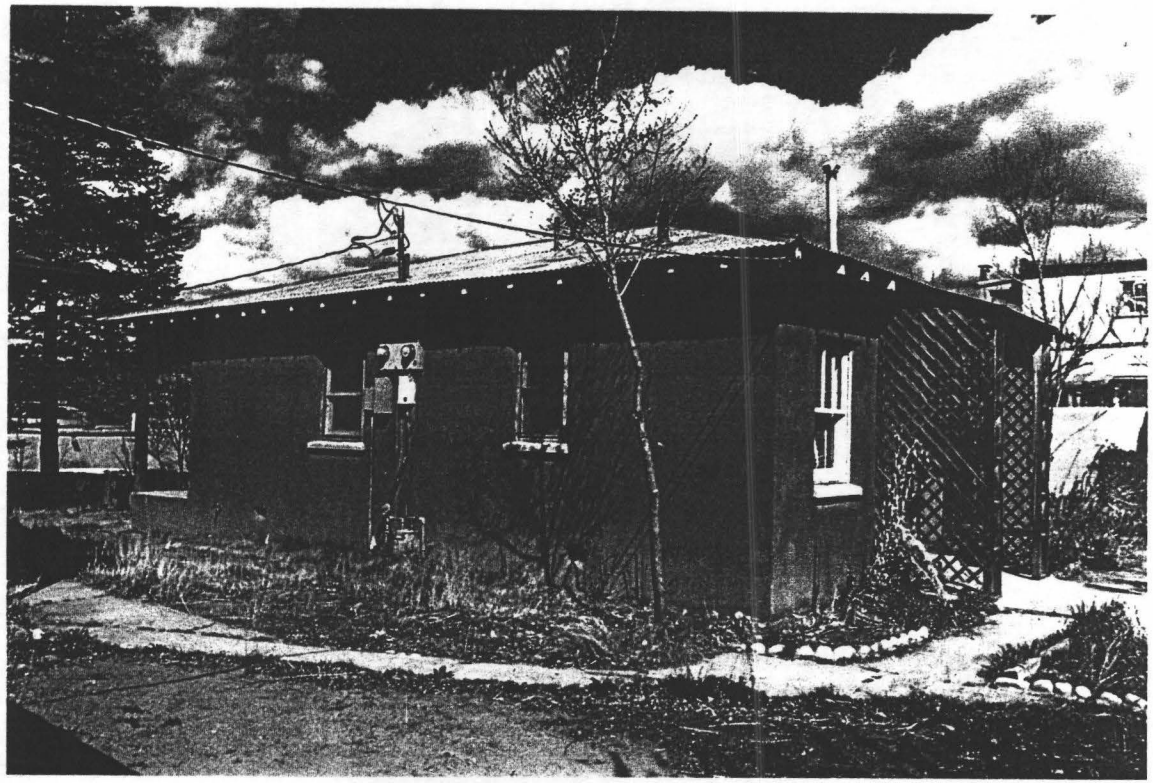
516 ALTO ST.

516 1/2 ALTO ST.

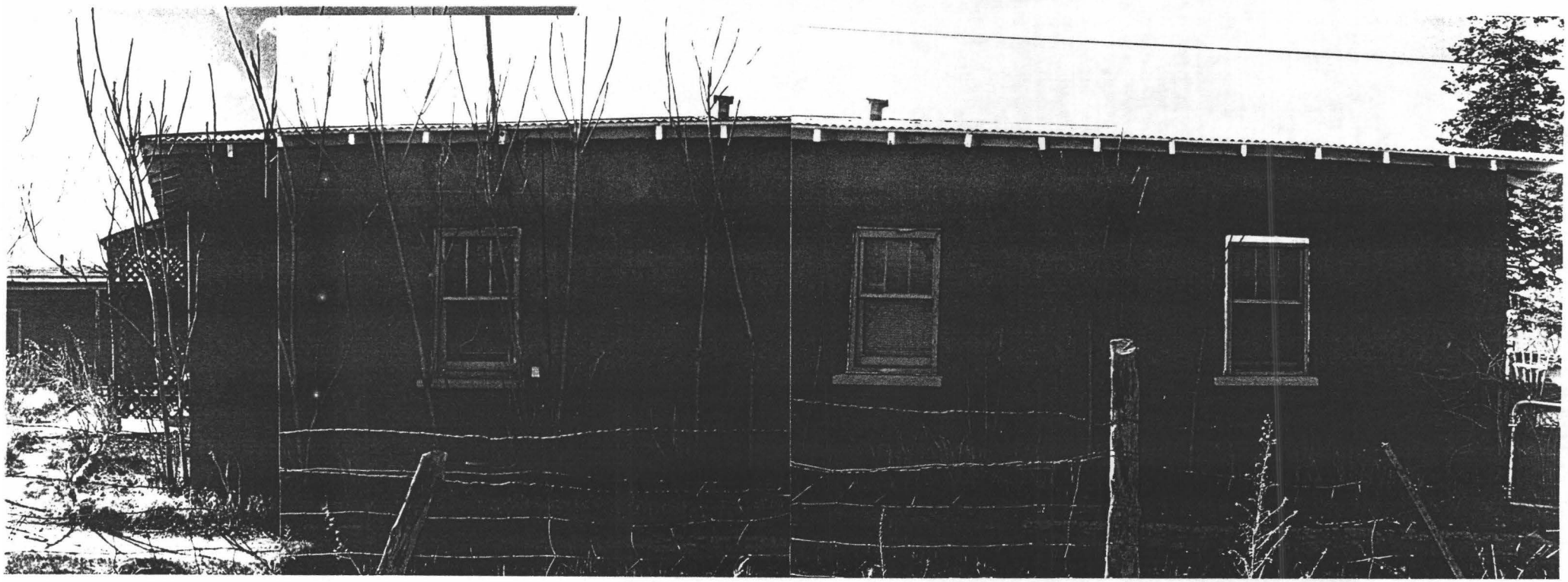


516 ALTO STREET

WEST ELEVATION - BUNGALOW

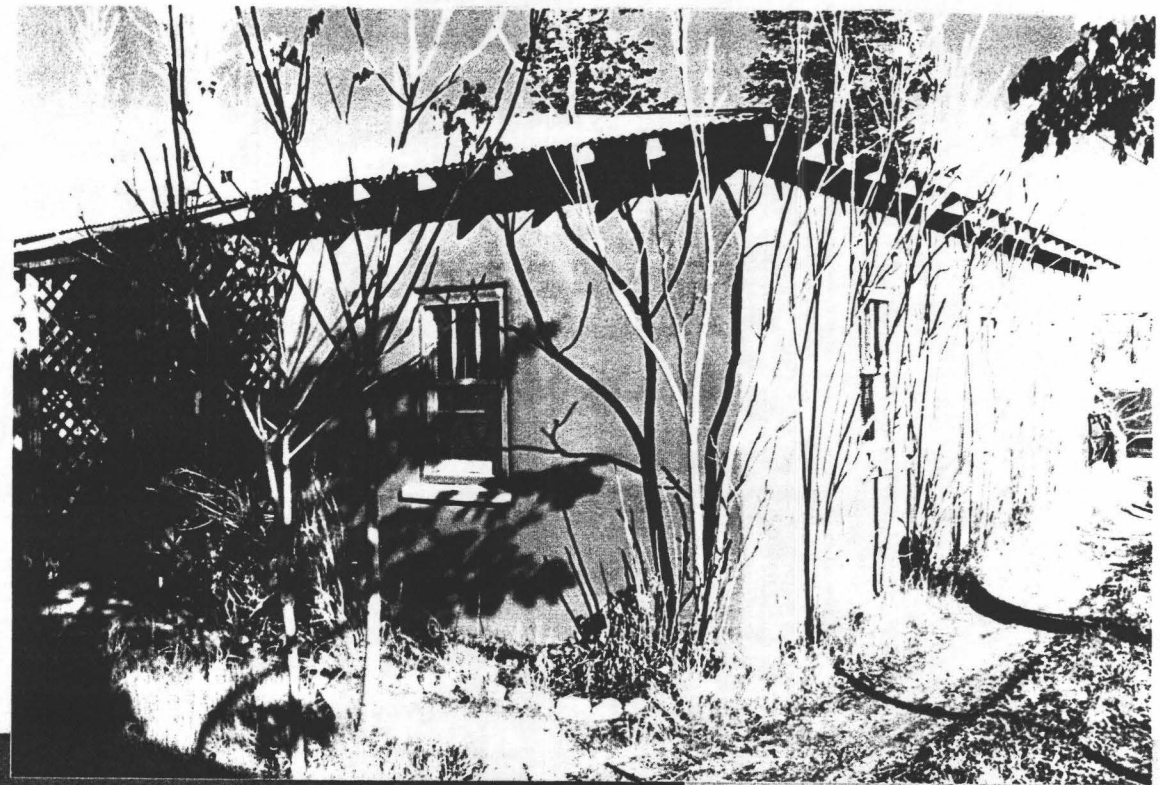


EAST ELEVATION - BUNGALOW

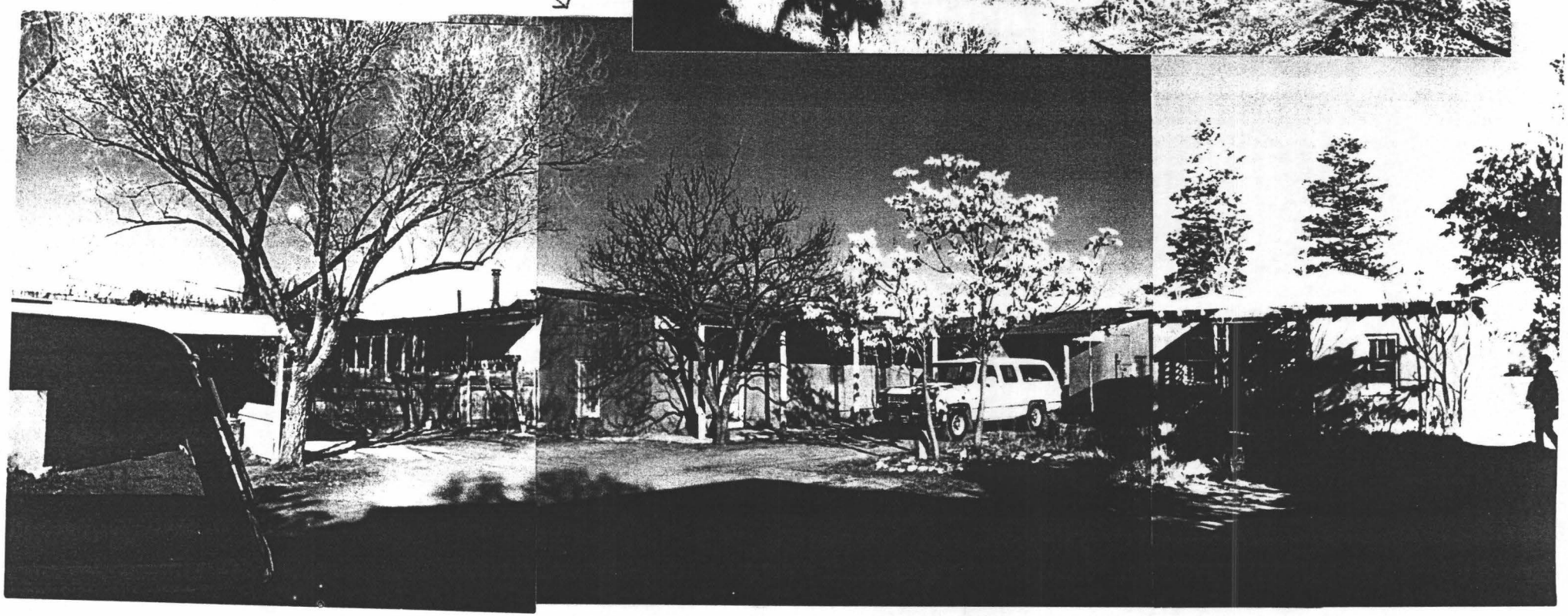


516 ALTO ST.

EAST BUILDING TO WHICH ADDITION IS PROPOSED TO SOUTH END →

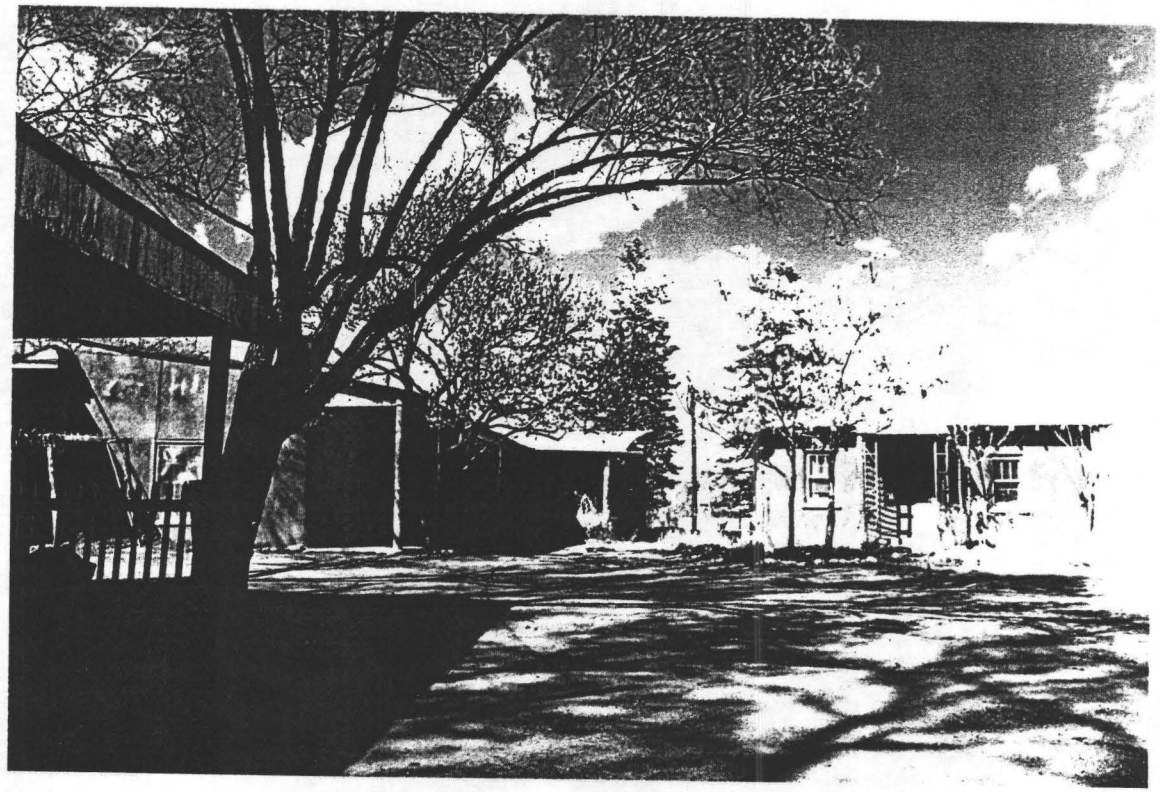


VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD OFF PARKING →

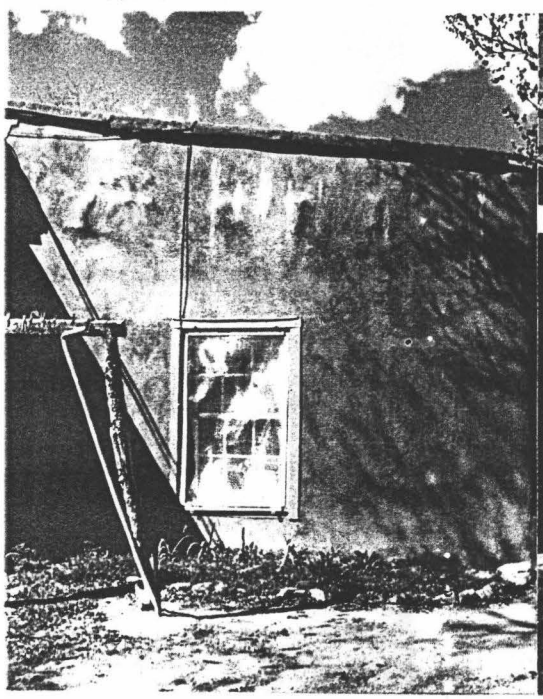


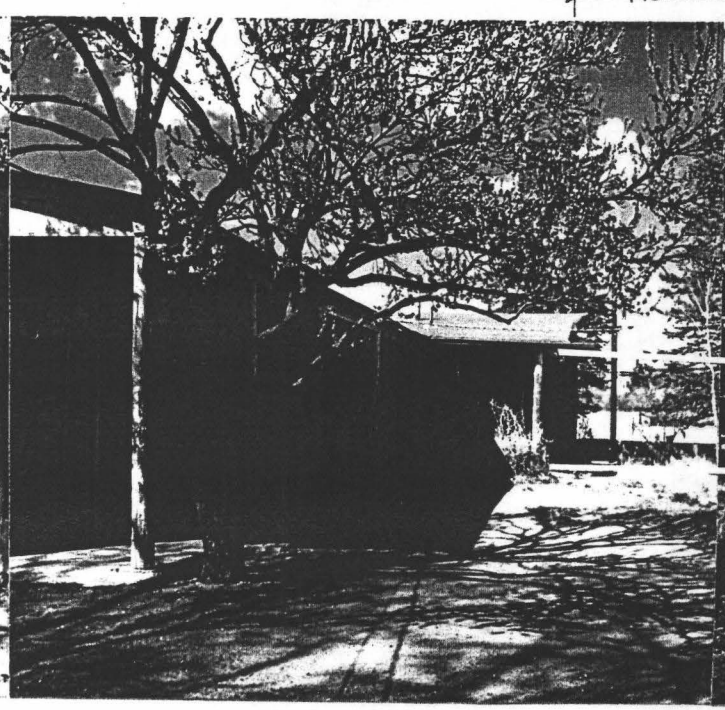
5.01½ ALTO ST.

SOUTH ELEVATION / REAR



← WEST BUILDING (5101½)
REAR





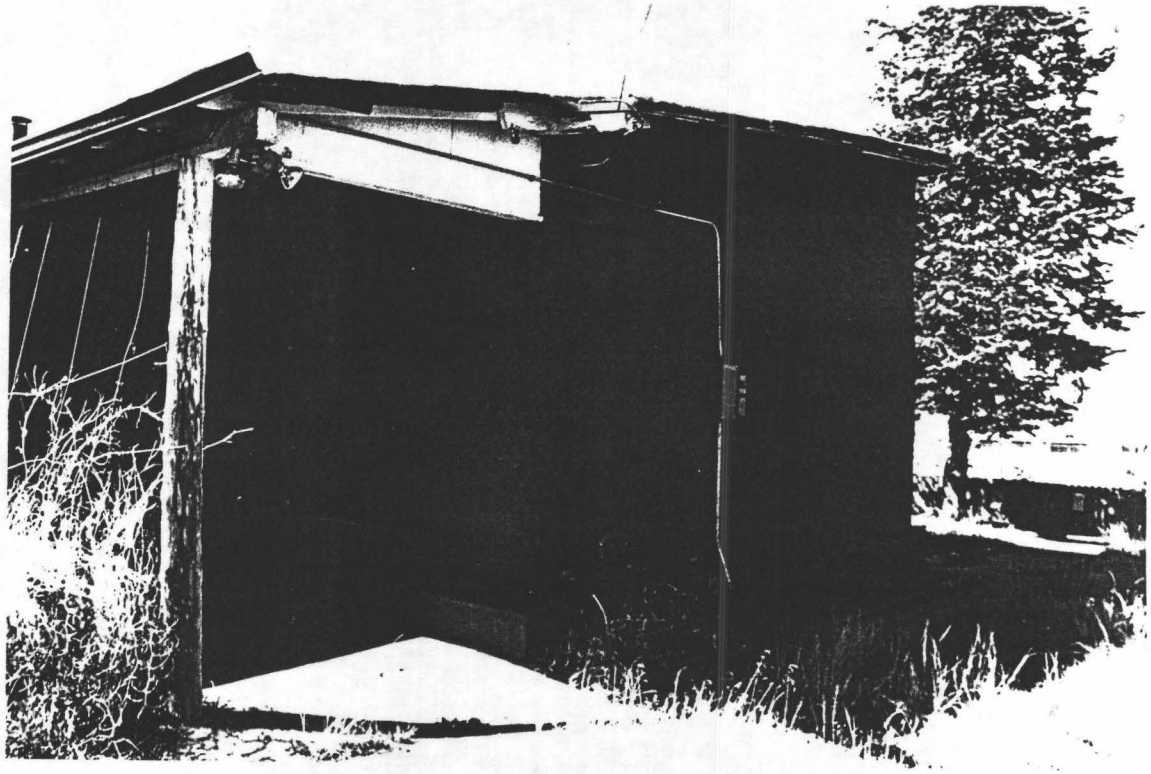
+ TIE +

BUNGALOW
REAR TO RECEIVE ADDITION →



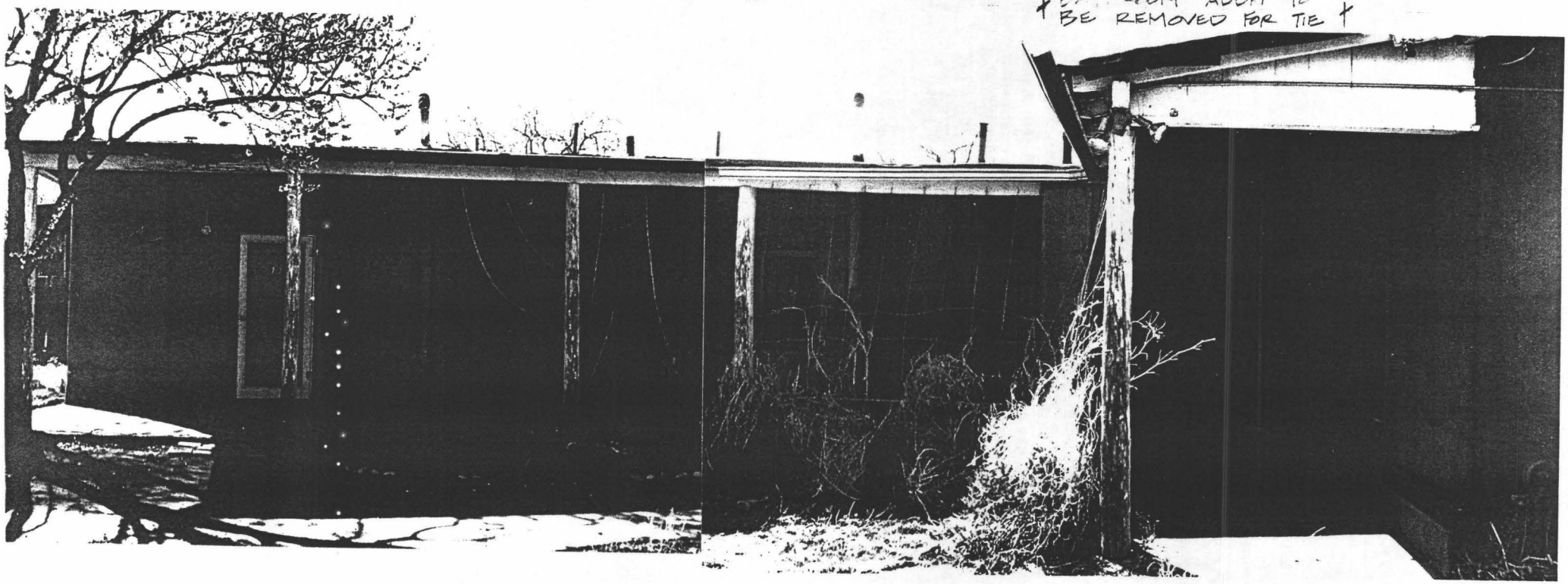
[illegible]/2 ALLO STREET

[illegible] ELEVATION - WEST BUILDING →



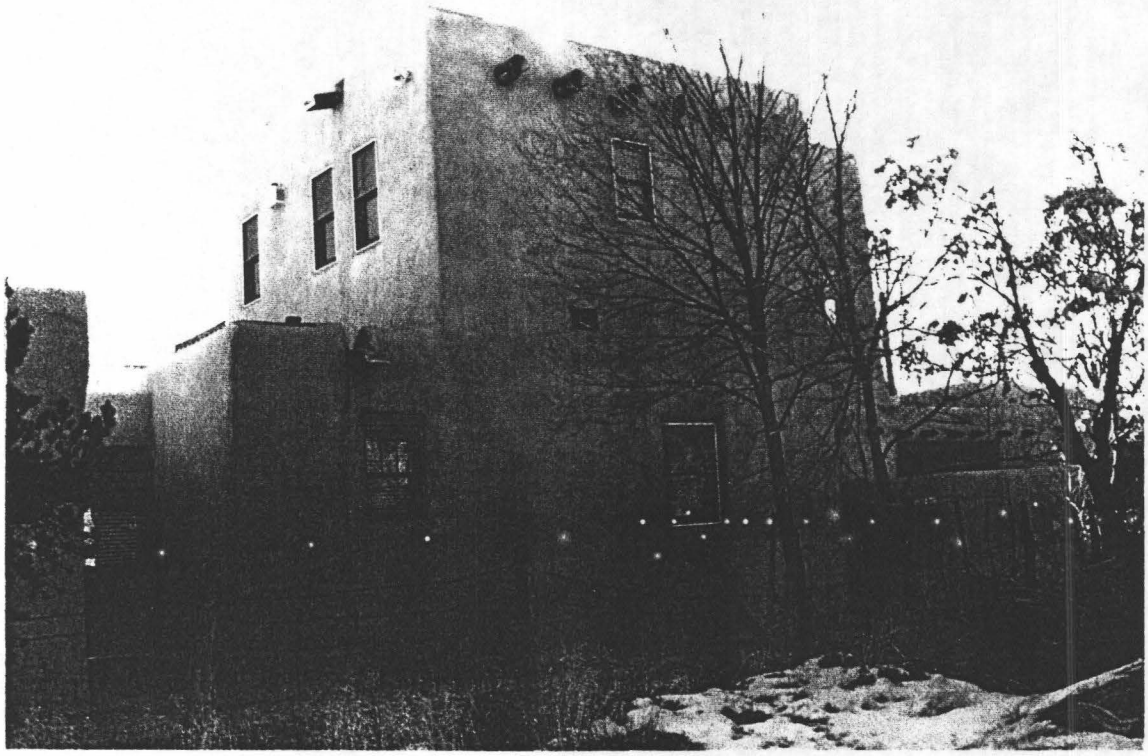
ENG PORTAL OF WEST BLDG.

+ [illegible] ROOM ADDN TO BE REMOVED FOR TIE +





NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



VIEW TO EAST AT SOUTH END OF PROPERTY

STEVEN J. MELANDER-DAYTON
510 GALISTEO ST.
SANTA FE, NEW MEXICO 87501

RECEIVED
MAY 11 1995

Mary Grzeskowiak
Urban Design Review Specialist
Planning Division
City Of Santa Fe
200 Lincoln Ave.
Santa Fe, NM

10 May 1995

Dear Mary,

95-63

I would like to request that the applications ~~H-94-92 and H-94-93~~, scheduled to be heard before the Historic Design Review Board on Thursday, 25 May 1995, be withdrawn. I intend to resubmit these applications pending the outcome of an administrative appeal concerning case number M 1995-4 of the Planning Commission.

Sincerely,

Steven J. Melander-Dayton

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
via fax
986-6910

18 April 95
re: 516 alto
Table one cycle

attn: HDRB
Mary/Maria

Please table the presentation of the above referenced project to the Board, until the May 9 meeting.

Thank you

Victor Johnson, aia
for Steve Melander-Dayton

cc: SMD

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

RECEIVED
APR 5 1995
10:36 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (X) Final Approval (X)

Project Location: 516/516½ ALTO STREET - SANTA FE

Owner:	Address:	Phone:
STEVE MELANDER-DAYTON	P.O. BOX 9480 SFNM 87504	983-2121
Applicant:	**Address:**	**Phone:**
VICTOR JOHNSON ARCHITECT	355 E. PALACE AVE SFNM 87501	983-5667

Project Proposal: RENOVATION OF/ADDITIONS TO STRUCTURES

Public Visibility: North (X) South ( ) East (X) West ( )

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial (X)

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence (X) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J Melander-Dayton — Signature of Applicant of Owner

4-5-95 — Date

FOR OFFICIAL USE ONLY

Date Received: 4-5-95 Case Number: H-95-63 Meeting Date 4-25-95

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
Ms. Heather Pierson

May 27, 1997
516/516-1/2 Alto

Case #H-95-122
re: Permit Resubmittal
your 5/15/97 letter

Dear Ms. Pierson:

This is in response to your 5/15/97 letter.

At the March 12, 1997 meeting in the City Attorney's office, my attorney Mac Gordon suggested that I would be willing to remove the parapet above the planned roof line. He did not suggest that the parapet wall would be removed down to the new bond beam height. That is why the permit drawings revisions you requested reflect removal of the parapet only above the proposed roof construction. This results in a roof height for the southern portion of the west building of 13'-3" above finish floor which is about 7" higher than the original roof in this location.

The basis for the administrative decision you present in your 5/15/97 letter is laid out in your third paragraph. In Vic's phone conference with you on 5/16, you clarified several of those points as follows:

1. Your determinations in the 15 May letter refer to the west building only.
2. You and Mary have determined that staff can allow an additional height of 7 inches from the previously existing height ...
3. You and Phil determined that the previously existing height was 11'-8" by measuring from the top of the new bond beam down to grade.

I believe that we need focus on only your third point to reach a resolution.

The original roof still exists on the north side of the west wing (over the conference room). It is the same height as was the southern part of the west building roof which was removed during construction. The height of the existing roofs was (and is) 12'-9" above finish floor. This measurement was verified again by my contractor, Mike Gonzales. He has set finish floor grade stakes outside the conference room and also on the south side near Charlotte White's fence.

If you allow a seven inch increase, the resulting height would be 13'-4" which compares to the 13'-3" shown on our revised building permit drawings. The extra inch would be very helpful in accomodating mechanical equipment which we are trying to keep off the roof and a good roof flashing technique.

The 11'-8" measurement which you and Phil took is from a point which did not exist before construction and is not relevant to this determination. The current top of bond beam is not related to the prior roof height. It was set based upon where we could find sound adobe upon which to build.

I hope this satisfactorily answers your 15 May letter and resolves the last remaining height issue. Please release our permit so that we can remove the top of the parapet and complete the construction.

Sincerely,

Steve Melander-Dayton

Steve Melander-Dayton

XC: Victor Johnson, AIA
Macdonnell Gordon, Esq.
Mary Grzeskowiak, Historic Preservation Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

15 May 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

I write to you as the owner of record of the property located at 516 Alto Street. Because there has been confusion in the past as to who can speak to the construction issues at the subject property, I direct this letter to you.

The drawings which have been submitted for permit revision reflect the removal of only a portion of the parapet wall. Phil Santistevan and I met with Victor Johnson on the site to view a mock-up of the proposed removal. It was agreed at a March 12, 1997 meeting with the City Attorney's office and staff that the entire parapet wall would be removed to the bond beam. This is not reflected in the permit revision drawings.

As the drawings provided to the city's Historic Design Review Board (HDRB) were inaccurately dimensioned, the 13'3" height may not be considered the height which was approved. The difference between the existing conditions drawing of 14'8" and the height proposed of 15'3" is 7 inches. Staff may only allow an additional height of 7 inches from the previously existing height of approximately 11'8" from grade. If you desire to increase the pitch of the roof (and the total height), the HDRB is the only city body with approval authority.

On the basis of the aforementioned concerns, I must reject the permit revision. When drawings are provided which illustrate the agreed-upon height or if you obtain approval from the HDRB for increased height, I can approve the revision and you may resume construction.

The city continues to want to resolve this matter as quickly as possible. Should you have any questions regarding the above concerns, feel free to call me at 984-6605.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic Districts Building Inspector
Mary J. Grzeskowiak, Historic Preservation Planner
Anne M. Condon, Planning Division Team Leader
Victor Johnson, Architect

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

15 May 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

I write to you as the owner of record of the property located at 516 Alto Street. Because there has been confusion in the past as to who can speak to the construction issues at the subject property, I direct this letter to you.

The drawings which have been submitted for permit revision reflect the removal of only a portion of the parapet wall. Phil Santistevan and I met with Victor Johnson on the site to view a mock-up of the proposed removal. It was agreed at a March 12, 1997 meeting with the City Attorney's office and staff that the entire parapet wall would be removed to the bond beam. This is not reflected in the permit revision drawings.

As the drawings provided to the city's Historic Design Review Board (HDRB) were inaccurately dimensioned, the 13'3" height may not be considered the height which was approved. The difference between the existing conditions drawing of 14'8" and the height proposed of 15'3" is 7 inches. Staff may only allow an additional height of 7 inches from the previously existing height of approximately 11'8" from grade. If you desire to increase the pitch of the roof (and the total height), the HDRB is the only city body with approval authority.

On the basis of the aforementioned concerns, I must reject the permit revision. When drawings are provided which illustrate the agreed-upon height or if you obtain approval from the HDRB for increased height, I can approve the revision and you may resume construction.

The city continues to want to resolve this matter as quickly as possible. Should you have any questions regarding the above concerns, feel free to call me at 984-6605.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic Districts Building Inspector
Mary J. Grzeskowiak, Historic Preservation Planner
Anne M. Condon, Planning Division Team Leader
Victor Johnson, Architect

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

---------- FAX TRANSMISSION ----------

Date: 8/15/97 Time: 1:40pm Pages: 3

To: Name Vic Johnson

FAX Number: 983 5667

From: Name Heather Person

Phone Number: 984 6809

Message: See letter.

Reply:

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

---------- FAX TRANSMISSION ----------

Date: 5/15/97 Time: 1:40pm Pages: 3

To: Name Steve Wilander - Dayton

FAX Number: 982 1512

From: Name Heather Person

Phone Number: 984-6809

Message:

See letter

Reply:

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

13 March 1997

Mr. Steven J. Melander-Dayton
PO Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

In accordance with the meeting which was held with the city attorney's office yesterday, I write to provide you with an alternative to the fire-rating parapet which has been a subject of concern on your renovation at 516 Alto Street. The alternative provided herein is also an alternative to that previously discussed on the site on 10/18/96.

I have reviewed the plans and Uniform Building Code with Phil Santistevan, Historic District Building Inspector, and offer the following alternative in conjunction with the removal of the parapet:

> there shall be two (2) layers of 5/8 inch Type X exterior wall board (gypsum board) over the entire roof system decking, or the same attached to the entire bottom portion of the pitched roof system at right angles. There shall be no penetrations in this wall board unless protected by gypsum fire-rated plaster. This rated assembly shall require an inspection by the City of Santa Fe Building Inspections Division prior to concealing the rated assembly.
>
> In conjunction with this two-hour rated roof assembly, one (1) draft stop shall be installed in the concealed space between the pitch of the roof and the ceiling. The 1991 Uniform Building Code Section 2516(f)(4) requires that the area of the concealed space not exceed 1000 square feet and that the horizontal dimension between draft stops not exceed 60 linear feet. This is a general construction requirement within the context of fire-rating a structure.

This alternative is suggested to you in compliance with Section 104(f) of the 1991 Uniform Building Code, as adopted by the City of Santa Fe. Our familiarity with the site as a result of the numerous visits we have made to it allowed the alternative to be determined without an additional field visit.

In the opinion of city staff, this alternative will result in an approximate 50% cost savings (including labor) over the previously discussed alternative due to the amount of work that had been undertaken after the discussion on 10/18/96 and prior to the issuance of the stop work order on 1/9/97. The alternative identified herein meets the 1991 Uniform Building Code two-hour fire rating requirement in Chapter 17.

Should you determine to pursue this alternative, you shall provide revised drawings and associated information in the form of a proposed revision to your existing building permit

to the Permit and Development Review Division for formal review by the city. The revised drawings shall depict all of the work which has been undertaken on the site beyond that which is illustrated in the existing permit. This work includes, but may not be limited to, the removal of the portion of the building's wall below the subject parapet, the insertion of the bond beam, and the removal and treatment of the building's roof framing in the area which was permitted to remain. The city is relying upon you to provide complete, accurate, and detailed information in your revised permit submission.

I am aware from Mary Grzeskowiak, Historic Preservation Planner, that if the proposed revision results in work that will not visually deviate from that approved by the city's Historic Design Review Board approval, the permit revision will be reviewed at the staff level.

Should you have any questions about the details of the drawings that are expected to be submitted, if you opt to pursue this alternative, please call Phil Santistevan at 984-6605.

I remain hopeful that the issues surrounding this project can be resolved in a fashion that meets the needs of the city and you as the owner.

Sincerely,

Rudy Gallegos, Chief Building Official
Inspections and Enforcement Director

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic District Building Inspector
Heather Pierson, Historic Districts Case Planner
Anne M. Condon, Planning Division Team Leader

mjg/d/5corres/516alto.313

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 4-22-97

Job # 516 Otto

Fax # 986-6910

RE: your call

Attn: Heather Pierson

Sender: Vic

~~Transmitted:~~

Message:

Heather—
I have been with clients and at jobsites the last 2 days and could not return your call.

Here's the status—
- drawings are updated and ready.
- Contractor is waiting to here from City about submittal requirements. (Can you help w/ info?)
- Steve has to o.k.

I will call you as soon as Contractor takes it in.

Please get me the name & person who called from neighborhood and also the name + phone # of association president — Thanks.

Revision
roof section
elevation
demolition
parapet

Pages transmitted including this cover: 1

Original sent: no yes via : mail / express

Copies to:

Please phone us at once if transmittal was not received as noted.

Please fax back. V.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

FAX TRANSMISSION

Date: 4/28/97 Time: 4:45pm Pages: 1

To: Name Vic Johnson

FAX Number: 983-5607

From: Name Heather Person

Phone Number: 984-6809

Message:
Vic - Sorry I missed you today. I checked with Phil Santistevan and he said the revision needs to include: a roof section, elevation drawings, and illustrations for any demolition.

The Westside-Guadalupe Historic Neighborhood Association president is Laura Perez. Her number is 983-7459. As you probably know, both the Historic Santa Fe Foundation and the current resident of 518 Alto Street have expressed concern to me.

Reply:

Let me know if you need any more info. Thanks for stopping by.

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

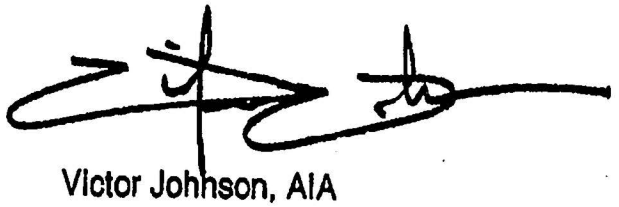
(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

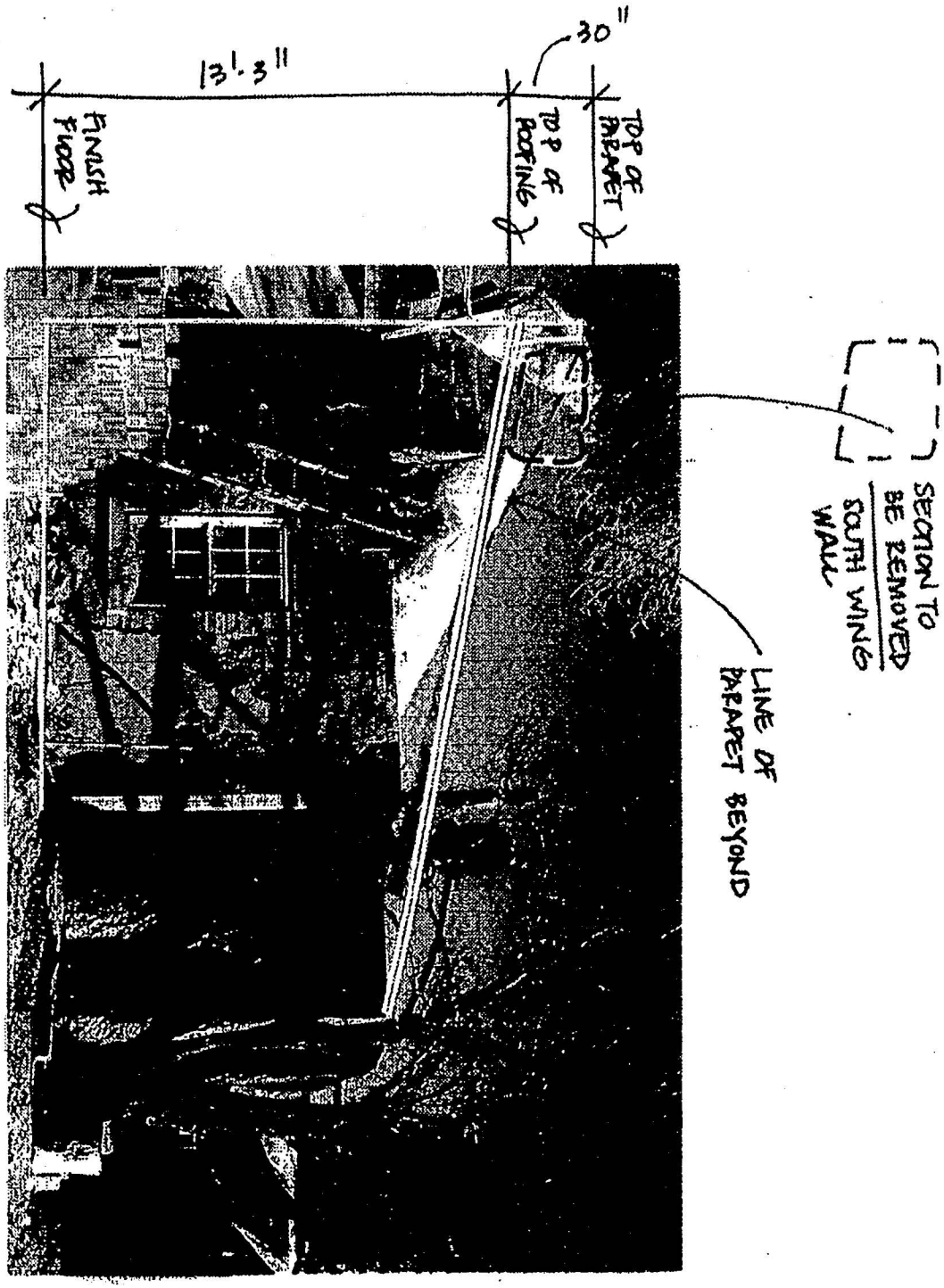
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


13'.3"
30"
FINISH FLOOR
TOP OF ROOFING
TOP OF PARAPET
SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 3.3.97

Job # 96 ALTO

Fax # 986-6910

RE: ADD'L COPY - ADD'L QUESTIONS

Attn: Mary Gvozdenovich

Sender: Vic

Transmitted: 4 - pp 2-26-97 as a copy - per your request

Message: Hi Mary -

We are still looking into what happened to the (hand-delivered) submittals. The color photo will need to be duplicated, etc... But, ...

Everything you need should be in this and our other submittals. at later date

Pages transmitted including this cover: 5

Original sent: no yes via: ~~mail/express~~ hand

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

13 March 1997

Mr. Steven J. Melander-Dayton
PO Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

In accordance with the meeting which was held with the city attorney's office yesterday, I write to provide you with an alternative to the fire-rating parapet which has been a subject of concern on your renovation at 516 Alto Street. The alternative provided herein is also an alternative to that previously discussed on the site on 10/18/96.

I have reviewed the plans and Uniform Building Code with Phil Santistevan, Historic District Building Inspector, and offer the following alternative in conjunction with the removal of the parapet:

> there shall be two (2) layers of 5/8 inch Type X exterior wall board (gypsum board) over the entire roof system decking, or the same attached to the entire bottom portion of the pitched roof system at right angles. There shall be no penetrations in this wall board unless protected by gypsum fire-rated plaster. This rated assembly shall require an inspection by the City of Santa Fe Building Inspections Division prior to concealing the rated assembly.
>
> In conjunction with this two-hour rated roof assembly, one (1) draft stop shall be installed in the concealed space between the pitch of the roof and the ceiling. The 1991 Uniform Building Code Section 2516(f)(4) requires that the area of the concealed space not exceed 1000 square feet and that the horizontal dimension between draft stops not exceed 60 linear feet. This is a general construction requirement within the context of fire-rating a structure.

This alternative is suggested to you in compliance with Section 104(f) of the 1991 Uniform Building Code, as adopted by the City of Santa Fe. Our familiarity with the site as a result of the numerous visits we have made to it allowed the alternative to be determined without an additional field visit.

In the opinion of city staff, this alternative will result in an approximate 50% cost savings (including labor) over the previously discussed alternative due to the amount of work that had been undertaken after the discussion on 10/18/96 and prior to the issuance of the stop work order on 1/9/97. The alternative identified herein meets the 1991 Uniform Building Code two-hour fire rating requirement in Chapter 17.

Should you determine to pursue this alternative, you shall provide revised drawings and associated information in the form of a proposed revision to your existing building permit

to the Permit and Development Review Division for formal review by the city. The revised drawings shall depict all of the work which has been undertaken on the site beyond that which is illustrated in the existing permit. This work includes, but may not be limited to, the removal of the portion of the building's wall below the subject parapet, the insertion of the bond beam, and the removal and treatment of the building's roof framing in the area which was permitted to remain. The city is relying upon you to provide complete, accurate, and detailed information in your revised permit submission.

I am aware from Mary Grzeskowiak, Historic Preservation Planner, that if the proposed revision results in work that will not visually deviate from that approved by the city's Historic Design Review Board approval, the permit revision will be reviewed at the staff level.

Should you have any questions about the details of the drawings that are expected to be submitted, if you opt to pursue this alternative, please call Phil Santistevan at 984-6605.

I remain hopeful that the issues surrounding this project can be resolved in a fashion that meets the needs of the city and you as the owner.

Sincerely,

Rudy Gallegos, Chief Building Official
Inspections and Enforcement Director

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic District Building Inspector
Heather Pierson, Historic Districts Case Planner
Anne M. Condon, Planning Division Team Leader

mjg/d#5corres/516alto.313

TIMELINE: 516 ALTO STREET

1/23/96	Final approval obtained from HDRB
3/26/96	Applied for building permit
5/23/96	Building Permit issued • Conditional approval 30" parapet required unless waived by building official • Request made by H. Pierson for Section 104(F) UBC 1991 review - alternate construction methods
10/18/96	Meeting on site with Rudy Gallegos, Victor Johnson, and Phil Santistevan for Section 104(F) UBC 1991 review, Rudy instructs Johnson to use a 2-hour roofing system along entire west building.
12/5/96	Complaint by neighbor on construction of large parapet, Phil Santistevan conducts site visit (photos taken at that time)
12/6/96	Victor Johnson faxes proposed treatment which involves removal of parapet and construction of 2-hour roofing system. Both Rudy Gallegos and Heather Pierson sign drawing as approved. Continued work on the project is permitted.
12/24/96	Heather Pierson receives fax from Johnson stating he is still working on potential solutions with owner
1/7/97	Conference call with Victor Johnson, Steve Melander-Dayton, and Heather Pierson. At that time, Pierson agrees to not stop project until discussions have been held with the Historic Santa Fe Foundation (adjacent property owner) on potential solutions. Pierson states that unless applicant remains in communication with the outcome of the meeting, the project will be stopped.
1/8/97	Applicant meets with Historic Santa Fe Foundation at 12pm. That afternoon, Lois Snyderman, the Executive Director, phones me to tell me that the outcome of the meeting and the Foundation's position was that the parapet was to be removed and the 2-hour system be used.
1/9/97	No correspondence from Victor Johnson or Steve Melander-Dayton received. Phil Santistevan issues red tag on the basis that there was no engineered drawing provided to city for review of 5'9" parapet, and that the roofing system had been changed. Plans called for reuse of existing material at the northern portion of building, Santistevan

observes all members are new.

1/13/97 First Notice of Violation letter mailed to Steve Melander-Dayton explaining reasons for the stop work order.

1/16/97 Letter received from Steve Melander-Dayton stating that engineered drawings and specifications will be provided to the city. Melander-Dayton also states that the roofing system was changed because the architect believed that the old beams and planking had deteriorated. Melander-Dayton stated new drawings would be provided to the city illustrating the new roofing system.

1/21/97 Meeting at 11:30 am with Victor Johnson, Rudy Gallegos, and Phil Santistevan on potential solutions. Gallegos and Santistevan maintain 2-hour roofing system required. Santistevan questions why a 5'9" parapet was constructed. Johnson replies that owner wanted to assure safety from potential fires.

1/21/97 Second Notice of Violation letter mailed to Steve Melander-Dayton and faxed to Victor Johnson.

2/3/97 Site visit conducted with Richard Moore, Phil Santistevan, and Heather Pierson in attendance.

2/3/97 Meeting with Richard Moore, Heather Pierson, and Charlotte White. White provides documentation of damage to her portal roof and states workers had climbed on her roof without her permission.

2/4/97 Section meeting with Phil Santistevan, Heather Pierson, and Mary Grzeskowiak. It is determined that staff will offer the applicant a choice to either provide revised plans to the city by 9:00am 2/5/97 or a court summons will be filed. Planning Division Team Leader Anne Condon concurs with proposed action, noting that the owner and architect had been provided with ample notice.

2/4/97 Meeting with Richard Moore, Steve Melander-Dayton, and Heather Pierson at 10:30am.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

11 February 1997

Mr. Steven J. Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

RE: 516 Alto Street Renovation

DELIVERED VIA FACSIMILIE

Mr. Melander-Dayton,

Continued review of the record regarding the referenced work has revealed a need for additional information and clarification of the illustrations which have been provided to the city and reflect the proposed and/or completed work at the site. This review and the request reflected herein is being provided in an effort to resolve the matter of the stop work order which was issued on 1/9/97.

Please provide a detailed explanation regarding the following discrepancies in the drawings which have been provided to the city:

Elevations submitted for HDRB review (8/8/95): the height of the subject structure at the southwest area of the renovation is reflected as **15'3" from grade** to the top of roof, and

Elevations submitted for Building Permit review (revision dated 5/1/96): the height of the subject structure at the southwest area of the renovation is reflected as **14' from grade** to the top of roof. **Please note that for purposes of this request this measurement excludes the additional height of the building with the proposed parapet.**

Engineering drawings from Red Mountain Engineers, Inc. (dated 11/19/96) which were observed in the field set by a city inspector though not provided during the city's review for building permit: the height of the proposed parapet is **30" above the bond beam** and the roof is not illustrated at a location to be tied into the wall, and

Engineering drawings (without a professional stamp) from Red Mountain

Engineers, Inc. (dated 2/3/97) which were provided as an attachment to a letter to Mr. Johnson dated the same. These items were provided as attachments to Mr. Gordon's 3/7/97 letter to me: the height of the proposed wall height extension (a portion of which is illustrated as a freestanding parapet) is 5' above the bondbeam and the roof is shown at the midpoint of this extension with the parapet shown at 2'6". Please note also that Mr. Hands' accompanying letter identifies the increased height of the parapet to 5'; the same of which has been a point of identified concern on the part of the city throughout its review as well as one cause of the stop work order.

I am hopeful that in providing this information you will specifically address some of the concerns that this office has attempted to relay to you over the course of the past number of weeks. As well, identifying these discrepancies should provide you with a clearer understanding of the position that this office has taken regarding these concerns.

As you are aware, the items addressed in this letter do not include other outstanding matters that the city has raised in prior correspondence. Information provided in response to this request may prove useful in addressing the outstanding matters previously referenced in the hope of resloving the stop-work order.

If you need more information, feel free to call me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Mark Basham, City Attorney
Mary J. Grzeskowiak, Historic Preservation Planner
Rudy Gallegos, Inspections and Enforcement Team Leader
Anne M. Condon, Planning Division Team Leader
Phil Santistevan, Historic Districts Building Inspector
Victor Johnson, Architect
James Hands, Red Mountain Engineers, Inc.

b:\corr2\hlp\altoclr.let

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via: Mary Grzeskowiak HP Planner

March 5, 1997
516/516-1/2 Alto

Case #H-95-122
re: transmit 2/26/97
submittal

Dear Mary:

Thank you for talking with Steve and me when we came by on Monday. We were surprised to learn that the 2/26/97 submittal which had been hand-delivered to City Hall last week had not been delivered to each of the addressees. Following the suggestion from our discussion, we have made copies of the original submittal and are redelivering them.

In the event any other submittals may not have been delivered, we are also attaching additional copies of two exhibits, previously submitted, which are particularly relevant to the beginning and, we hope, the conclusion of this discussion. Those two are: the May 6, 1996 memo from you and Heather to Rudy which states that the parapet on the southern part of the west building will not result in negative impact on the building or the streetscape, and the May 8,1996 approval in your signature block on the building permit revisions required by the City which included the parapet. The two are consistent and were the basis for the construction in place.

There is a real threat to the buildings due to the stop work order and I hope it can be lifted this week. Thank you.

Sincerely,

Victor Johnson, AIA

XC:
Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

City of Santa Fe, New Mexico

memo

DATE: 6 May 1996

TO: Rudy Gallegos, Inspections and Enforcement Team Leader

FROM: Heather L. Pierson, Planner II HP

VIA: Mary J. Grzeskowiak, Planner III

SUBJECT: Request for use of UBC Code 104 F at 516 Alto Street (Permit 96-574)

I would like to request a review of alternatives (UBC Code 104F) with reference to a required 30-inch parapet for the northwest building on the subject site (labeled "Conference Room" on plans).

The subject structure has been designated as contributing, and a 30-inch parapet would impact its historic status. In addition, the parapet would also impact the historic streetscape.

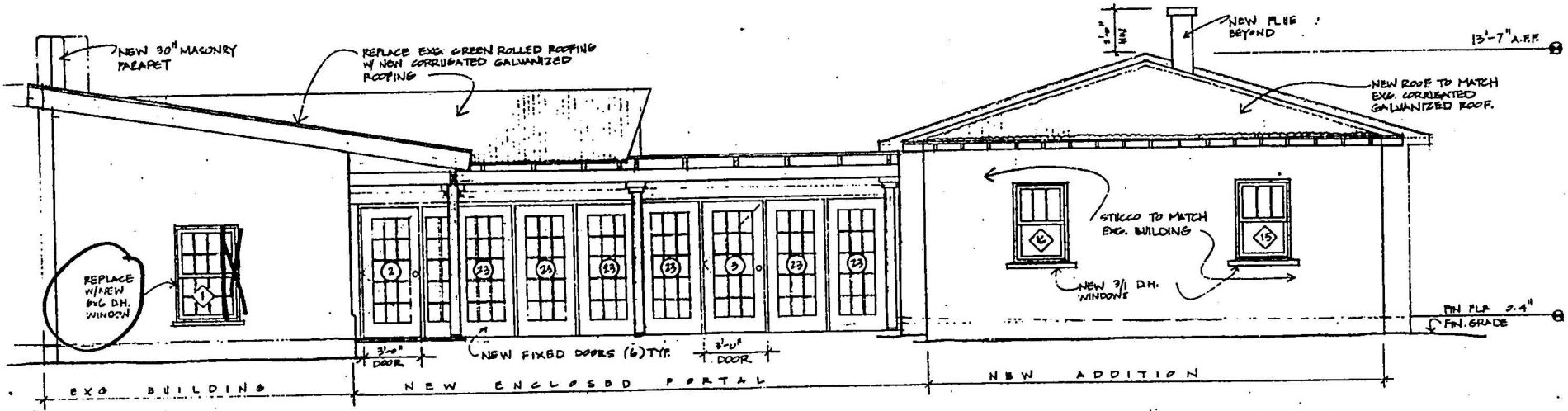
I am only requesting the parapet alternative (waiver) on the front building. Compliance with the UBC on the rear building will not result in a negative impact on the building or the streetscape.

Thank you for your consideration of this matter.

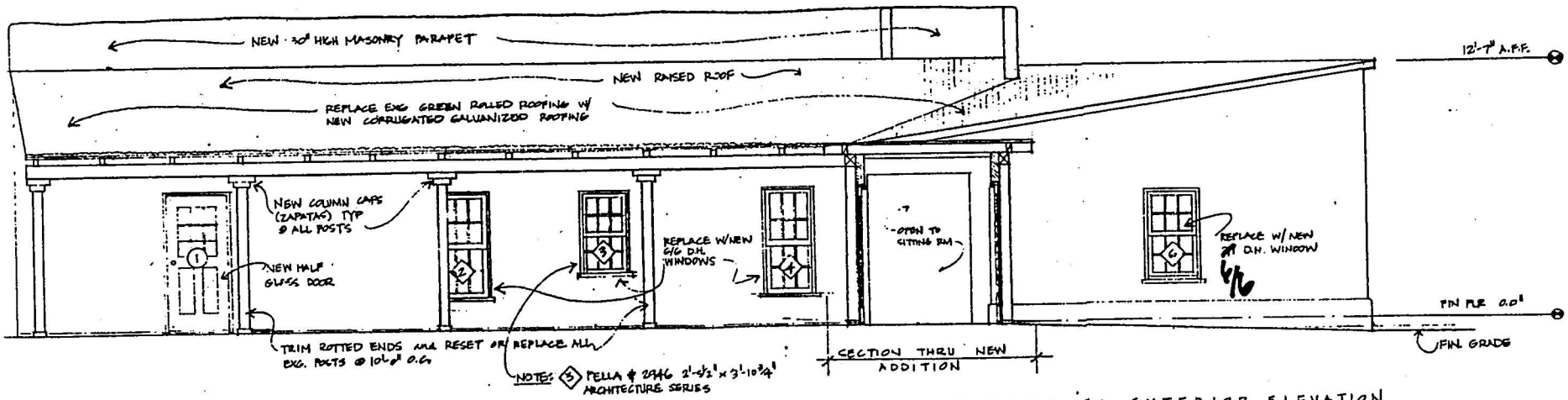
Attachments: Historic Building Survey Forms

XC: Gilbert Catanach, Building Plan Reviewer
File H-95-122

approval of the complete alt. roof rating occured as a result of this request.



SOUTH EXTERIOR ELEVATION



WEST BUILDING EXTERIOR ELEVATION



- PLANNING & LAND USE -

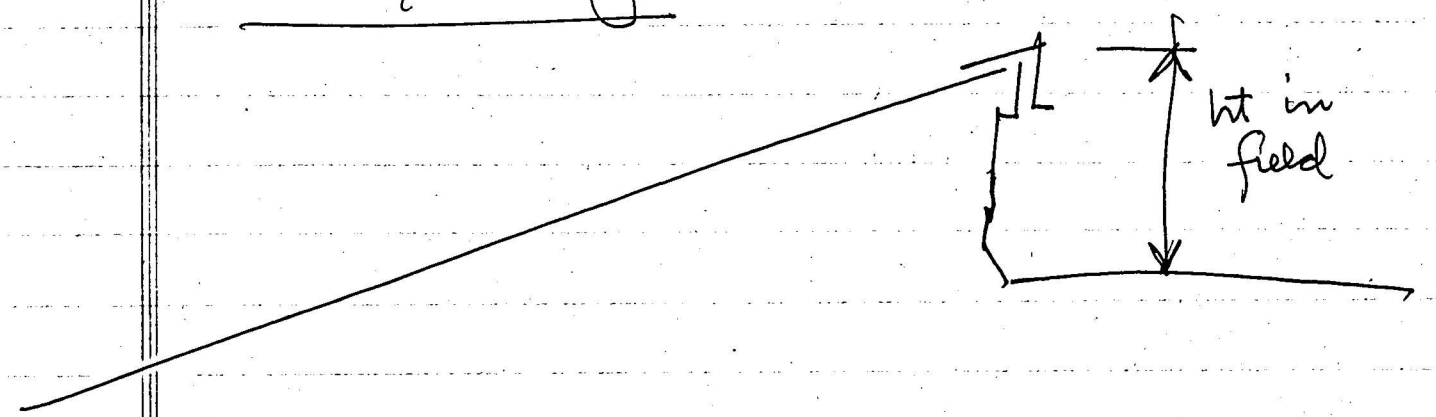
- Beyond Design Review
- Landscape Review
- Escarpment Arch. Review
- Approval
- Conditional Approval
- Denied

Name

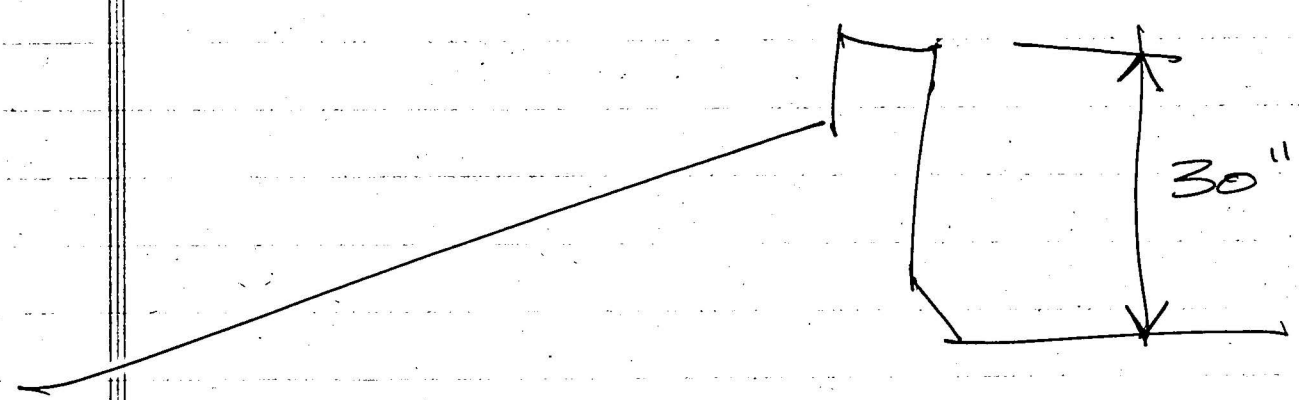
Remarks: Window #6 West elevation to be 6/6
Window #1 South elevation to be 6/6

Date 5/9/16

Phil / Mary



OR



VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/o Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

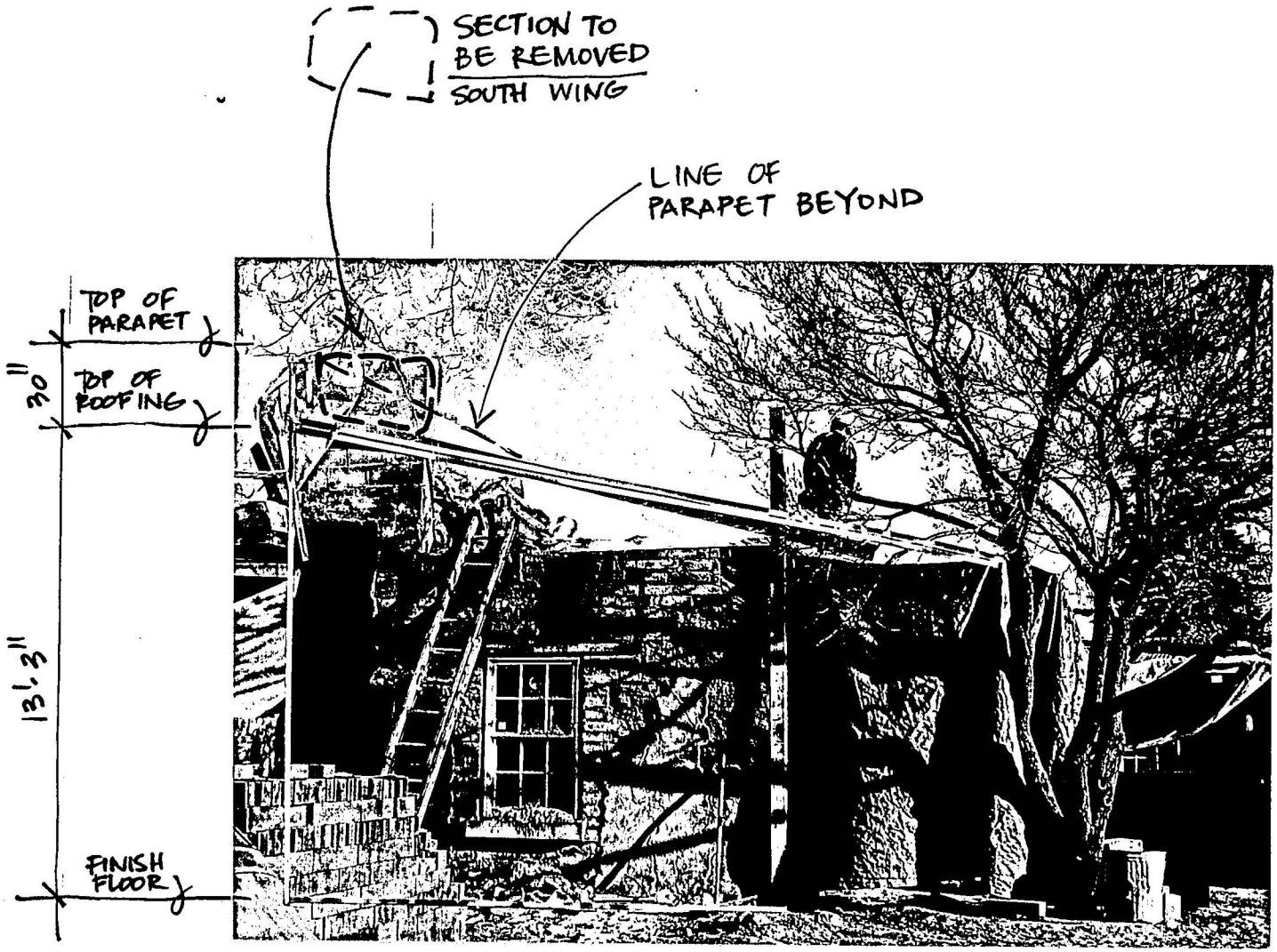
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING
LINE OF PARAPET BEYOND
TOP OF PARAPET
30"
TOP OF ROOFING
13', 3"
FINISH FLOOR

file

COMMENTS FOR MARK REGARDING 2/26/97 LETTER RE: 516 ALTO

1. BASE DRAWINGS WERE INCORRECT FROM THE START. ARCHITECT HAS ADMITTED TO THIS. FROM THE START THE CITY'S REVIEW WAS BASED ON INCORRECT DRAWINGS.

   91 UBC VIOLATION: SECTION 302(D) [INFORMATION ON PLANS AND SPECIFICATIONS], SECTION 303(C) [VALIDITY OF PERMIT], SECTION 303(E) [SUSPENSION OR REVOCATION OF PERMIT]

2. INSERTED DRAWINGS INTO THE PERMIT FIELD SET WITHOUT CITY REVIEW. ARCHITECT HAS ADMITTED TO THIS.

   91 UBC VIOLATION: SECTION 303(A), PARAGRAPH 2 [APPROVED PLANS SHALL NOT BE ALTERED]

3. WORK DONE BEYOND THE SCOPE OF THE PERMIT. 2 FEET OF WALL REMOVED/REBUILT (BELOW BOND BEAM), BOND BEAM INSERTED (RG DID GIVE PARTIAL APPROVAL THO!, APPARENTLY HAVING SEEN THE INSERTED DRAWING IN THE FIELD SET AND NOT KNOWING IT HAD NOT BEEN REVIEWED?), COMPLETE ROOF REMOVAL AT AREA WHERE PERMIT CALLED FOR REUSE OF MEMBERS.

   91 UBC VIOLATION: SECTION 303(A), PARAGRAPH 2 [ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPROVED PLANS]

   H-DISTRICTS ORDINANCE VIOLATION: SECTION 14-70.12(C) SFCC 1987 [PLANS SHALL DEPICT SUFFICIENT DETAIL . . . , SHOW ALL IMPROVEMENTS AFFECTING APPEARANCE . . .]

4. AGREED UPON ALTERNATIVE FIRE RATING OF ROOF SYSTEM (IN RESPONSE TO CONDITION ON PERMIT) NOT ADHERED TO.

   91 UBC VIOLATION: SECTION 104(F) [ALTERATIONS TO HISTORIC BUILDINGS MAY BE MADE THROUGH ALTERNATIVE METHODS WHEN APPROVED BY BUILDING OFFICIAL]

MJG/C/516ALTO3.5MB

Part I

ADMINISTRATIVE

Chapter 1
TITLE, SCOPE AND GENERAL

Title

Sec. 101. These regulations shall be known as the "Uniform Building Code," may be cited as such and will be referred to herein as "this code."

Purpose

Sec. 102. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Scope

Sec. 103. The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

Application to Existing Buildings and Structures

Sec. 104. (a) **General.** Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See Section 1210 for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

(b) **Additions, Alterations or Repairs.** Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alter-

MARY –
NOTICE OF VIOLATION: CODES USED. (ATTACHED) →
ATTACHED TO THE FIRST NOTICE OF VIOLATION
PLEASE REMOVE M-1 COPY OF "FIRST NOTICE OF VIOLATION"
PHIL

comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

(f) **Historic Buildings.** Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.

2. Any unsafe conditions as described in this code are corrected.

3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

Alternate Materials and Methods of Construction

Sec. 105. The provisions of this code are not intended to prevent the use of any material or method of construction not specifically prescribed by this code, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed design is satisfactory and complies with the provisions of this code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

Modifications

Sec. 106. When there are practical difficulties involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of this code impractical and that the modification is in conformance with the intent and purpose of this code and that such modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the code enforcement agency.

Tests

Sec. 107. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to this jurisdiction.

official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

(f) **Liability.** The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

(g) **Cooperation of Other Officials and Officers.** The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

Unsafe Buildings or Structures

Sec. 203. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

A. U.B.C. Standard No. 27-7, High-strength Bolting

3. **Fireproofing**

A. U.B.C. Standard No. 43-8, Thickness and Density Determination for Spray-applied Fireproofing

Application for Permit

Sec. 302. (a) **Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the building official.

(b) **Plans and Specifications.** Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require any applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Submittals shall include construction inspection requirements as defined in Section 302 (c).

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(c) **Construction Inspection.** The engineer or architect in responsible charge the structural design work shall include in the construction documents the following:

1. Special inspections required by Section 306.

2. Other structural inspections required by the engineer or architect in responsible charge of the structural design work.

(d) **Information on Plans and Specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that

it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group M Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Permits Issuance

Sec. 303. (a) **Issuance.** The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, the building official shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of a partial permit shall proceed without assurance that the permit for the entire building or structure will be granted.

(b) **Retention of Plans.** One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

(c) **Validity of Permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction.

(d) **Expiration.** Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

(e) **Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Fees

Sec. 304. (a) **General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

(b) **Permit Fees.** The fee for each permit shall be as set forth in Table No. 3-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

(c) **Plan Review Fees.** When a plan or other data are required to be submitted by Section 302 (b), a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table No. 3-A.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 304 (b), and are in addition to the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-A.

(d) **Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Mark -
I am requesting that this board be set up to hear these cases. UNLESS! The owner wants to properly resolve them!
Mk.

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

our reference is from grade

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

drawings inaccurate from the start

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

condition on permit never altered by Bldg official

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

permit - ~~July~~ May I
revision basement July
follow up on permit and - Oct, parapet not up
agreed upon att. method in Oct
red tag on parapet - dec

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

UBC requires review

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

— was submitted, review

it wouldn't have been - once review was done, it was realized not there, & requested

o it doesn't - quest included n grade to top F parapet ed of vic - asked for djacent parapet

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

we don't know this because it didn't show grade

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

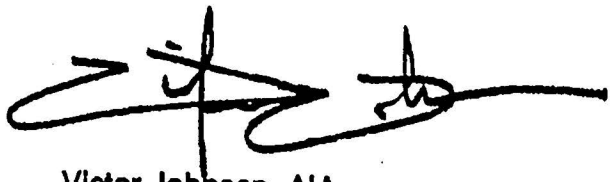
This should have been submitted for review and needs to

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

if just seal, no permit - we want a detailed proposal

Sincerely,



Victor Johnson, AIA

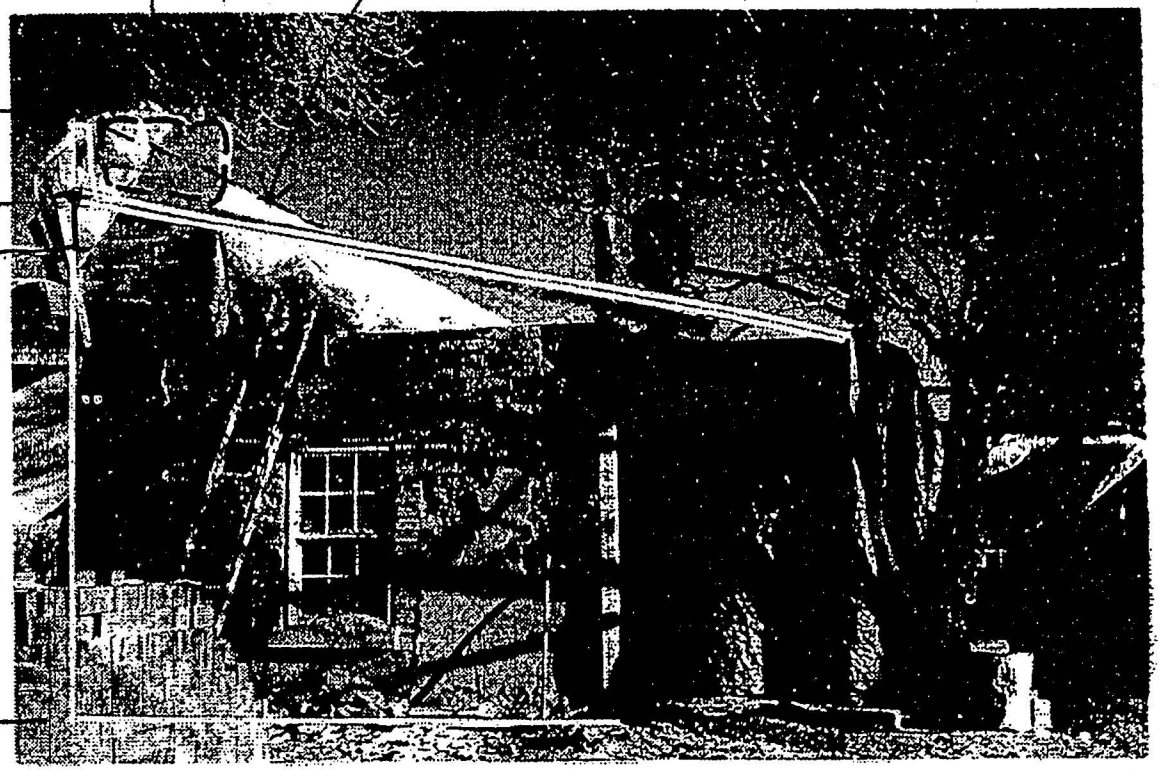
XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation

was/is this existing?
was it blt as part of project?

SECTION TO BE REMOVED

SOUTH WING WALL

LINE OF PARAPET BEYOND



TOP OF PARAPET

TOP OF ROOFING

adjacent roof

30"

13'.3"

FINISH FLOOR

1. base drawings incorrect - admitted.

UBC

infield ht = 15'9"
permit drawings 16'5"

from start - our review was off because

2. inserted drawings into permit w/out review - admitted.

UBC

(B)

Rebuilt wall under bond beam + bond beam not permitted

FN: Rudy partial approval on bond beam

3. agreed upon alt. to roof and it wasn't followed.

UBC

vic agreed verbal 10/18
drawing approved 12/96

104(F) as follow up to orig cond.

4. roof removal which wasn't permitted (in part)

UBC
HDRB

wall rebuilt without review

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

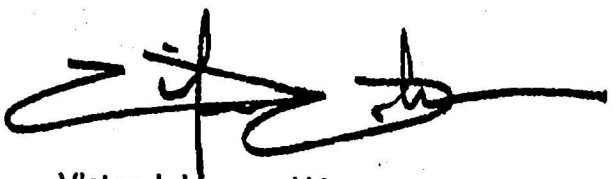
(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

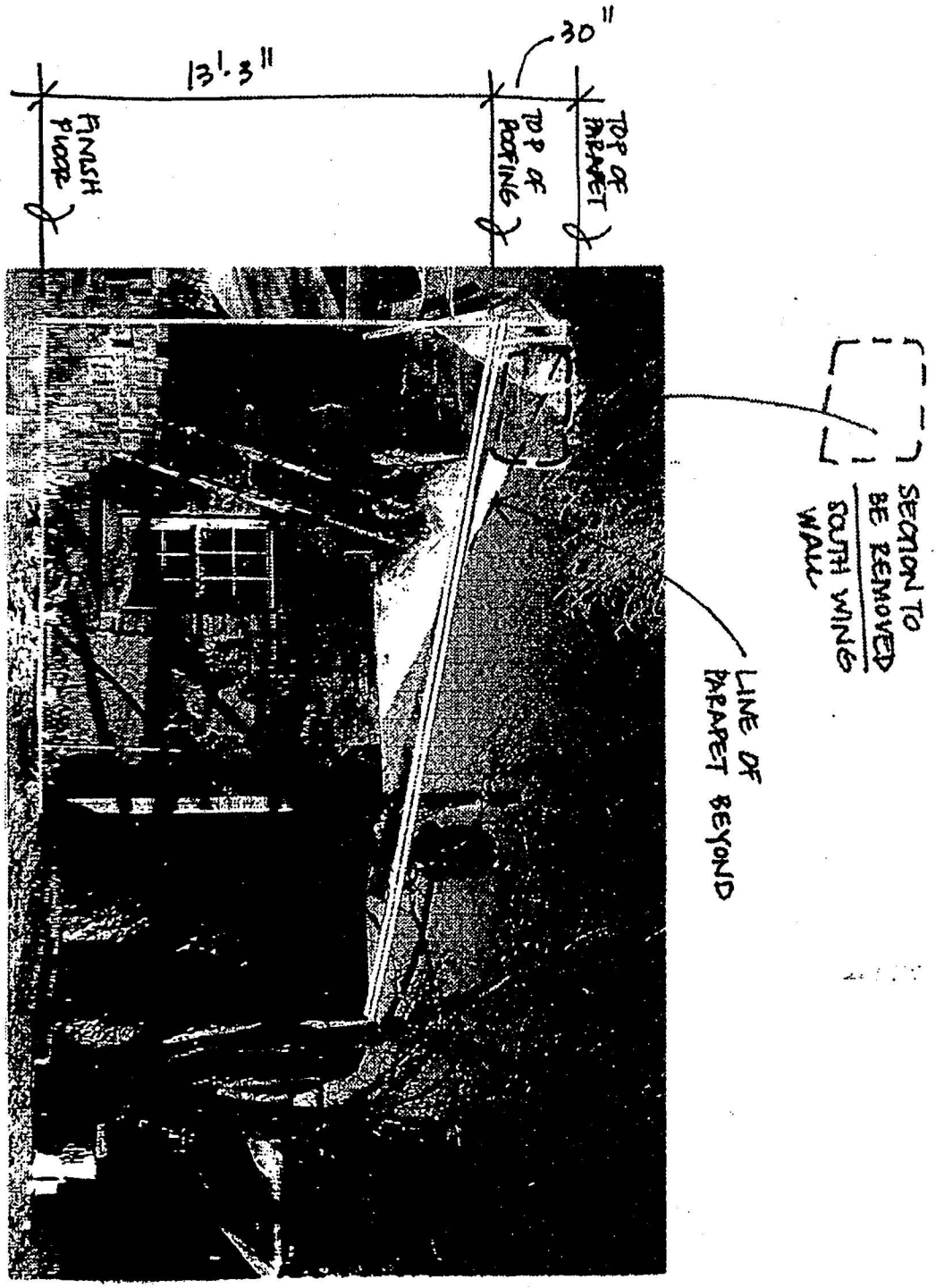
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


13'-3"
30"
FINISH PLATE
TOP OF ROOFING
TOP OF PARAPET
SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: ~~City of Santa Fe~~

Date: 3.3.97

Job # 96 ALTO

Fax # 986-6910

RE: ADDL COPY - ADDL QUESTIONS

Attn: ~~Mary Gvozdakowiak~~

Sender: VJJ

Transmitted: 4 - pp 2-26-97
as a copy - per your request

Message: Hi Mary —

We are still looking into what happened to the hand-delivered submittals. The color photo will need to be duplicated, etc... But, ...

Everything you need should be in this and our other submittals.

Pages transmitted including this cover: 5

Original sent: no yes at later date via: ~~mail/express~~ hand

Copies to: _____

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

FIRST NOTICE OF VIOLATION

January 13, 1997

CERTIFIED RETURN RECEIPT

Steven J. Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Re: Stop-Work Order 516 Alto Street

Dear Mr. Melander-Dayton:

Please be advised that the city's Historic Districts Building Inspector has issued a stop-work order at the above referenced address due to the violations of the Uniform Building Code (UBC) Sections 102, 203, 205 and 302 (Exhibit A) and the Land Development Code (Chapter XIV) Section 14-8.2 SFCC 1987 (Exhibit B).

The referenced violations include the construction of a parapet on the west building which exceeds 30 inches in height without the submittal of an engineered drawing and specifications to the city for review. This parapet poses a threat to life, health, property and public welfare.

As you are aware, the two-hour roofing system as required by the city's chief building official, Rudy Gallegos, on October 18, 1996, was to be constructed in lieu of the parapet. In accordance with city policy, examination of Section 104(F) of the UBC was requested by Heather Pierson, Historic Districts Case Planner, so as to assure that work done on the structure would not have a negative impact on the historic building. Mr. Gallegos concurred that a two-hour roof could be substituted for a parapet.

The official plans filed with the city indicate that a majority of the roof was to be constructed of existing 3x12 and 1x decking. An examination by the Historic Districts Building Inspector revealed that new structural members exist and the roofing system has been changed from the original approval by the city without city review. This change requires revisions to the

building permit for approval prior to the work being conducted.

The city is requesting that the parapet be removed to remedy the life, health, property and public welfare concerns and that the permit applicant adhere to the agreement made with Mr. Gallegos on October 18, 1996 as illustrated in a December 6, 1996 drawing by the architect (Exhibit C). As well, revised plans reflecting the new roofing system shall be submitted for review and approval by the city.

The stop-work order shall be removed once the items referenced herein are rectified and all the appropriate approvals are in place. This letter and the stop-work order will serve as notice of such violation (Section 14-7.9 SFCC 1987, Exhibit D). Should the applicant not respond, a penalty for the violations may be levied (Section 14-7.11 SFCC 1987 and Section 1-3 SFCC 1987, Exhibit D). Remedies for the aforementioned violations have been provided herein (Section 14-70.10 SFCC 1987, Exhibit D).

If you have any questions, please call me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Phil Santistevan, Historic Districts Building Inspector
Anne M. Condon, Planning Division Team Leader
Lois Snyderman, Historic Santa Fe Foundation Executive Director
Mike Gonzales, Contractor, Agua Caliente Construction
Victor Johnson, Architect

b:\corr2\hlp\atlovio.let

EXHIBIT A

Part I

ADMINISTRATIVE

Chapter 1
TITLE, SCOPE AND GENERAL

Title

Sec. 101. These regulations shall be known as the "Uniform Building Code," may be cited as such and will be referred to herein as "this code."

Purpose

Sec. 102. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Scope

Sec. 103. The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

Application to Existing Buildings and Structures

Sec. 104. (a) **General.** Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See Section 1210 for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

(b) **Additions, Alterations or Repairs.** Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alter-

official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

(f) **Liability.** The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

(g) **Cooperation of Other Officials and Officers.** The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

Unsafe Buildings or Structures

Sec. 203. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

A. U.B.C. Standard No. 27-7, High-strength Bolting

3. **Fireproofing**

A. U.B.C. Standard No. 43-8, Thickness and Density Determination for Spray-applied Fireproofing

Application for Permit

Sec. 302. (a) **Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the building official.

(b) **Plans and Specifications.** Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require any applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Submittals shall include construction inspection requirements as defined in Section 302 (c).

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(c) **Construction Inspection.** The engineer or architect in responsible charge the structural design work shall include in the construction documents the following:

1. Special inspections required by Section 306.

2. Other structural inspections required by the engineer or architect in responsible charge of the structural design work.

(d) **Information on Plans and Specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that

EXHIBIT
B

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

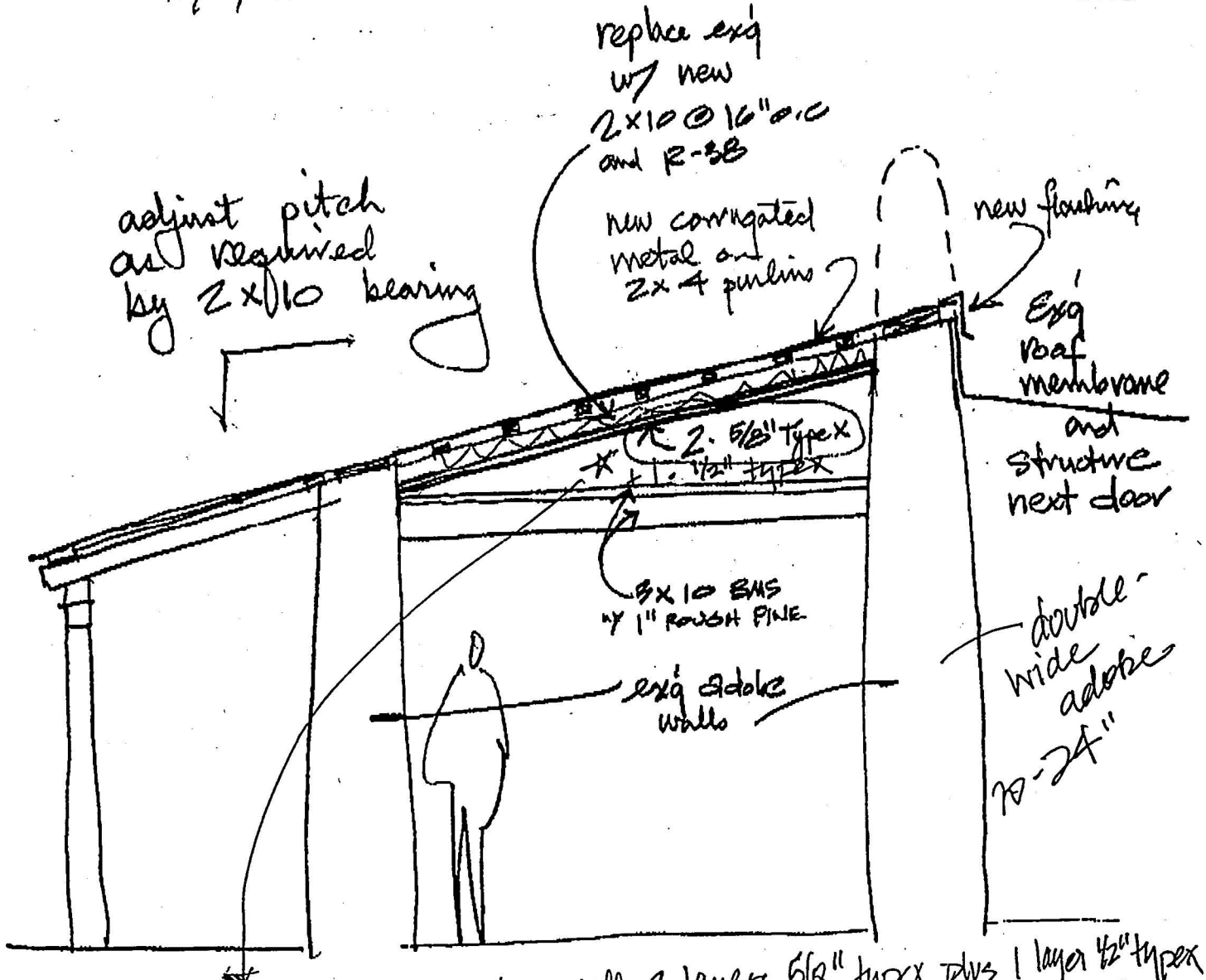
A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

EXHIBIT C

516 ALTO

12/6/96



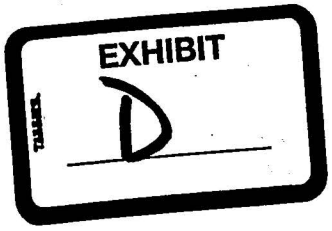
→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft — to Phil S - 9866910 fax

OK 12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santisteban & Heather Pierson ... mock-up/string line of revised roofing treatment. 12/6/96



14-7.5 Appeals Procedure.

A. The governing body shall receive duly executed copies of the minutes and any final orders or determinations of the planning commission. If within thirty (30) days of any final order or determination by the planning commission, the governing body decides to review any such order or determination, notice of such proposed review shall be provided in the manner prescribed in subsection 14-5.4 of this chapter and such notice shall be a stay of execution of such final order of determination.

B. In exercising the powers set forth herein, the governing body may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made and to that end shall have in addition to all other municipal authority, that authority of the planning commission.
(Ordained as Code 1973, §36-5.1 by Ord. #1978-54, §§1, 2; SFCC 1981, §3-4-19; Ord. #1986-24, §33; Ord. #1986-58, §13; Ord. #1994-30, §22)

14-7.6 Appeals from Governing Body. Any persons jointly or severally aggrieved by any decision of the governing body, when sitting for the purpose of hearing and deciding appeals from the board of adjustment or any officer, department, board or bureau of the city may present to a court of competent jurisdiction a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the entry in the office of the city clerk of the decision appealed from. (Ord. #1962-19, §28-11; Code 1973, §36-6; SFCC 1981, §3-4-20)

14-7.7 Procedure for Enforcement and Appeal. It is the intent of this chapter that all questions of administration and enforcement shall first be presented to the administrative official and that such questions shall be presented to the board of adjustment only on reference by or appeal from the administrative official and that recourse from the decisions of the board of adjustment shall be to the governing body and thence to the courts as provided by law. (Ord. #1962-19, §28-12; Code 1973, §36-7; SFCC 1981, §3-4-21)

14-7.8 Complaints of Violations. When a violation of the Zoning regulations occurs, or is alleged to have occurred, any person may file a written complaint. The complaint, stating fully the causes and basis thereof, shall be filed with the administrative official. He shall record the complaint properly, investigate promptly and take action as provided by this chapter. (Ord. #1962-19, §28-15; Code 1973, §36-8; SFCC 1981, §3-4-22)

14-7.9 Notice of Violations. If the administrative official finds that any of the provisions of this chapter are being violated, he shall notify, in writing, the owner or tenant of the property, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal

of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

1-2 SEVERABILITY OF CODE PROVISIONS.

If any part or application of the Santa Fe City Code of 1987 is held invalid, the remainder of its application to other situations or persons shall not be affected. (Code 1973, §1-5; SFCC 1981, §1-1-5)

1-3 GENERAL PENALTY.

1-3.1 General Penalty; Continuing Violations; Suspension; Probation.

A. Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than ninety (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided.

B. The municipal court may, upon entry of a plea of guilty or judgment of conviction:

(1) Suspend in whole or part the execution of sentence; or

(2) Place the defendant on probation for a period not exceeding one (1) year on terms and conditions the court deems best; or both.

C. The municipal court may, as a condition of probation, require the defendant to serve a period of time in volunteer labor to be known as community service. The type of labor and period of service shall be at the sole discretion of the court; provided that any person receiving community service shall be immune from any civil liability other than gross negligence arising out of the community service, and any person who performs community service pursuant to court order or any criminal diversion program shall not be entitled to any wages, shall not be considered an employee for any purpose and shall not be entitled to workmen's compensation, unemployment benefits or any other benefits otherwise provided by law. As used in this paragraph, "community service" means any labor that benefits the public at large or any public, charitable or educational entity or institution.

D. Suspension of execution of the sentence or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public, and that the defendant's liability for any fine or other punishment imposed is fully discharged upon successful completion of the terms and conditions of probation.
(Code 1953, §1-6; Code 1973, §1-6; SFCC 1981, §1-1-6; Ord. #1987-28, §1; Ord. #1990-10, §1)

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

1-3.5 Code Provision for Destruction of Arrest Records When Defendant is Adjudicated Not Guilty.

A. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance shall be destroyed within thirty (30) days after the person charged with a violation is adjudicated not guilty, or the charge or charges are dismissed by motion of the municipal prosecutor or municipal judge.

B. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance and who is adjudicated guilty of such violation, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from the date the plea or judgment was entered by the municipal judge.

C. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987, or other city ordinance relating to motor vehicles shall be destroyed within thirty (30) days after the person charged with such violation is adjudicated not guilty, or the charge is dismissed by motion of the municipal prosecutor or municipal judge; provided, that it shall be the duty of the municipal judge to keep a record of every municipal traffic violation together with every official action and disposition of the charge taken by his court, and it shall also be the duty of the municipal judge to, within ten (10) days after disposition of every charge violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, to prepare and forward to the director of the motor vehicle division, state transportation department, or his authorized agent, a certified

abstract of the record as required by Section 66-8-135 NMSA 1978. A record need not be made of any disposition of a violation of illegal parking or standing of a motor vehicle, except when the uniform traffic citation is used.

D. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, and who is adjudicated guilty of any traffic offense, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from date the plea or judgment was entered by the municipal judge; provided, that the municipal judge shall be required to perform the duties imposed by paragraph c. of this subsection.
(Ord. #1973-15, §1--4; Code 1973, §1-10; SFCC 1981, §1-1-19)

Editor's Note: For related state law, see §66-8-135 NMSA 1978.

1-4 NUISANCES; ABATEMENT PROCEDURE.

Whenever it shall appear that a nuisance exists, the governing body may direct the same to be abated and removed by such officer or person as may be designated. If the nuisance is found on private property, the officer or person designated shall order the owner, agent or occupant to remove and abate the same at his own expense within twenty-four (24) hours; and if such owner, agent or occupant shall fail, refuse or neglect to comply with the requirements of any such order, the officer, person or the governing body may cause the nuisance to be removed. All expense incurred by removal shall be paid by the owner, agent, occupant or other person as shall have caused or permitted the nuisance, and the expense may be recovered from the owner, agent, occupant or other person as shall have caused or permitted the same, by action brought before any competent court within the city. (Code 1953, §12-10; Code 1973, §18-6; SFCC 1981, §1-1-7)

Editor's Note: For pertinent state law, see §3-18-17 NMSA 1978.

1-5 SEAL OF THE CITY.

1-5.1 Adoption of Seal; Description. A seal is adopted for the city, the impression of which shall be as follows:

A. In the center, the word "SEAL"; and

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

SECOND NOTICE OF VIOLATION

January 21, 1997

CERTIFIED RETURN RECEIPT

Steven Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Mr. Melander-Dayton:

Your agent, Victor Johnson, met with myself, Rudy Gallegos, and Phil Santistevan at approximately 11:25am today. It is my understanding that Mr. Johnson set the meeting with Mr. Gallegos in order to determine all possible alternatives to the parapet on site. At Mr. Gallegos' request, Mr. Santistevan and I attended.

At the beginning of the meeting, Mr. Johnson asked Mr. Gallegos whether he could sheetrock on top of the rafters to accomplish a two-hour rating as required by the Uniform Building Code (UBC). After much conversation, Mr. Gallegos concluded that the only possible solution to complying with the provisions of the UBC and the Historic Districts Ordinance is as illustrated on Mr. Johnson's December 6, 1996 drawing (see Exhibit A).

It was determined by myself that the parapet, as constructed, would threaten the historic status of the subject building and the adjacent building (518 Alto Street). I stated that the HDRB cannot approve any alteration which creates such a threat (Section 14-70.73A1 and 14-70.73A2 SFCC 1987, Exhibit B). Mr. Santistevan expressed concern with the weight of the parapet, and that a drawing with an engineer's stamp which was observed in the field set of the site building permit had not been submitted to the city for review. This concern has already been raised in my correspondence to you dated January 13, 1997.

Relative to the contention by Mr. Melander-Dayton that Mr. Gallegos inspected the steel work for the parapet, Mr. Gallegos states that no such members were on site when he did the bond beam inspection. Additionally, research of the inspections on the subject site indicate that no such inspection occurred nor was a tag issued for the steel members (see Exhibit C). The inspection was for the bond beam only.

Before the stop work order can be lifted, the building permit must be revised and must include the two-hour roof as illustrated in the December 6, 1996 drawing, engineering details as required by Mr. Gallegos, illustration of the new members of the roofing system, and any other structural drawings as required by the Inspections and Enforcement Division.

Because it has been over a month since the matter of the permit not having been complied with and the questionable parapet constructed, it is the city's decision to issue this second notice of violation. You are hereby granted ten (10) working days from the date of this letter to submit revisions to the building permit #96-574 or further action will be taken. This action is as identified in Section 14-7.9 SFCC 1987 (see Exhibit D).

For further information, feel free to contact me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

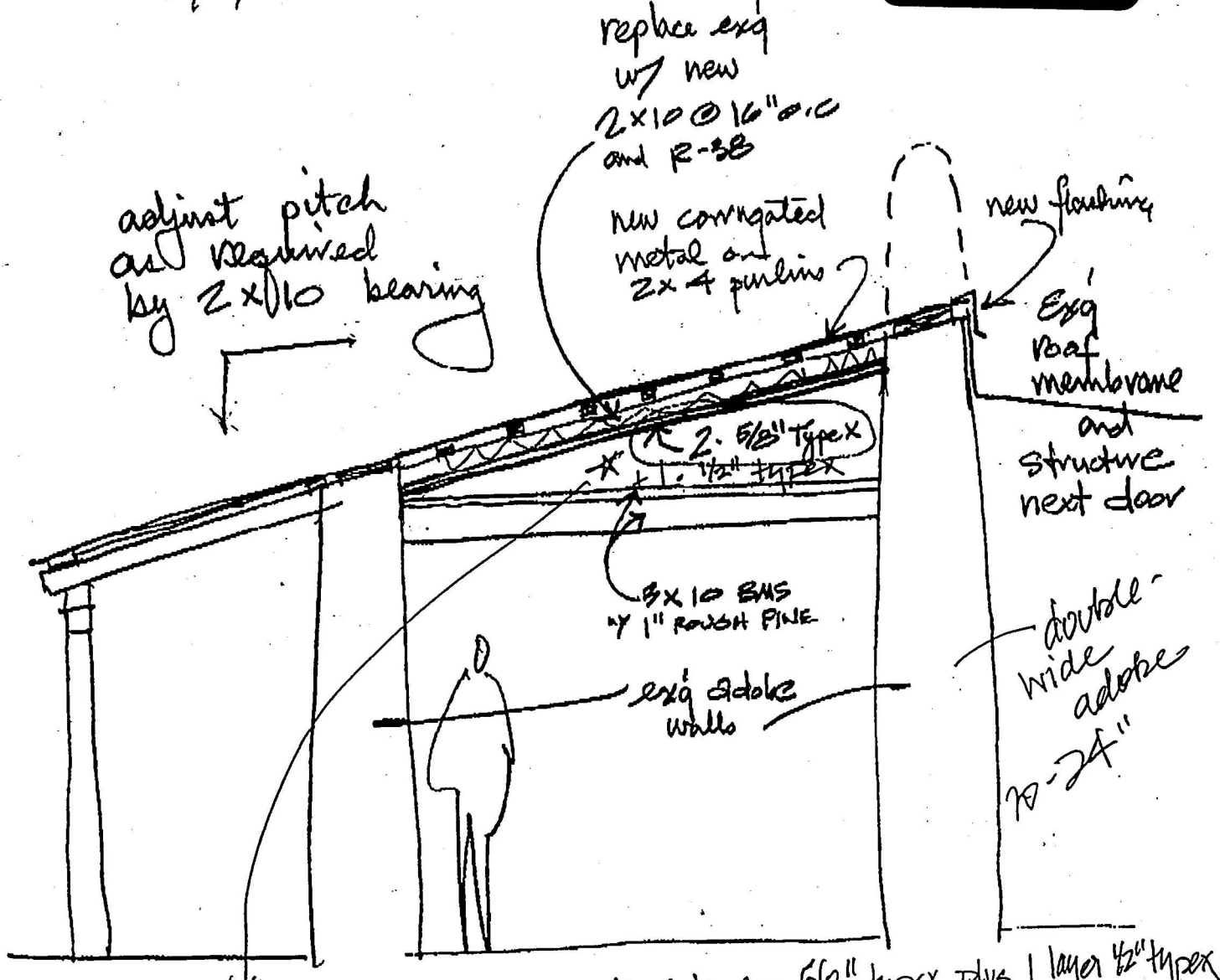
Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Phil Santistevan, Historic Districts Building Inspector
Anne M. Condon, Planning Division Team Leader
Lois Snyderman, Historic Santa Fe Foundation Executive Director
Mike Gonzales, Agua Caliente Construction
Victor Johnson, Architect

b:\corr2\hlp\altovio2.let

EXHIBIT A

516 ALTO
12/6/96



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex
draft — to Phil S - 9866910 fax

OK. 12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santistevan & Heather Pierson to view mock-up/string line of revised roofing treatment. 12/6/96



C. The governing body shall hold a public hearing on a recommendation by the historic design review board for an official map. Any official map shall be adopted by the governing body by ordinance.

D. The official map of landmark, significant, and contributing structures, with referenced property addresses, is amended from time to time. The same is hereby adopted by reference and incorporated as if set out herein. The original referenced map is available in the city planning office and is accessible at all reasonable times for inspection.
(Ord. #1992-8, §3; Ord. #1992-45, §1; Ord. #1994-27, §1)

14-70.73 Standards; Significant and Contributing Structures in all Historic Districts and Landmark Structures Throughout the City. In any review of proposed additions or alterations to structures which have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

A. General.

(1) The status of a significant, contributing or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(2) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

B. Additions.

(1) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner which will make the addition indistinguishable from the existing structure.

(2) Additions to buildings which meet the standards of subsection 14-70.9 SFCC 1987 shall continue to meet those standards set forth in subsection 14-70.9.1 in addition to the standards set forth in this subsection.

(3) Additions are not permitted to primary facades.

(4) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent (50%) of the square footage of the existing

BP500U04

City of Santa Fe

Request For Inspection - Inspection History

1/17/97
15:15:47



Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
*	11/21/96	BOND BEAM	RFG	11/20/96	1:00	AE	11/21/96
_	9/26/96	ELECTRICAL, PRE-FINAL	TJM	9/26/96	8:00	AP	9/26/96
_	9/26/96	SLAB, ON GRADE	PO	9/25/96	8:00	AP	9/26/96
_	9/26/96	FOOTING	PO	9/25/96	8:00	AP	9/26/96
_	7/25/96	SLAB, ON GRADE	PO	7/25/96	8:00	DA	7/25/96
_	7/25/96	PLUMBING, DWV ROUGH	PBM	7/25/96	8:00	AP	7/25/96
_	7/09/96	FOOTING	ELT	7/09/96	8:00	AP	7/09/96

More...

F3=Exit F6=Add inspection F12=Cancel

BP500U04 City of Santa Fe 1/17/97
Request For Inspection - Inspection History 15:15:54

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	6/25/96	FOOTING	JMH	6/24/96	8:00	AP	6/25/96

Bottom

F3=Exit F6=Add inspection F12=Cancel

BP502I02 City of Santa Fe 1/17/97
Inspection Inquiry - Results Comments 15:15:27

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : B001 0001 BOND BEAM
Inspection status, date . . : INSPECTION COMPLETED 11/21/96

Inspection Results Comments
BOND BEAM ON TOP OF ROOF OK OTHER BOND BEAM NOT to CODE

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

EXHIBIT D

14-7.5 Appeals Procedure.

A. The governing body shall receive duly executed copies of the minutes and any final orders or determinations of the planning commission. If within thirty (30) days of any final order or determination by the planning commission, the governing body decides to review any such order or determination, notice of such proposed review shall be provided in the manner prescribed in subsection 14-5.4 of this chapter and such notice shall be a stay of execution of such final order of determination.

B. In exercising the powers set forth herein, the governing body may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made and to that end shall have in addition to all other municipal authority, that authority of the planning commission.
(Ordained as Code 1973, §36-5.1 by Ord. #1978-54, §§1, 2; SFCC 1981, §3-4-19; Ord. #1986-24, §33; Ord. #1986-58, §13; Ord. #1994-30, §22)

14-7.6 Appeals from Governing Body. Any persons jointly or severally aggrieved by any decision of the governing body, when sitting for the purpose of hearing and deciding appeals from the board of adjustment or any officer, department, board or bureau of the city may present to a court of competent jurisdiction a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the entry in the office of the city clerk of the decision appealed from. (Ord. #1962-19, §28-11; Code 1973, §36-6; SFCC 1981, §3-4-20)

14-7.7 Procedure for Enforcement and Appeal. It is the intent of this chapter that all questions of administration and enforcement shall first be presented to the administrative official and that such questions shall be presented to the board of adjustment only on reference by or appeal from the administrative official and that recourse from the decisions of the board of adjustment shall be to the governing body and thence to the courts as provided by law. (Ord. #1962-19, §28-12; Code 1973, §36-7; SFCC 1981, §3-4-21)

14-7.8 Complaints of Violations. When a violation of the Zoning regulations occurs, or is alleged to have occurred, any person may file a written complaint. The complaint, stating fully the causes and basis thereof, shall be filed with the administrative official. He shall record the complaint properly, investigate promptly and take action as provided by this chapter. (Ord. #1962-19, §28-15; Code 1973, §36-8; SFCC 1981, §3-4-22)

14-7.9 Notice of Violations. If the administrative official finds that any of the provisions of this chapter are being violated, he shall notify, in writing, the owner or tenant of the property, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal

of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

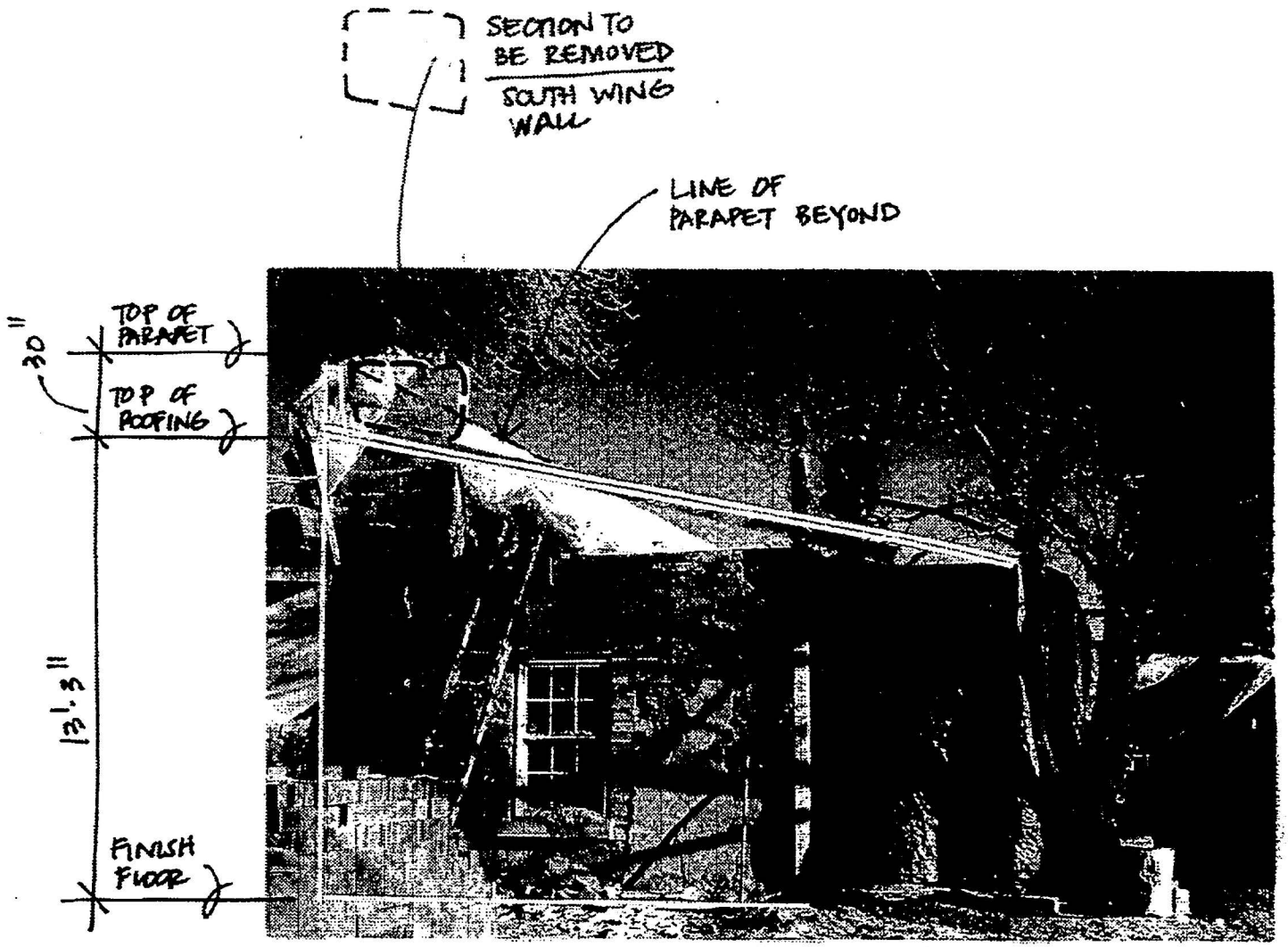
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND
TOP OF PARAPET
TOP OF ROOFING
30"
13'.3"
FINISH FLOOR

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 3.3.97

Job # 516 ALTO

Fax # 986-6910

RE: ADD'L COPY - ADD'L QUESTIONS

Attn: Mary Grzeskowiak

Sender: Vic

Transmitted: 4 - pp 2-26-97
as a copy - per your request

Message: Hi Mary -
We are still looking into what happened to the hand-delivered submittals. The color photo will need to be duplicated, etc... But, ...
Everything you need should be in this and our other submittals.

Pages transmitted including this cover: 5

Original sent: no yes via : ~~mail/express~~ hand at later dates

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

RECEIVED
JAN 30 1997

AGREEMENT

Santa Fe Roof Systems, Inc.
Rt. 20, Box 28-R
Santa Fe, New Mexico 87501
Phone: (505) 438-8358
Lic. No. 052221

DATE: January 10, 1997

BID: Santa Fe Roof Systems, Inc. ("Contractor"), proposes to furnish materials and labor to complete the work described below on the terms and prices specified, including the terms listed on page 2.

Unless specifically included below, no carpentry, caulking, electrical, masonry, mechanical, painting, plastering, plumbing or sheet metal work or materials; not temporary roofing or dry sheeting; and no replacement of rotten decking are included.

TO:

Historic Santa Fe Foundation
545 Canyon Rd.
Santa Fe, N.M. 87501

---Attn; Dale Zinn---

Roof repari work 518 Alto St., Santa Fe, New Mexico

1. Cut back loose flashing along east Parapet.
2. Renail existing base flashing approximately 3' above cant.
3. Recap parapet with mineral surfaced wall flashing.
4. Seal cuts, laps and mitered corners with a 3-course application of plastic cement and fiberglas fabric.

Heather: 1/29/97
Charlotte White said you wanted a copy of any bills having to do with repairs on 518 Alto caused by work on Steve's bldg. Lois

---

BASE PR[illegible] ty seven and oo/100's

[illegible] E GROSS RECEIPTS TAX.

PAYMENT TERMS: net due upon invoice

This bid proposal is limited to 30 days acceptance. If accepted after 30 days, Contractor reserves the right to revise the price in accordance with costs in effect at that time.

I/We hereby accept the Contractor's bid and enter into this agreement, including page 2.

Contractor: SANTA FE ROOF SYSTEMS, INC.

By: [signature]
Brian L. Brandle, President

Buyer _____ Date _____

For Steve & Vic:

January 27, 1997

Whether it was approved or not, having a four foot plus cement block wall on the roof of an historic adobe wall is, to me, unbelieveable, to say nothing of its safety to the existing common wall - That anyone in their right mind could even consider such a thing, With no respect or feeling of an historic treasure that has beeen restored, treasured and maintained for 39 years by those who respect and value it. To blatantly scar the complete building adjoining with no thought of anyone or anything except their own selfish desires - Once again I have lost all respect for those who lack ethics or truth in their thoughts, words or deeds which I have trusted.

Feb. 14 1997

To: The "H" Board —

Unfortunately honesty, ethics, and respect for Santa Fe's history and preservation (which makes Santa Fe what it is) is not the bottom line —

For thirty seven years I have preserved, maintained and treasured an important part of this history at 518 Alto (plaqued by the Historic Santa Fe Foundation and on the National List of Historic Places) The Donaciano Vigil House. This property shares a common wall with part of the property at 516 Alto on which this five foot plus block wall has been built without permission from the co-owner of the original historic wall (damaging the roof of 518 Alto).

Boris Gilbertson and I found this house close to being lost and saved it, to have its heart and soul (to say nothing of its appearance) deliberatly scarred forever with no respect or consideration of its long and tough survival is devastating to me. If this is not removed all talk of historic preservation "is full of sound and fury signifiing nothing" — ~~One of us must go~~ —

Charlotte White

MACDONNELL GORDON
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, New Mexico 87505
(505) 466-1877

February 13, 1997

Via Facsimile Transmission

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street/Melander-Dayton Project

Dear Ms. Pierson:

This letter will confirm your decision to deny Mr. Melander-Dayton his opportunity to perfect his appeal rights under Santa Fe City Code sections 14-7.4, 14-7.7, and 14-70.25 regarding the stop-work order on the above-referenced project. In telephone conversations with Mr. Melander-Dayton today, you have refused to provide Mr. Melander-Dayton with the City application forms necessary to file our appeal.

Pursuant to the City Code section 14-70.25, which you cited in your letter to me of February 7, 1997, appeals "must be filed within seven (7) days of the division's action." That "action" is your February 7th denial of our request to lift the stop-work order. The seven day deadline terminates tomorrow, February 14, 1997. Moreover, section 14-70.25 states that "appeals shall be in writing and shall state the specific standard or procedure that is being appealed." Accordingly, you have denied Mr. Melander-Dayton the opportunity to formulate a written statement of the grounds for his appeal and to file the appropriate petition. To the extent this case presents appealable issues under section 14-70.25, Mr. Melander-Dayton has a legitimate right to file his appeal papers, regardless of your reading of the City Code and regardless of your constricted view of due process.

In addition, to the extent this case presents appealable issues under sections 14-7.4 and 14-7.7 of the City Code, Mr. Melander-Dayton has a right to appeal those matters to the board of adjustment and the H-Board is without jurisdiction to interfere with or impede that appeal. There is no basis in the law of New Mexico or in the City Code which affords you the authority to dictate how an aggrieved party may perfect an appeal. In the event an appeal is improperly filed, or in the event the City challenges the propriety of an appeal filing, that is properly a matter for

the City Attorney and the courts to address. Your charter does not extend to rendering legal opinions and interpreting the scope of a party's procedural rights.

I would appreciate it if you would reconsider your position and provide us with the necessary forms to file our appeal tomorrow. Procedural norms require that Mr. Melander-Dayton be afforded an adequate opportunity to set forth, in writing, the basis for his appeal. Administrative bodies and courts reviewing your actions will require more than your opinion that appeal rights have been preserved.

Finally, as I have previously informed Mr. Basham, please contact me at 982-4554 where I can receive messages.

Very truly yours,

MacDonnell Gordon

xc: Steven J. Melander-Dayton
Victor Johnson
Marc Basham
William C. Kueffer

Fax

To: Heather L. Pierson

Of: Historic Districts

Fax: 984-6829

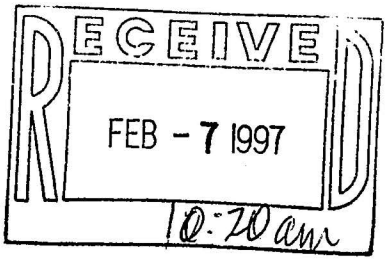
Phone: 986-6976

Pages: 3, including this cover sheet.

Date: February 13, 1997

From the desk of...

MACDONNELL GORDON
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, New Mexico 87505
(505) 466-1877



February 7, 1997

Via Hand Delivery

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street/Melander-Dayton Project

Dear Ms. Pierson:

On behalf of Steven J. Melander-Dayton, this responds to your letters dated January 13 and January 21, 1997 regarding the above-referenced construction project.

There is no legal or factual basis for the City's stop-work order, and I request that you vacate the order immediately. The alleged violations which you have raised in your letters are all matters which either were requested and approved by you and the City in the first instance or which are consistent with the building permit for the project as issued by the City. As a result, your position in this matter is both untenable and in bad faith.

New Mexico law establishes that Mr. Melander-Dayton has a vested property right in his building permit as approved by the City. He also has a vested right in the improvements he has constructed pursuant to that permit. It is well-established that a governmental body cannot act in this fashion where a property owner has justifiably relied on a prior grant of approval and then incurred extensive economic obligations in reliance on that approval. The City's recent actions deprive Mr. Melander-Dayton of his vested property rights without due process of law and without just compensation. Moreover, given your prior statements in which you approved the parapet, as well as the settled law contrary to your position, there is no basis for a claim of qualified immunity on your part. In that regard, you should be aware that your actions are independently actionable and may subject you to personal liability.

At the outset, your letters omit to discuss or acknowledge the following salient facts: (1) The City requested the construction of the thirty inch parapet in the first place. As you are aware, the architect's initial plans for the project did not include a parapet. Upon review of those plans, the City requested that Mr. Johnson "[p]rovide 30' [sic] parapet on west wall." **See Building**

Code - Review Sheet dated April 9, 1996. (2) Pursuant to that request, Mr. Johnson began to amend the plans in order to add the parapet to the west wall. (3) On May 6, 1996, in a memorandum from you to Mr. Gallegos, you requested a waiver of the parapet on the "front building" (i.e., over the conference room) and then stated that the parapet on the remainder of the west wall "will not result in a negative impact on the building or the streetscape." **See Memorandum from Heather L. Pierson dated May 6, 1996 (emphasis added).** Your memo acknowledges that the parapet is "required" (paragraph 1) and that so long as the parapet is omitted from the conference room, the remainder of the parapet would be acceptable to you (paragraphs 1 and 3). In addition, Mary J. Grzeskowiak reviewed and approved this memo. (4) Again, pursuant to your request, the architect amended the project plans, removed the parapet from above the conference room, and drew the parapet, as required, on the remainder of the west wall. These plans were then submitted to the City. (5) The plans, which clearly showed the parapet, were then reviewed and approved by you and all other appropriate City personnel. For example, on exterior elevation sheet A3 of the plans, you circled and initialed two window details. Sheet A3 plainly shows the inclusion of a "new 30" masonry parapet" on a portion of the west wall, and yet you made no comment or suggestion regarding the parapet at that time. The plans were approved by the City, the building permit was issued, and Mr. Melander-Dayton's construction team initiated construction in reliance on the plans as approved.

Notwithstanding the unfairness of your turnabout and the stop-work order, Mr. Melander-Dayton and his construction team have made numerous efforts to discuss this matter with you point by point. In effect, your response has been that Mr. Melander-Dayton must accede to your arbitrary request to remove the parapet and construct a new and more expensive fire-resistant roof system or the stop-work order will remain in place. You have repeatedly stated that this is the only solution you will entertain. In acting as prosecutor, judge, and jury you have not afforded Mr. Melander-Dayton a meaningful opportunity to present his case. Instead, you have: (1) invoked inapplicable provisions of the City Code and threatened Mr. Melander-Dayton with criminal sanctions unless he capitulates; (2) altered your position from letter to letter and from meeting to meeting in an attempt to justify your pre-determined position; (3) denied Mr. Melander-Dayton due process of law by failing to establish a meaningful and clearly-articulated review and appeal procedure; (4) established arbitrary deadlines in an attempt to coerce a conclusion on your terms; and (5) consistently avoided any acknowledgment of your prior approval of the parapet. Given how hard Messrs. Melander-Dayton and Johnson have worked to accommodate the concerns of the HDRB, the neighbors, and other interested persons, your approach to this matter is all the more inexplicable and inequitable.

In attempting to respond to the issues raised in your two letters, I wish it understood that I do not concede the validity of your assertion that "modifications" or "revisions" to the plans have occurred or that approvals of those "modifications" are now required. Indeed, I view that assertion as a tactic to disguise the procedural and substantive irregularities which you have

created. Mr. Melander-Dayton, however, remains committed to responding in good faith to your allegations and attempting to resolve this matter without the necessity of costly and time-consuming litigation. Thus, in response to your first letter of January 13, 1997, I set forth the following:

(1) In the second paragraph of your first letter, you assert a violation based on the purported failure to submit an engineered drawing for a parapet "which exceeds 30 inches in height." There is no parapet exceeding thirty inches on the plans or in the project. As Mr. Johnson previously has attempted to explain to you, a section of the existing roof had to be removed in order to construct the City-requested parapet. As a result, the parapet appears to exceed thirty inches because of your failure to recognize where the roof line will be upon completion of the parapet detail. When the roof is completed, the parapet will be in conformity to the plans as approved and will not exceed thirty inches. Even though your letter only asks for an engineered drawing for a parapet exceeding thirty inches, I enclose as Exhibit A an engineered drawing for the thirty inch parapet by Jim Hands, a certified professional engineer. The parapet does not pose a threat to life, health, property, and public welfare. Indeed, as the City recognized last spring, the parapet promotes the public welfare by establishing an appropriate fire-barrier between the two roof systems at 516 and 518 Alto Street. This fire safety concern is especially important given the many Code violations on the neighboring property.

(2) The third paragraph of your January 13, 1997 letter does not purport to raise a violation. Rather, in self-serving fashion, you refer to a "requirement" by Mr. Gallegos on October 18, 1996 that an alternative two-hour roof system be constructed. In fact, the two-hour roof system was discussed only as a possible alternative. Neither you nor any other City official has been able to locate any City document purporting to memorialize such a requirement. We need not respond to a non-existent requirement. The only requirement set forth in the plans as approved was for a "new thirty inch masonry parapet." This requirement has been met.

(3) The fourth paragraph of your January 13, 1997 letter mischaracterizes matters associated with the roof system. I attach as Exhibit B Mr. Johnson's discussion of this matter. You will note that the plans as approved show new roof beams in designated areas. The building has been constructed in accordance with those plans. Moreover, the plans designated only a portion of the building which would reuse the existing members. As Mr. Johnson points out, that is precisely what the construction team has done. Only the old decking has not been reused in certain areas because the boards were unsafe and decomposed. This does not constitute a "revision" to the plans.

These are the only claimed violations raised in your first letter. Based on the previous information supplied to you by Messrs. Melander-Dayton and Johnson, as well as the

information set forth in Exhibits A and B, you have now been provided with all of the information you requested.

The plain intent of your second letter of January 21, 1997 was to buttress your revisionist approach to the history of this case. This letter contains a number of assertions which are factually inaccurate and inconsistent with your previous positions. First, the purpose of the meeting was not to "determine all possible alternatives to the parapet" at the site. Rather, Mr. Johnson requested the meeting to respond to the matters raised in your first letter. Mr. Johnson indicated to you that he would provide an engineered drawing for the parapet and explained that your characterization of the parapet as exceeding thirty inches was incorrect. Again, it was plain from this meeting that you had already rendered your "decision" and were uninterested in Mr. Johnson's response. Second, your characterization of Mr. Gallegos's "conclusions' on the two-hour roof being the "only way" to comply with the UBC are inaccurate. Given the fact that the City required the parapet in the first place, and given the fact that the UBC specifically references parapets, your statement is misleading and needlessly argumentative. Moreover, in Mr. Melander-Dayton's meeting with you on February 4, 1997, Mr. Gallegos indicated that he was satisfied with the structural integrity of the parapet and that the issue boiled down to what you would accept. Third, with regard to your attempt to disown the City's inspection of the bond beam, the general contractor is prepared to testify that the steel work for the parapet was in place for the pour and that the steel work was plainly visible at the time of the City's inspection. This provides an additional fact barring the City from changing its previously-established position.

Turning to the third paragraph of your January 21, 1997 letter, your "determination" cannot be rendered after the issuance of the permit, an approved set of plans showing the parapet, your memo of May 6, 1996, and Mr. Melander-Dayton's investment of thousands of dollars to construct the parapet which the City requested. In addition, your post facto invocation of Code provisions 14-70.73A(1) and (2) is unavailing. Those provisions relate to City review before plans receive final approval. Your opportunity to rely on those provisions was at the time of your review of the plans and your May 6, 1996 memo. New Mexico law precludes you from revisiting those provisions now that the plans have been approved and now that Mr. Melander-Dayton has changed his position in reliance on that approval. Finally, your reference to the engineered drawing for the parapet has been addressed above.

In sum, your second letter alleges no new violations different from those set forth in your first letter and comprises a transparent attempt to coerce compliance with your arbitrary decision. I also question your resort to City Code section 14-7.9 in the absence of any final decision and any opportunity to appeal that decision. As set forth above, you have apparently rendered a decision before hearing the evidence, you have ignored the evidence, and you have failed to inform Mr. Melander-Dayton of his procedural rights to appeal your determination. You ignore the provisions of section 14-7.4 and 14-7.7 and apparently claim that if Mr. Melander-Dayton

does not concede, you will initiate criminal proceedings. As you must know, in the absence of procedural regularity, an unbiased decision maker, and fundamental due process, any such step would be an abuse of process on your part and a violation of Mr. Melander-Dayton's constitutional rights for which I will seek to hold you personally liable.

My final point concerns damages. Your demand is that Mr. Melander-Dayton spend in excess of ten thousand dollars ($10,000) to remove the parapet and construct a new roof system based solely on your administrative diktat. Additionally, your actions have caused Mr. Melander-Dayton to incur construction delay damages. Finally, your actions have placed both properties at risk by preventing the construction team from sealing the roof during inclement weather. All of these damage elements arise from your unreasonable actions and will be attributable to you and any other City officials participating in this pattern, practice, and effort to deprive Mr. Melander-Dayton of his constitutional rights arising under federal and state law and his property rights arising under New Mexico law.

I request that the stop-work order be lifted immediately. Alternatively, I request that you issue a written "decision" and place this matter within the proper procedural framework.

Very Truly Yours,

MacDonnell Gordon

xc: Steven J. Melander-Dayton
Victor Johnson
Marc Basham
William C. "Fritz" Kueffer
Mary J. Grzeskowiak
Phil Santistevan
Rudy Gallegos

Red Mountain Engineers, Inc.

ENGINEERS • SURVEYORS • PLANNERS

February 3, 1997

Mr. Victor Johnson
355 E. Palace Ave.
Santa Fe, NM 87501

RE: C.M.U. PARAPET AT 516 ALTO STREET
SANTA FE, NM

Dear Mr. Johnson:

Attached is the detail for the parapet which we detailed on November 19, 1996. It is my understanding the parapet is currently free standing five feet above the roof support point. I also understand the parapet is to be anchored and braced by the roof as proposed in attached sketch 'B'. This will leave a portion of the parapet which extends about 30 inches above the new roof.

This will brace the parapet and it will be structurally safe as calculated with number 4 reinforcing at 48" o.c.

I you have any further question, please contact me.

Sincerely,

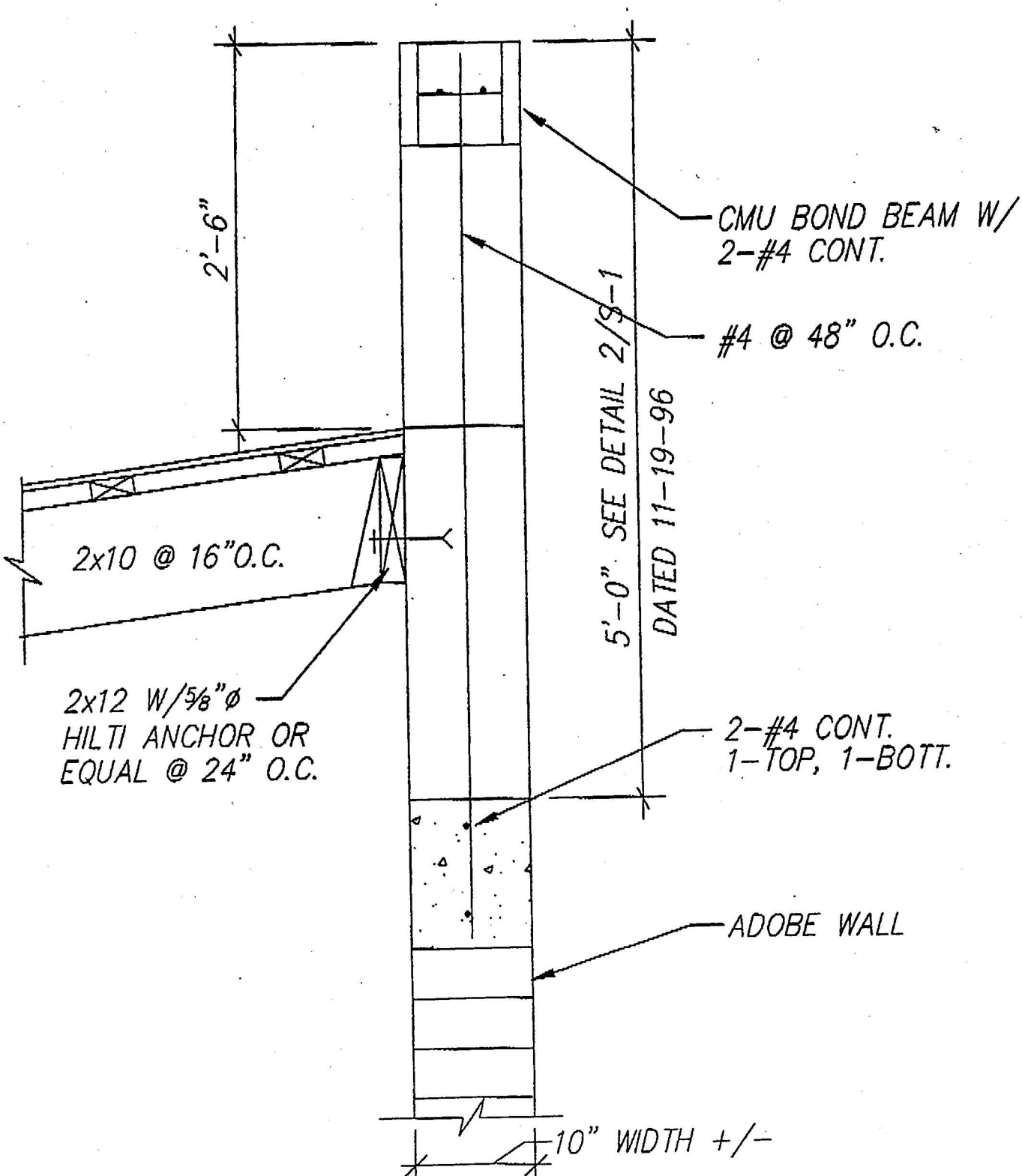
James A. Hands

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER

James A. Hands, P.E.
Vice President

JAH/am

1217 Parkway, Suite A
87505



SECTION

SCALE: NTS

1
SK1

Red Mountain Engineers, Inc.
Engineers · Surveyors
Santa Fe: (505) 473-7373 Albuquerque: (505) 889-3004

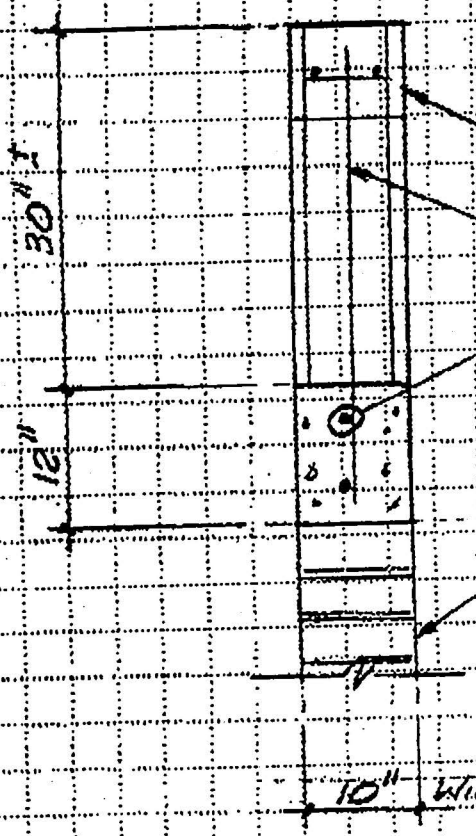
PROJECT: 516 ALTO ST.

DATE: 2-3-97
SCALE: AS NOTED

SHT. SK1 OF 1

Red Mountain Engineers, Inc.
P.O. BOX 16115
SANTA FE, NM 87506-6115
(505) 473-7373
FAX (505) 473-4865

JOB 516 ALTO STREET
SHEET NO. 1 OF 1
CALCULATED BY J.A.H. DATE 11-19-96
CHECKED BY J.A.H. DATE 11-19-96
SCALE 3/4" = 1'-0"

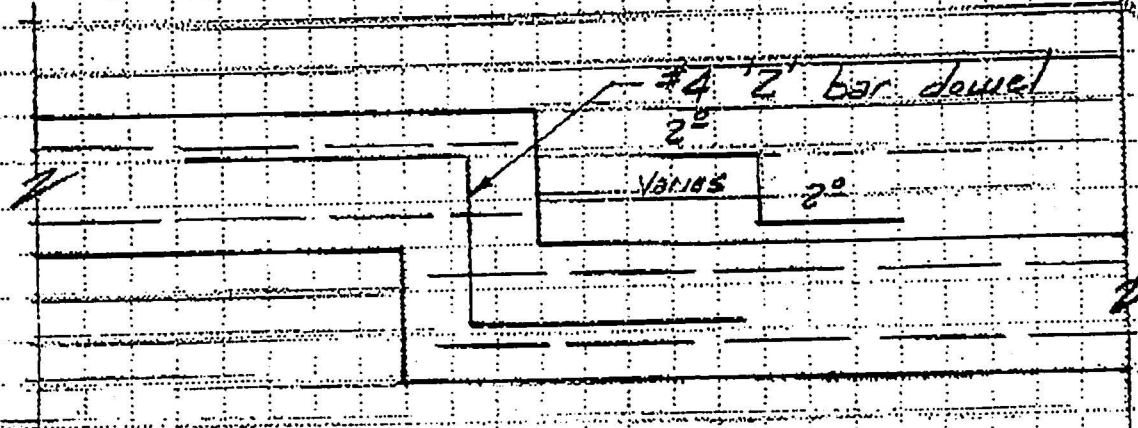


Concrete f'c = 3000 psi
Rebar F'y = 40 ksi
Grout f'c = 1250 psi

COLORADO REGISTERED JAMES A. HANDS 23510 PROFESSIONAL ENGINEER

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 11-19-96

SECTION 1 S-1



BOND BEAM ELEVATION 2 S-1
AT STEPPED LOCATIONS

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 7, 1997
516/516-1/2 Alto

Case #H-95-122
re: ceiling beams
west building

Dear Heather:

I am directing this response to paragraph four of your January 13, 1997 letter (First Notice of Violation) to Steve Melander-Dayton. You state that "the official plans filed with the city indicate that a majority of the roof was to be constructed of existing 3x12 and 1x decking. An examination by the Historic Districts Building Inspector revealed that new structural members exist and the roofing system has been changed from the original approval by the city without city review."

The official building permit plans (with perforations) show the following structural members for the west building on sheet A5:

- The Conference Room (northernmost) - new 3x10
- Office 3, Hall 2, & Sitting (middle section) - reuse existing 3x12
- Bath 2 (shown on A4) - (new) 2x8 @ 1'-4"
- Office 4 (southernmost) - new 3x10.

I have checked with the contractor, Michael Gonzales, who informs me that the following framing has been installed for the west building:

- The Conference Room - new 3x10
- Office 3, Hall 2, & Sitting - reuse existing 3x12 (trimmed to 3x10)
- Bath 2 - (new) 2x8 @ 1'-4"
- Office 4 - new 3x10.

Trimming removed notched cuts and tearout due to furring for a dropped ceiling.

Accordingly, the construction installed does not require revisions to the building permit. The roofing system is still planned to be corregated galvanized as shown on the building permit plans. Ceiling deck boards in place are pine to replace the existing which was rotted and unsafe. The roof deck will be plywood to create a safe diaphram. Flashings, curbs, counterflashings, and trim will be galvanized.

I trust this responds to your assertion satisfactorily. It appears to me that the real issue is the parapet which you want removed and the reinforcing steel and ceiling beams are attempts to bring pressure. Meanwhile, you have prohibted the contractor from sealing the building roof to the weather and that could cause some very serious damage to the walls and structure. Please let him proceed.

Victor Johnson, AIA

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

1/21/97

Meeting set 11am, RG called 11:25am ...
VS "speed at" - arrives late.

11:30 arrived

RG Talked about understanding, Oct 18, 1996, both under imp. when left, reviewed and signed off on sketch

VS: Looking @ alt. w/ parapet, no final resolution made, looked @ again December
"See if RG thinks OK" - I cannot commit, talk w/ contractor/owner
Later HP + DZ talked, got impression done deal, sent note to them we talked

Brian Hill
6/4

Sheetrock on top rafters?

RG. has to meet code

VS: have good 1 hour wall, parapet looks tall by time roof on

RG Height ultimately same as approved?

VS: Ditch & height will ultimately be same

PS: Why parapet + 2 hour?

VS: Do one or another?

PS: Didn't told you to do that. like confirms, why did you go ahead?

VS: Parapet intended to build, corrected direction

RG: Said 2 hour wall + roof to protect both dwellings, did discuss options, under imp. two-hour roof

PS: Irep. historical, I said two-hour approp. to meet needs

RG: How do we meet code, have to satisfy H+B

PS: We will have 15'9" w/ parapet

PS: How much will show?

VS: Roof changes, steps look into on top instead of below.

RG: Rather have on top.

VS: For Steve building lot safer than next door,

RG: But she's not doing alteration to her house

VS: For Steve's point most likely fire spread from her side to his side

PS: Fire rating up to building

VS: Fire rating part of his decision...

Look @ drawing

RG: Prefer to see way approved here, way it should be

VS: Talking about likelihood fire from SHD spreading to her

PS: Up to building department

VS: Do determine & set min. standards, Steve will provide fire protection according to scenario, in addition likelihood fire spread other way

PS: Hist. sets aesthetics

VS: Rudy inspected verticals & horizontal -- had forms, rebar along width,

PS: You there?

VS: No, Mike & Rudy

BG: Mike wasn't even there, had to call Mike to get engin. drawing from James Hands, so long engin., attesting fire, Heather questioning meeting intent

HP: Right, why building review, why PS+ BG not on site

PS: Engineered drawing for parapet?

VS: not sure...

PS: BC didn't get eng. drawing for large wall, must have app. plan reviewer Gilbert would have to make site visit

~~Don't~~ understand 2hr + parapet if owner telling you...

VS: Looked @ as one or other, never envisioned both

PS: Why did you put it up? Incentive?

VS: That's what was in permit drawings, we've got this on permit drawings

RG: That 5'9" wall 30" parapet?

PS: Where's detail?

VS: Not in here

PS: Don't put that much weight w/o eng. drawing & attach roof... you know...
other side exposed... historical need approve
Using this to put roof up, could have framed it & made piten, wouldn't need that w/ 2hr roof
Gilbert tells me no approval... show one on engin. approval & get hist. approval

RG: I don't know how can match two

PS: Supposed to show adjacent parapet, he's showing 30" not 5'9", at same time hist. never approved w/ relationship

PS: Don't know what ~~he~~ boss wants, saw drawing on site, that receptive to higher pitch than was

Moral of story, not have parapet, I'm protecting interests...

VS: He knows all that

RG: No uprights @ inspection for bond beam

VS: Would accept on top?

RG: Want it on bottom, where should be. If want additional, can.

PS: Now have new rafters, must be protected, must wrap everything

RG: have pitched + flat

VS: Ceiling + roof, RG says protection must be bottom roof rafters, now have rafters all way down, got to protect those too. & give two hour

RG: Any 3 ways accomp., any time run counter, would only have to come out 10'

RG: How wide?
VS: 12'
RG: If protecting whole system, to me this is adequate
PS: Any members underneath must be protected
VS: Requirement acceptable to city
PS: Can get HDRB go along w/, as building insp. danger currently
HP: Need 2hr, HDRB won't accept parapet, revisions required
RG: Even say 30" wall approved as UBC, not approved as per historical
PS: No inspection tag on upright rebar, cannot approve that parapet
RG: Just for bond beam, not for wall over bond, assumed 30" on 519"
PS: We didn't check rebar, cannot get final, I would rec.
RG: Unless James Hands ascertains..
VS: Trying to work w/ HP, with you, can satisfy on eng. req. → lond. stands, using that to satisfy HP's concerns
RG: Didn't see any uprights,

RG: Can't approve something don't see, if have confirmation, will consider Confusing way you have it as is now

VS: Said HDRB wouldn't approve

HP: 99% chance won't, staff rec against

VS: Won't approve 2hour on top of rafters?

~~RG: [illegible]~~

RG: Why?

VS: If alternative acceptable? Just like other drawings, bottom rafters not be protected

RG: can accomplish either way, prefer protect underside

PS: Am told you make call...

RG: If designed that way

VS: If 2hour above rafters, approve?

RG: No, this way interpreted

HP: Confident not approved 14-70.73 A+B HDRB must deny app.

PS: submit for review for roofing systems, new structural drawings

VJ: Take back to Steve to decide

PG: Advisable to bring Steve, explain concerns

PS: Laid out requirements of city

requirements & VBC+ HPRB

VJ: Don't have need for further info

concluded 12:20pm

City of Santa Fe, New Mexico

memo

DATE: 2/12/97 4:30pm

CONTACT: Steve Melander-Dayton

phone number 982-2121

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: Site Alto

✓ **current project?** _____ **incoming project**

(CASE # _____**)**

Called to say he'd received fax & had Vic Johnson working on it. He said he'd call back to let us know the approximate due date.

d14/mrv/phonemmo

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 2/11/97

Number of pages including cover sheet: 3

To: Steven Melendez-Dayton

Phone: 982-2121

Fax phone: 982-1512

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

4 February 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Mr. Melander-Dayton,

As per our telephone conversation this afternoon, it has been the determination of Mr. William C. Kueffer, Planning and Land Use Department Director, and Anne M. Condon, Planning Division Team Leader, that you may have additional time to submit revised plans for the construction project at 516 Alto Street to the city. **You must file the revised plans, as required by Section 14-8.2 SFCC 1987, (see Exhibit A) by noon, 7 February 1997.**

If the plans are not submitted for review by the aforementioned deadline, the city will summons you to court on the basis that currently there are violations of both the Santa Fe City Code and the Uniform Building Code on the subject site. The city has the authority to remedy existing violations and levy penalties through the municipal court system (Section 14-7.10 and 14-7.11 SFCC 1987, see Exhibit B). This action will cause additional delays of the project as the stop work order will remain until the violations are addressed through court action.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Richard Moore, City Manager's Office
Phil Santistevan, Historic Districts Building Inspector
Victor Johnson, Architect
Mike Gonzales, Agua Caliente Construction

b:\corr2\hlp\altofin.vio

EXHIBIT A

of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

1-3.5 Code Provision for Destruction of Arrest Records When Defendant is Adjudicated Not Guilty.

A. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance shall be destroyed within thirty (30) days after the person charged with a violation is adjudicated not guilty, or the charge or charges are dismissed by motion of the municipal prosecutor or municipal judge.

B. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance and who is adjudicated guilty of such violation, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from the date the plea or judgment was entered by the municipal judge.

C. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987, or other city ordinance relating to motor vehicles shall be destroyed within thirty (30) days after the person charged with such violation is adjudicated not guilty, or the charge is dismissed by motion of the municipal prosecutor or municipal judge; provided, that it shall be the duty of the municipal judge to keep a record of every municipal traffic violation together with every official action and disposition of the charge taken by his court, and it shall also be the duty of the municipal judge to, within ten (10) days after disposition of every charge violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, to prepare and forward to the director of the motor vehicle division, state transportation department, or his authorized agent, a certified

abstract of the record as required by Section 66-8-135 NMSA 1978. A record need not be made of any disposition of a violation of illegal parking or standing of a motor vehicle, except when the uniform traffic citation is used.

D. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, and who is adjudicated guilty of any traffic offense, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from date the plea or judgment was entered by the municipal judge; provided, that the municipal judge shall be required to perform the duties imposed by paragraph c. of this subsection.
(Ord. #1973-15, §1--4; Code 1973, §1-10; SFCC 1981, §1-1-19)

Editor's Note: For related state law, see §66-8-135 NMSA 1978.

1-4 NUISANCES; ABATEMENT PROCEDURE.

Whenever it shall appear that a nuisance exists, the governing body may direct the same to be abated and removed by such officer or person as may be designated. If the nuisance is found on private property, the officer or person designated shall order the owner, agent or occupant to remove and abate the same at his own expense within twenty-four (24) hours; and if such owner, agent or occupant shall fail, refuse or neglect to comply with the requirements of any such order, the officer, person or the governing body may cause the nuisance to be removed. All expense incurred by removal shall be paid by the owner, agent, occupant or other person as shall have caused or permitted the nuisance, and the expense may be recovered from the owner, agent, occupant or other person as shall have caused or permitted the same, by action brought before any competent court within the city. (Code 1953, §12-10; Code 1973, §18-6; SFCC 1981, §1-1-7)

Editor's Note: For pertinent state law, see §3-18-17 NMSA 1978.

1-5 SEAL OF THE CITY.

1-5.1 Adoption of Seal; Description. A seal is adopted for the city, the impression of which shall be as follows:

A. In the center, the word "SEAL"; and

EXHIBIT B

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

Mr. Gordon:

From the contents of your letter I understand that you do not intend to provide the necessary and required submittals to amend your building permit as required by Santa Fe City Code (Section 14-8.2 SFCC 1987, see Exhibit A). As a result, the stop work order which was issued on January 9, 1997 will not be lifted.

Staff maintains the position that the contractor, architect, and associated parties have deviated from building permit #96-574 as outlined in previous correspondence (First Notice of Violation and Second Notice of Violation Letters).

Please notify me by **4pm 7 February 1997** if you intend to appeal this determination to the Historic Design Review Board, as allowed by Santa Fe City Code (Section 14-70.25 SFCC 1987, see Exhibit B). The next Historic Design Review Board meeting at which this case can be heard is February 25, 1997. If you do not intend to appeal, staff has no choice but to summons the above parties into municipal court (Section 1-3.3 SFCC 1987, see Exhibit C).

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
Anne M. Condon, Planning Division Team Leader
Rudy Gallegos, Inspections and Enforcement Team Leader
Phil Santistevan, Historic Districts Building Inspector
Steven J. Melander-Dayton, Owner
Victor Johnson, Architect
Mark Basham, City Attorney

b:\corr2\hlp\altodec.apl

EXHIBIT A

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

EXHIBIT B

area for parking of cars of those who will make use of the area. The board's recommendation to the governing body shall include a statement of the available parking space. (Ord. #1957-18, §14; Code 1973, §36-323; Code 1981, §3-29-12; Ord. #1982-63, §25; SFCC 1981, §3-29-12)

14-70.25 Planning Division; Appeals. Appeals based on action taken by the planning division shall be heard by the board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within seven (7) days of the division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed. (Ord. #1982-63, §26; SFCC 1981, §3-29-12.1)

14-70.26 Governing Body; Appeals.

A. Appeals from the decision of the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the board on all matters under this section shall be taken to the governing body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under subsection 14-7.4 of this chapter and by the laws of the state.

B. The grounds for the appeal shall be limited to a disagreement with the determination made by the board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven (7) calendar days of the meeting at which the board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed. (Ord. #1957-18, §15; Code 1973, §36-324; Code 1981, §3-29-13; Ord. #1982-63, §27; SFCC 1981, §3-29-13)

14-70.27 Sign Regulations; Definitions. As used in the H District Ordinance:

Erect means build, construct, attach, hang, place, suspend, affix and includes the painting of wall signs.

Facing or *surface* means surface of the sign on, against or through which the message is displayed or illustrated.

EXHIBIT C

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

Mr. Gordon:

From the contents of your letter I understand that you do not intend to provide the necessary and required submittals to amend your building permit as required by Santa Fe City Code (Section 14-8.2 SFCC 1987, see Exhibit A). As a result, the stop work order which was issued on January 9, 1997 will not be lifted.

Staff maintains the position that the contractor, architect, and associated parties have deviated from building permit #96-574 as outlined in previous correspondence (First Notice of Violation and Second Notice of Violation Letters).

Please notify me by **4pm 7 February 1997** if you intend to appeal this determination to the Historic Design Review Board, as allowed by Santa Fe City Code (Section 14-70.25 SFCC 1987, see Exhibit B). The next Historic Design Review Board meeting at which this case can be heard is February 25, 1997. If you do not intend to appeal, staff has no choice but to summons the above parties into municipal court (Section 1-3.3 SFCC 1987, see Exhibit C).

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
Anne M. Condon, Planning Division Team Leader
Rudy Gallegos, Inspections and Enforcement Team Leader
Phil Santistevan, Historic Districts Building Inspector
Steven J. Melander-Dayton, Owner
Victor Johnson, Architect
Mark Basham, City Attorney

b:\corr2\hlp\altodec.apl

EXHIBIT A

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons



area for parking of cars of those who will make use of the area. The board's recommendation to the governing body shall include a statement of the available parking space. (Ord. #1957-18, §14; Code 1973, §36-323; Code 1981, §3-29-12; Ord. #1982-63, §25; SFCC 1981, §3-29-12)

14-70.25 Planning Division; Appeals. Appeals based on action taken by the planning division shall be heard by the board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within seven (7) days of the division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed. (Ord. #1982-63, §26; SFCC 1981, §3-29-12.1)

14-70.26 Governing Body; Appeals.

A. Appeals from the decision of the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the board on all matters under this section shall be taken to the governing body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under subsection 14-7.4 of this chapter and by the laws of the state.

B. The grounds for the appeal shall be limited to a disagreement with the determination made by the board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven (7) calendar days of the meeting at which the board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed. (Ord. #1957-18, §15; Code 1973, §36-324; Code 1981, §3-29-13; Ord. #1982-63, §27; SFCC 1981, §3-29-13)

14-70.27 Sign Regulations; Definitions. As used in the H District Ordinance:

Erect means build, construct, attach, hang, place, suspend, affix and includes the painting of wall signs.

Facing or *surface* means surface of the sign on, against or through which the message is displayed or illustrated.

EXHIBIT C

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

✳ **1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.**

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

VICTOR JOHNSON
ARCHITECT

City of Santa Fe Building Inspection
P.O. Box 909
Santa Fe, NM 87504
attn: Rudy Gallegos, Division Chief

22 November, 1996
Permit 96-574
516 Alto Street
Wall Analysis

Dear Mr. Gallegos:

You met at the site last Wednesday, November 20th, with the contractor, Michael Gonzales, to inspect the bond beam for the new masonry parapet required by the City for most of the common west wall of the project at 516 Alto. The preparation for the bond beam and the reinforcing steel pattern were, according to Mr. Gonzales, approved by you.

As you walked through the building with Mr. Gonzales, you questioned the need for wood or concrete bond beams below the level of the beam bearing. This would be a new requirement for this project and has not been required by any permit review to this point. This work was not a part of the review comments when the permit was issued. When you and Phil Santistevan and I met to discuss a fire protective alternative to the parapet, the only bond beam discussed or required was the bond beam as part of the parapet.

James Hands, P.E. and Structural Engineer has reviewed the wall height to thickness ratios of the adobe walls and analysed their structural capacity. His report, dated 11/22/96, is attached. He states that all walls are below the code allowed ratio of 10 and that the building is structurally safe and will support all required loading.

Mr. Gonzales is attempting to get the roof on the project prior to bad weather. The structural analysis is provided to answer your question about whether it is necessary to insert bond beams. As you may know, the project team and owner have made every effort to accomodate all requirements of the many reviews for this project. Please call Mr. Gonzales at 983-7405 and let him know if he can proceed. I appreciate your consideration of this matter.

Victor Johnson, AIA

cc: Steve Melander-Dayton, Mike Gonzales, & Jim Hands, with enclosure

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE · FAX 505·983·5667

Red Mountain Engineers, Inc.
Engineers • Surveyors

November 22, 1996

Mr. Victor Johnson
355 East Palace Avenue
Santa Fe, New Mexico 87501

RE: 516 ALTO STREET RENOVATION
SANTA FE, NEW MEXICO

Dear Mr. Johnson:

At your request, I visited the above referenced building to look at the adobe walls and their construction. Mr. Michael Gonzales has provided our office with the drawings which show the thickness of the walls. All the walls are within the code allowable braced heights.

The code ratio allowed is a height to thickness of 10. The highest ratio in the building is 9.8. The remaining walls are 5.5, 9.167 and 7.438. The bearing loads are very small, with the largest being 5 psi. This is substantially lower than the 30 psi allowed by code.

The existing adobe walls have supported this magnitude of load. The new remodel drawings actually *add* walls perpendicular to the existing walls creating additional bracing. The existing walls have a 1 by wood plate at the bearing elevations.

Although the walls do not have a bond beam as recommended in the codes, I feel, based on the items as noted above, that the building is structurally safe and will support all required loading.

I have also added, for your review, some comments from the Getty Seismic Adobe Program, which shows the rating on these walls are thick and moderate and get good ratings against movement.

If you have any further questions, please contact me.

Sincerely,

James A. Hands

James A. Hands, P.E.
Vice President

JAH/jh

enclosure

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 11-22-96

Z:\I-WORKNG\Structural\1996\96000-302\11-22-96 ltr.wpd

P.O. Box 16115 Santa Fe, NM 87506-6115 Phone: (505) 473-7373 Fax: (505) 473-1965

patterns and (b) the principle modes of failure. Retrofit measures can then be designed to prevent the modes of failure and reduce the relative displacements of adjacent cracked sections of the building.

Characterization of Adobe Walls

For the purposes of this paper, general categories of wall thicknesses are listed in Table 1. The Slenderness Ratio (S_L) is the ratio of wall height to wall thickness.

Table 1:
Categories of Walls by Slenderness Ratios (S_L)

Description	S_L	Comments
Very Thick	<4	Almost impossible to overturn.
Thick	4-6	Typical of historic buildings and very difficult to overturn.
Moderate	6-9	Some inherent stability; simple retrofit measures can stabilize.
Thin	9-12	More invasive procedures may be needed to stabilize.
Very Thin	>12	Very fragile adobe walls; difficult to stabilize.

As part of the Getty Seismic Adobe Program (GSAP), a survey of historic adobe buildings in California was conducted. The majority of extant historic adobes constructed during the Spanish Colonial period (between the late 1700's to the mid-1800's) have walls with slenderness ratios of approximately 5. The same slenderness ratios were found in the walls of historic adobe churches built during the 1800's in New Mexico. There are also many historic buildings in California with walls that have slenderness ratios between 6 and 8.

Seismic Behavior of Adobe Buildings

The seismic performance of moderate- to thick-walled adobe buildings is just beginning once cracks have developed. While still elastic, the dynamic behavior of an adobe building is characterized by small displacements and high frequencies. Once the walls have been damaged, the displacements increase by orders of magnitude, and the frequencies of vibration drop dramatically.

Steven J. Melander-Dayton
Post Office Box 9480
Santa Fe, New Mexico 87504

RECEIVED
JAN 16 1997

January 16, 1997

Via Hand-Delivery

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street

Dear Ms. Pierson:

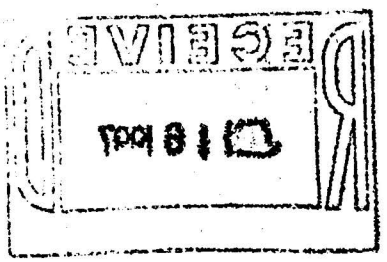
Thank you for your letter of January 13, 1997 regarding the stop-work order on the renovation of 516 Alto Street. I am writing both to acknowledge receipt of your letter and to inform you that a more substantive response to your concerns will be forthcoming. I have instructed my architect, contractor, and engineering consultants to address each of the matters raised in your letter and provide you with the information which you have requested.

As you are aware, since the inception of this project, my construction team and I have worked closely, openly, and cooperatively with City officials, neighbors, and the Historic Santa Fe Foundation to address legitimate issues associated with the renovation of 516 Alto Street. Please be assured that this effort will continue.

Briefly, our detailed response will discuss the following matters:

(1) We will provide you with an engineered drawing and specifications for the parapet. Upon completion of the roof, the parapet will not exceed thirty (30) inches. Moreover, I must respectfully disagree with your statement that the parapet poses a threat to the public welfare. To the contrary, the parapet detail was included in the project plans in the first place at the specific request of City officials to allay fire safety concerns.

(2) We are unaware of any agreement with City officials to construct an alternative to the parapet. Additionally, we received no instructions or demand from the City on October 18, 1996 that an alternative to the parapet be built. As set forth above, the parapet was included in the project plans and those plans were then approved by the City. I understand that Mr. Gallegos personally inspected the steel work for the parapet prior to the pour of the bond beam and approved that work.


RECEIVED

(3) With regard to the roofing system, we will provide you with appropriate engineering and technical data supporting the architect's judgment that many of the old beams and much of the planking in the building had deteriorated to the point at which they had become unsafe and unusable. To the extent practicable, all of the old beams and planking will be preserved or used elsewhere in the project. I am sure, however, that you share our concern for the workplace safety of the fine craftspersons and workers on this project.

We anticipate providing you with a detailed response to your letter, along with the accompanying engineering, architectural, and technical data, in the very near future. In the interim, please do not hesitate to contact my architect, Victor Johnson, if you have any questions or additional comments.

Very Truly Yours,

Steven J. Melander-Dayton

Steven J. Melander-Dayton

xc: Victor Johnson

MACDONNELL GORDON

February 7, 1997

VIA FACSIMILE

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln
Santa Fe, New Mexico 87501

Re: 516 Alto Street Project

Dear Ms. Pierson:

This is in response to your facsimile letter which I received this morning at Mr. Johnson's office. Regrettably, you have continued your practice of misstating the facts and misapprehending the law.

All necessary and required submittals have been provided to you, and there is no legal or factual necessity for amending the existing building permit. There has been no deviation from the terms of the plan and/or the building permit.

With regard to the five (5) hour appeal deadline which you have arbitrarily imposed, please be informed that we will appeal your arbitrary "determination." Interestingly, none of your previous correspondence has referenced City Code Section 14-70.25, nor have you referred to any appeal rights until today. My indication of an intent to appeal does not waive Mr. Melander-Dayton's rights to perfect an appeal under the appropriate provisions of the City Code. Subject to a reasonable opportunity to review the section you have referenced, I do not concede your characterization of the proper appeal process.

Very truly yours,

MacDonnell Gordon

City of Santa Fe, New Mexico

memo

DATE: 6 May 1996

TO: Rudy Gallegos, Inspections and Enforcement Team Leader

FROM: Heather L. Pierson, Planner II HP

VIA: Mary J. Grzeskowiak, Planner III

SUBJECT: Request for use of UBC Code 104 F at 516 Alto Street (Permit 96-574)

I would like to request a review of alternatives (UBC Code 104F) with reference to a required 30-inch parapet for the northwest building on the subject site (labeled "Conference Room" on plans).

The subject structure has been designated as contributing, and a 30-inch parapet would impact its historic status. In addition, the parapet would also impact the historic streetscape.

I am only requesting the parapet alternative (waiver) on the front building. Compliance with the UBC on the rear building will not result in a negative impact on the building or the streetscape.

Thank you for your consideration of this matter.

Attachments: Historic Building Survey Forms

XC: Gilbert Catanach, Building Plan Reviewer
File H-95-122

11368

building threatened? yes	surveyed date 8/85 by SC	county SANTA FE	ID no. 051613283
field map SFHD #7	number 283	UTM reference zone 12 13 easting	northing

location description: 516 Alto

city/town: SANTA FE

~~land grant/reservation~~

building name:

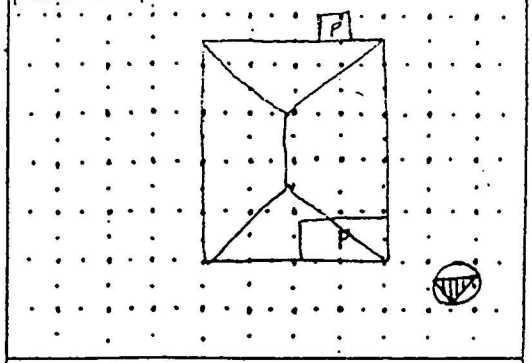
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

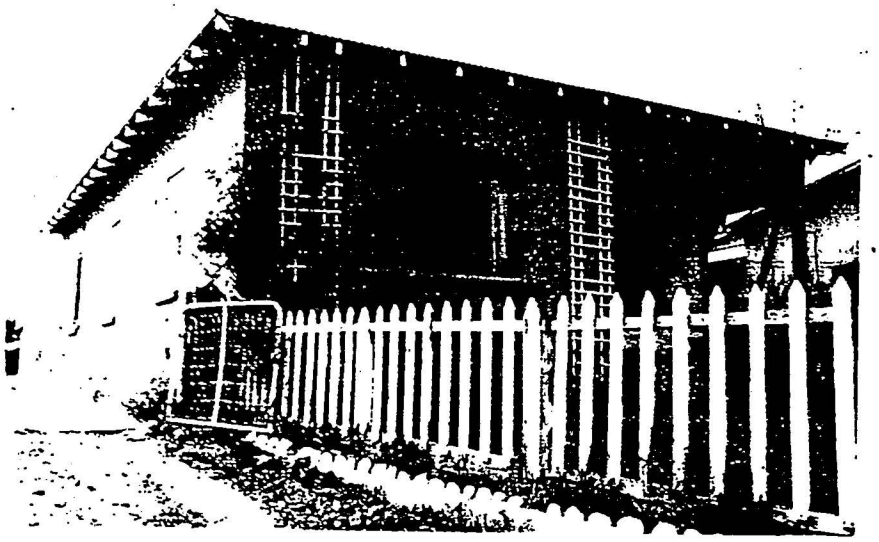
film roll: by SC no. SFHD # 9

negative nos.: 18

loc. of neg.: HPB

plan shape





date of construction: Pre'28 estimate ___ actual

source:

use
present ✓ residential
other ___
historic ✓ residential
other ___

condition
___ excellent ___ good
✓ fair ___ deteriorating

style: [illegible]

foundation material: conc.

wall material/surface: adobe/stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features
low hip rf. w/ extended eaves & expos'd joists - corrugated metal rf

N [illegible] w/ conc log sill

d [illegible] w/ 4 HB

surroundings: res.

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ✓ of interest ___ none

if eligible, why? contrib.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? yes

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613284
field map SFHD #7	number 284	UTM reference zone 12 13 easting	northing

location description

518 Alto

516 1/2

city/town SANTA FE

~~land grant/reservation~~

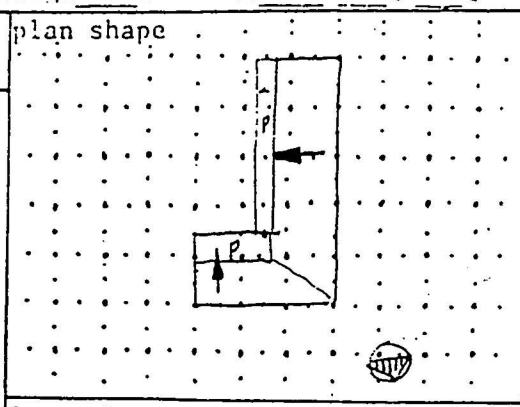
building name

legal description tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL no. SFHD #9	negative nos. 17	loc. of neg. HPB



plan shape



date of construction

19th C. estimate _____ actual

source

use

present ✓ residential

other _____

historic ✓ residential

other _____

condition

___ excellent ✓ good

___ fair ___ deteriorating

degree of remodeling

___ minor ___ moderate ___ major

describe:

style

NMEV

foundation material

stone?

wall material/surface

adobe/stucco

architectural features

L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing

[illegible] lits

[illegible] tandem + single

rear porch shed rf on expos'd lintel, round posts

comments

E wing of E Vigil House

surroundings

res.

relationship to surroundings

✓ similar ___ not similar

district potential

✓ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why?

contrib.

associated buildings? ✓ yes

what type?

garage

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

Mr. Gordon:

From the contents of your letter I understand that you do not intend to provide the necessary and required submittals to amend your building permit as required by Santa Fe City Code (Section 14-8.2 SFCC 1987, see Exhibit A). As a result, the stop work order which was issued on January 9, 1997 will not be lifted.

Staff maintains the position that the contractor, architect, and associated parties have deviated from building permit #96-574 as outlined in previous correspondence (First Notice of Violation and Second Notice of Violation Letters).

Please notify me by **4pm 7 February 1997** if you intend to appeal this determination to the Historic Design Review Board, as allowed by Santa Fe City Code (Section 14-70.25 SFCC 1987, see Exhibit B). The next Historic Design Review Board meeting at which this case can be heard is February 25, 1997. If you do not intend to appeal, staff has no choice but to summons the above parties into municipal court (Section 1-3.3 SFCC 1987, see Exhibit C).

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
Anne M. Condon, Planning Division Team Leader
Rudy Gallegos, Inspections and Enforcement Team Leader
Phil Santistevan, Historic Districts Building Inspector
Steven J. Melander-Dayton, Owner
Victor Johnson, Architect
Mark Basham, City Attorney

b:\corr2\hlp\altodec.apl

EXHIBIT A

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons



area for parking of cars of those who will make use of the area. The board's recommendation to the governing body shall include a statement of the available parking space. (Ord. #1957-18, §14; Code 1973, §36-323; Code 1981, §3-29-12; Ord. #1982-63, §25; SFCC 1981, §3-29-12)

14-70.25 Planning Division; Appeals. Appeals based on action taken by the planning division shall be heard by the board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within seven (7) days of the division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed. (Ord. #1982-63, §26; SFCC 1981, §3-29-12.1)

14-70.26 Governing Body; Appeals.

A. Appeals from the decision of the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the board on all matters under this section shall be taken to the governing body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under subsection 14-7.4 of this chapter and by the laws of the state.

B. The grounds for the appeal shall be limited to a disagreement with the determination made by the board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven (7) calendar days of the meeting at which the board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed. (Ord. #1957-18, §15; Code 1973, §36-324; Code 1981, §3-29-13; Ord. #1982-63, §27; SFCC 1981, §3-29-13)

14-70.27 Sign Regulations; Definitions. As used in the H District Ordinance:

Erect means build, construct, attach, hang, place, suspend, affix and includes the painting of wall signs.

Facing or *surface* means surface of the sign on, against or through which the message is displayed or illustrated.

EXHIBIT C

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

Fax

To: Heather L. Pierson

Of: Histonic Districts

Fax: 505/984-6829

Phone: 984-6500

Pages: 1, including this cover sheet.

Date: February 7, 1997

From the desk of...

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 2/7/97

Number of pages including cover sheet: 14

To: Lois Snydermann, HSFF

Phone: 983 2567

Fax phone: 983 2567

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

I wanted to let you know what was up with 516 Alto Street. Mark Basham said we can expect the lawyer to appeal my decision to the Historic Design Review Board. So... this is an opportunity for this matter to be brought to a Public hearing.

Feel free to call me if you have any questions.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 7/4/97

Number of pages including cover sheet: 7

To: Steve Milander Dayton

Phone: 983 2121

Fax phone: 9821512

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

FYI.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 2/4/97

Number of pages including cover sheet: 7

To: Vic Johnson

Phone: 9833667

Fax phone:

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

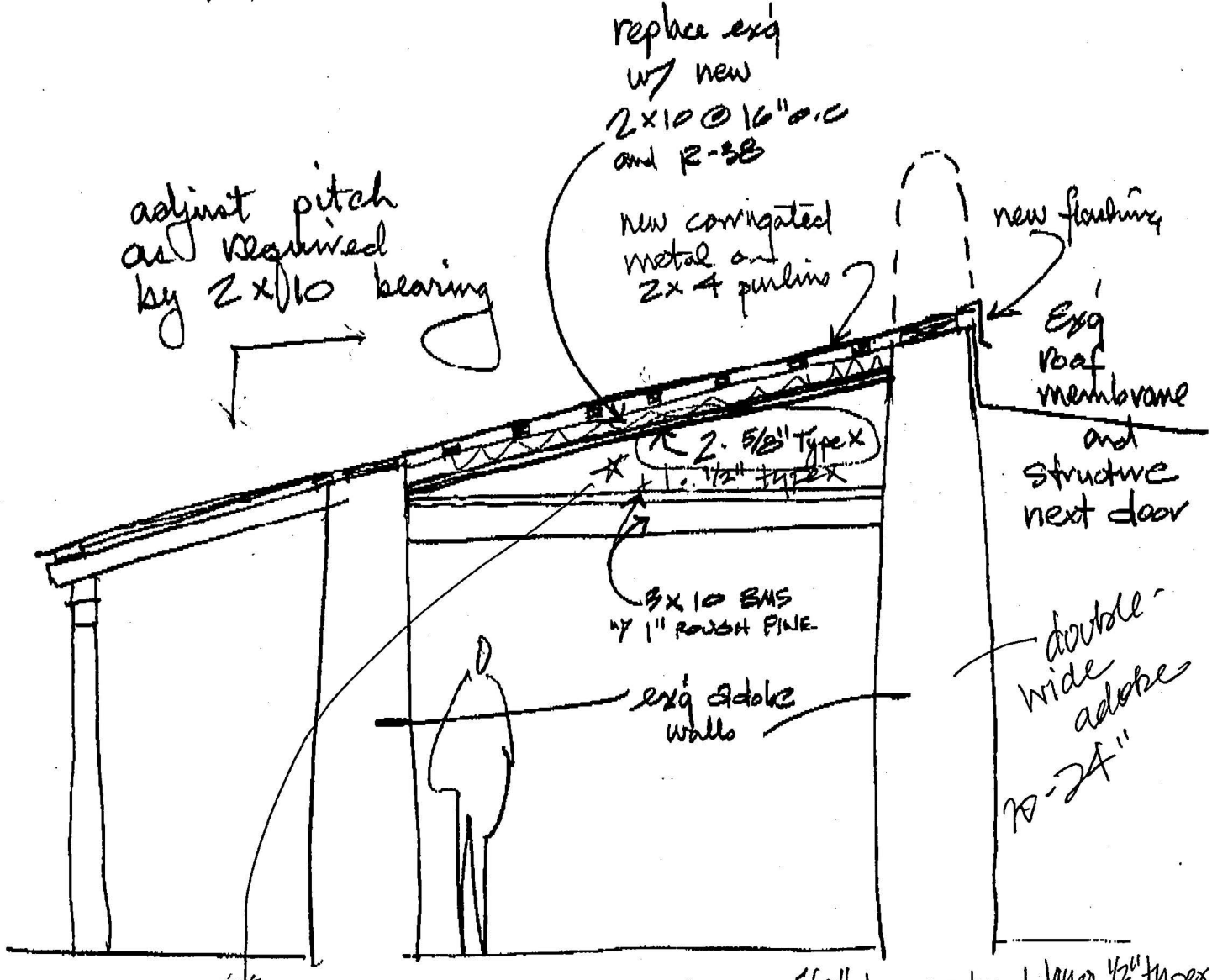
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

FYI.

516 AUTO

12/6/96



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft —— to Phil S - 986 6910 fax

12/6/96 Think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santistevan & Heather Pierson to view mock-up/string line of revised roofing treatment. 12/6/96

City of Santa Fe, New Mexico

Planning Division
Planning & Land Use Department
P. O. Box 909, 200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
(505)984-6605

Facsimile

FAX NUMBER: (505) 986-6910

DATE: 12/6/96

DELIVER TO: Vic Johnson

COMPANY:

TELEPHONE No.: 983 5667

FAX No.: 983 5667

TOTAL SHEETS: 2

(including cover sheet)

REMARKS: If you have any questions, feel free to call me. I made sure to note that Phil and I want to see the mock-up/ string line for new roofing system.

FROM: Arthur Pierson

VICTOR JOHNSON
ARCHITECT

City of Santa Fe Building Inspection
P.O. Box 909
Santa Fe, NM 87504
attn: Rudy Gallegos, Division Chief

22 November, 1996
Permit 96-574
516 Alto Street
Wall Analysis

Dear Mr. Gallegos:

You met at the site last Wednesday, November 20th, with the contractor, Michael Gonzales, to inspect the bond beam for the new masonry parapet required by the City for most of the common west wall of the project at 516 Alto. The preparation for the bond beam and the reinforcing steel pattern were, according to Mr. Gonzales, approved by you.

As you walked through the building with Mr. Gonzales, you questioned the need for wood or concrete bond beams below the level of the beam bearing. This would be a new requirement for this project and has not been required by any permit review to this point. This work was not a part of the review comments when the permit was issued. When you and Phil Santistevan and I met to discuss a fire protective alternative to the parapet, the only bond beam discussed or required was the bond beam as part of the parapet.

James Hands, P.E. and Structural Engineer has reviewed the wall height to thickness ratios of the adobe walls and analysed their structural capacity. His report, dated 11/22/96, is attached. He states that all walls are below the code allowed ratio of 10 and that the building is structurally safe and will support all required loading.

Mr. Gonzales is attempting to get the roof on the project prior to bad weather. The structural analysis is provided to answer your question about whether it is necessary to insert bond beams. As you may know, the project team and owner have made every effort to accomodate all requirements of the many reviews for this project. Please call Mr. Gonzales at 983-7405 and let him know if he can proceed. I appreciate your consideration of this matter.

Victor Johnson, AIA

cc: Steve Melander-Dayton, Mike Gonzales,
& Jim Hands, with enclosure

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE · FAX 505•983•5667

Red Mountain Engineers, Inc.
Engineers • Surveyors

November 22, 1996

Mr. Victor Johnson
355 East Palace Avenue
Santa Fe, New Mexico 87501

RE: 516 ALTO STREET RENOVATION
SANTA FE, NEW MEXICO

Dear Mr. Johnson:

At your request, I visited the above referenced building to look at the adobe walls and their construction. Mr. Michael Gonzales has provided our office with the drawings which show the thickness of the walls. All the walls are within the code allowable braced heights.

The code ratio allowed is a height to thickness of 10. The highest ratio in the building is 9.8. The remaining walls are 5.5, 9.167 and 7.438. The bearing loads are very small, with the largest being 5 psi. This is substantially lower than the 30 psi allowed by code.

The existing adobe walls have supported this magnitude of load. The new remodel drawings actually *add* walls perpendicular to the existing walls creating additional bracing. The existing walls have a 1 by wood plate at the bearing elevations.

Although the walls do not have a bond beam as recommended in the codes, I feel, based on the items as noted above, that the building is structurally safe and will support all required loading.

I have also added, for your review, some comments from the Getty Seismic Adobe Program, which shows the rating on these walls are thick and moderate and get good ratings against movement.

If you have any further questions, please contact me.

Sincerely,

James A. Hands

James A. Hands, P.E.
Vice President

JAH/jh

enclosure

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 11-22-96

Z:\1-WORKING\Structural\1996\96000-302\11-22-96 ltr.wpd

P.O. Box 16115 Santa Fe, NM 87506-6115 Phone: (505) 473-7373 Fax: (505) 473-1865

patterns and (b) the principle modes of failure. Retrofit measures can then be designed to prevent the modes of failure and reduce the relative displacements of adjacent cracked sections of the building.

Characterization of Adobe Walls

For the purposes of this paper, general categories of wall thicknesses are listed in Table 1. The Slenderness Ratio (S_L) is the ratio of wall height to wall thickness.

Table 1:
Categories of Walls by Slenderness Ratios (S_L)

Description	S_L	Comments
Very Thick	<4	Almost impossible to overturn.
Thick	4-6	Typical of historic buildings and very difficult to overturn.
Moderate	6-9	Some inherent stability; simple retrofit measures can stabilize.
Thin	9-12	More invasive procedures may be needed to stabilize.
Very Thin	>12	Very fragile adobe walls; difficult to stabilize.

As part of the Getty Seismic Adobe Program (GSAP), a survey of historic adobe buildings in California was conducted. The majority of extant historic adobes constructed during the Spanish Colonial period (between the late 1700's to the mid-1800's) have walls with slenderness ratios of approximately 5. The same slenderness ratios were found in the walls of historic adobe churches built during the 1800's in New Mexico. There are also many historic buildings in California with walls that have slenderness ratios between 6 and 8.

Seismic Behavior of Adobe Buildings

The seismic performance of moderate- to thick-walled adobe buildings is just beginning once cracks have developed. While still elastic, the dynamic behavior of an adobe building is characterized by small displacements and high frequencies. Once the walls have been damaged, the displacements increase by orders of magnitude, and the frequencies of vibration drop dramatically.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 1/21/97 4:40pm

Number of pages including cover sheet: 10

To: Vic Johnson

Phone: 9835667

Fax phone: 983-6667

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

You will receive a copy of this on the mail, but I wanted to give you advance notice to give you as much time as possible.

fax memo 986-6910

to: City of Santa Fe - Planning
Phil Santisteven, Historic Districts Building Inspector
& Rudy Gallegos, Inspec & Enforcement Team Leader

17 January, 1997
re: 516 Alto Street
East Building
permit # 96-574

Dear Phil:

When the red tag was issued, you said that work could continue on the east building since there were no problems there. My electrician would like to continue and my crew can work on the final framing and roof. Please initial the O.K. below and fax back to me so I will have some assurance that the stop work-order on 516-1/2 (the west building next to Ms. White's) will not be interpretted as applying to 516. Thank you.

Michael Gonzales, Contractor
fax: 983-7405 *51

---

approved: Phil Santisteven, City of Santa Fe

NOTE! Phil & I discussed The RED TAG ISSUE Verbally on 1/21/96. He ADVISE ME THAT since the permit WAS ONE ONE Bld. AND NOT Two. He would NOT Allow US BACK ON SITE

Permit # 96-574 MIKE

BP500U04 City of Santa Fe 1/17/97
Request For Inspection - Inspection History 15:15:47

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	11/21/96	BOND BEAM	RFG	11/20/96	1:00	AE	11/21/96
_	9/26/96	ELECTRICAL, PRE-FINAL	TJM	9/26/96	8:00	AP	9/26/96
_	9/26/96	SLAB, ON GRADE	PO	9/25/96	8:00	AP	9/26/96
_	9/26/96	FOOTING	PO	9/25/96	8:00	AP	9/26/96
_	7/25/96	SLAB, ON GRADE	PO	7/25/96	8:00	DA	7/25/96
_	7/25/96	PLUMBING, DWV ROUGH	PBM	7/25/96	8:00	AP	7/25/96
_	7/09/96	FOOTING	ELT	7/09/96	8:00	AP	7/09/96

More...

F3=Exit F6=Add inspection F12=Cancel

BP500U04 City of Santa Fe 1/17/97
Request For Inspection - Inspection History 15:15:54

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	6/25/96	FOOTING	JMH	6/24/96	8:00	AP	6/25/96

Bottom

F3=Exit F6=Add inspection F12=Cancel

BP502I02 City of Santa Fe 1/17/97
Inspection Inquiry - Results Comments 15:15:27

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : B001 0001 BOND BEAM
Inspection status, date . . : INSPECTION COMPLETED 11/21/96

Inspection Results Comments
BOND BEAM ON TOP OF ROOF OK OTHER BOND BEAM NOT CODE

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

BP502I02 City of Santa Fe 1/17/97
Inspection Inquiry - Results Comments 15:16:26

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : S001 0001 SLAB, ON GRADE
Inspection status, date . . : PRINTED - TO BE INSPECTED 7/25/96

Inspection Results Comments
NEED TO VERIFY REVISIONS..

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

VICTOR JOHNSON
ARCHITECT

fax memo 986-6910

to: City of Santa Fe - HDR - Planning
Ms. Heather Pierson

24 December, 1996
re: 516 Alto Street
Parapet Wall

Hello Heather:

Last Friday you left a phone message on my machine which said, in essence, that the City's position is that there are no options other than the sketch I faxed to you on 12/6. This may not actually be the case; other options may be permissible by codes. As you may recall, when we discussed that draft detail on the phone on 12/6, you said that Rudy would agree to it if an additional 1/2" layer of gypsum board were added to the two 5/8" layers shown. You may also recall that during that phone conversation, I stated that I needed then to discuss the consequences and obtain approvals from both the contractor Mike Gonzales and the owner Steve Melander-Dayton prior to accepting it as an alternative to the permit drawings. Those discussions continue and there is no agreement to proceed with the modified detail.

One alternative which does remain is to proceed according to the authorized building permit drawings which, based upon City modification and approvals including yours for HDR, require the masonry parapet 30" above the roof deck for the southern portion of the western building (that contiguous to 518). The parapet was not required for the northern structure on the west which faces the street. This is the construction as it exists and as inspected by Rudy prior to the bond beam pour. This parapet should be no surprise to anyone at the City.

Steve and Mike and I continue to seek solutions for the problems posed by this project which address the concerns of the many interested parties to the extent possible within a limited project budget and schedule. When we have explored the parapet question further, we will run a string line indicating the roof slope and call you and Phil to take a look.

Please use the fax at my main number 983-5667 rather than voice messages. Sometimes the tape gets garbled. If you or Phil think of anything, please call. Thank you for you help on this project. I still believe we are all striving for the same quality results.

Victor Johnson, AIA

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

Dale Zinn, Chair, Property Committee
The Historic Santa Fe Foundation
PO Box 2535
Santa Fe, NM 87504-2535

18 December 1996

Dear Mr. Zinn:

In response to your correspondence of 11 December, I am sorry to say that we do not yet have a mutually satisfactory solution regarding the common wall parapet separating Charlotte's and my roofs at 516 and 518 Alto St.. But let me also restate, as I did to Lois Snyderman in a phone message on 6 December and throughout our discussions about my building project, that any concerns the Foundation has are my concerns as well. I am confident that we can reach a mutually satisfactory solution to this unfortunate disagreement.

I believe that removal of the parapet is just one of several possible solutions to our conflict. I would like to propose an alternative remedy that would, I believe, address your concerns. Such remedy would also mitigate the consideral expense I have already incurred due to delay in construction and the significant costs associated with that delay.

Lastly, I would also request that no expenses of any kind that the Foundation intends to charge to me be incurred without my prior written agreement.

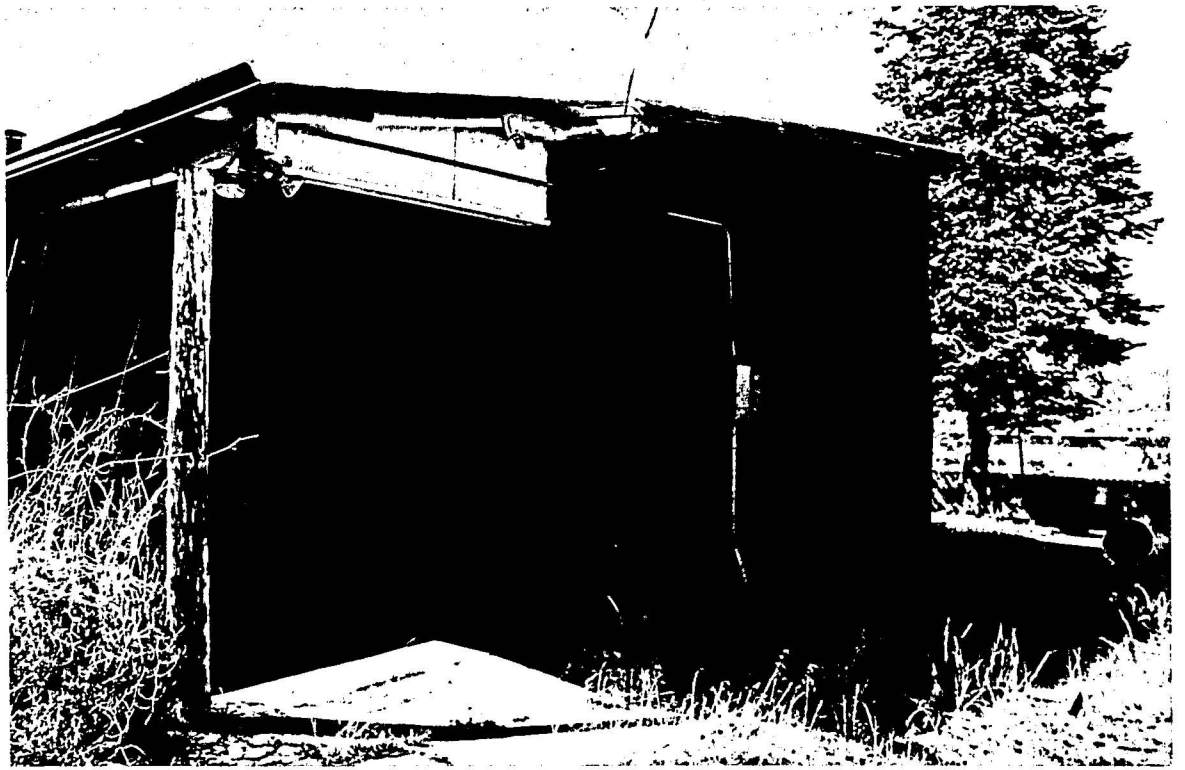
Sincerely,

Steven J. Melander-Dayton

Conv w/ Phil - 12/22
never called Pete
re: construction
technique -
tP

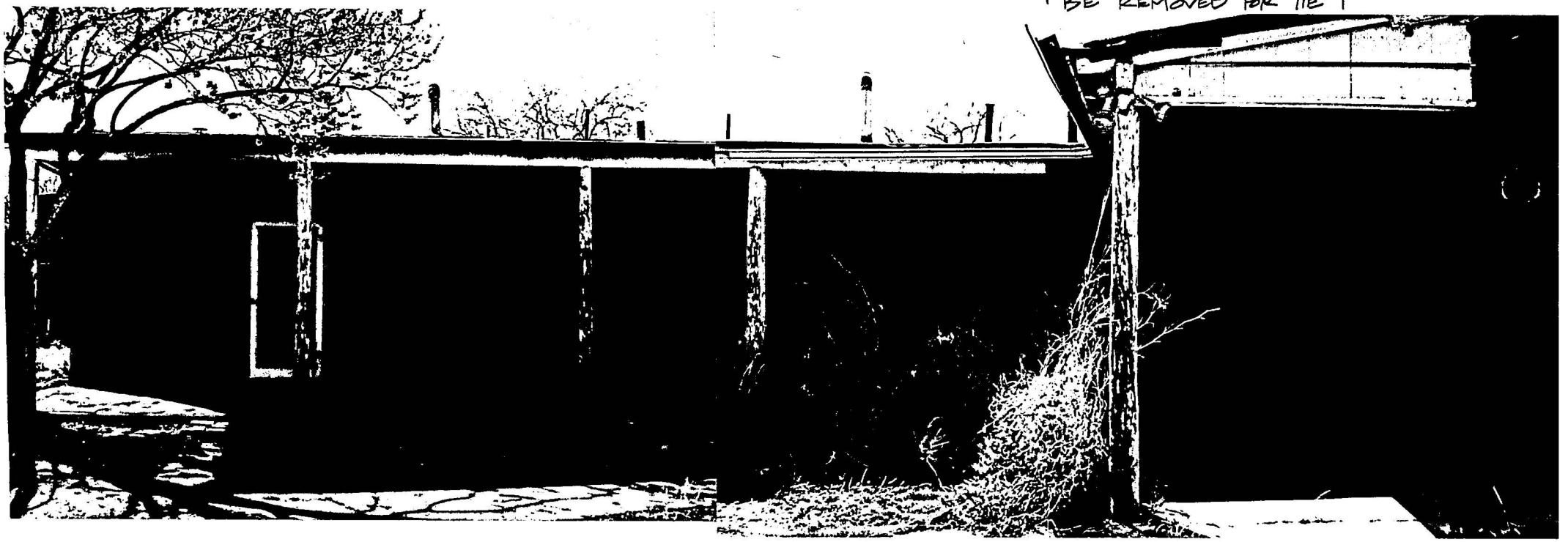
516½ ALTO STREET

EAST ELEVATION - WEST BUILDING →



ENG PORTAL OF WEST BLDG.

+ BATHROOM ADDN TO BE REMOVED FOR TIE +



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

FEBRUARY 28, 1996

Notice of Violation
Section 2005
Section 202(A)

Property Owner
316 E. Buena Vista St.
Santa Fe, NM 87501

CASE NUMBER: 96 - 330
CASE DESCRIPTION: BUILDING WITHOUT A PERMIT
ADDRESS OF VIOLATION: 316 E Buena Vista St

To: Property Owner:

This office has inspected the premises at the above address on which construction is occurring without a permit. This is in violation of Santa Fe City Code Section 7-2.2A(1):

Permits Required. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure or make any installation, alteration, repair, replacement or remodel, any building service equipment regulated by this code and the technical codes, except as specified in Subsection (b) of this section, or caused the same to be done without first obtaining a separate, appropriate permit for each building, structure or building service equipment from the building official.

You are hereby granted ten (10) working days from the date of this letter to apply for a building permit or further action will be taken. Please be advised that the permit fee will be doubled.

For permit information, please call 984-6646 or 984-6645.

Sincerely,

Phil Santistevan
Building Inspections Division

xc: Julian Grace, Department Services Coordinator

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 4/13/97

Number of pages including cover sheet: 14

To: Mike Gonzales, Agua Caliente
Vic Johnson, Architect

Phone: 983-7405, 983-8667

Fax phone: " "

CC:

From: Heather L. Pierson
Historic Preservation Planning
City of Santa Fe, New Mexico
200 Lincoln Avenue
P.O. Box 909
Santa Fe, NM 87504-0909
Phone: (505) 984-6809
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

As requested, the following outlines the reasons for the stop-work. If you have any questions, feel free to call me.

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: CITY OF SANTA FE
HISTORIC DESIGN REVIEW
BOARD

Date: 1-13-96

Job # 9402

Fax # 986-6910

RE: 516 ALTO ST

Attn: HEATHER PIERSON

Sender: KATHRYN

Transmitted:

Message: HEATHER - STEVE MELANDER-DAYTON WAS UNABLE TO READ THE ITEMS ON THE RED TAG. WILL YOU PLEASE PUT THE RED TAG ITEMS IN WRITING, SITING CODE SECTIONS YOU FEEL NEED TO BE ADDRESSED. THANK YOU.

IT WOULD BE HELPFUL TO US IF YOU WOULD FAX US A COPY OF YOUR LETTER.

REGARDS,
KATHRYN.

Pages transmitted including this cover: 1

Original sent: (no) yes via : mail / express

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

VICTOR JOHNSON
ARCHITECT

fax memo 984-6829

to: City of Santa Fe - HDR - Planning
Ms. Heather Pierson

FAXED

6 December, 1996
re: 516 Alto Street
Parapet Wall

Dear Heather:

I would like to have a meeting with you, Phil , Rudy, and Mike Gonzales (the Contractor). Suggested times: Monday ..... 12/09 - anytime after noon,
Tuesday ..... 12/10 - any time am or pm,
Wednesday . 12/11 - can't meet - out of town.

My records show that it was at an August on-site meeting with Phil and Rudy that fire protective alternatives were discussed for the rear (south) part of the structure. The front (north) part of the structure was, I believe, addressed by your May 6 memo and is reflected in the limited length of the parapet shown on the approved building permit drawings.

The building code review sheet note 1 requires us to "provide a 30" parapet on west wall (or non-combustible roof)". The proposed roof material is galvanized, corregated steel, which is non-combustible. I would like to suggest some modifications to the existing wood deck system which would improve fire resistance and possibly allow the removal or lowering of the parapet. The infill repairs to the adobe common wall also discussed with Phil and Rudy have been completed and are ready for review.

Please call my office to let me know if any of the above times are available to City staff. Thank you.

Victor Johnson, AIA

fax copy heather 986-6910

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 1/7/97

Number of pages including cover sheet: 2

To: Lois Snyderman

Phone: 983 2567

Fax phone: 9832567

CC:

From: Heather L. Pierson

Historic Preservation Planning
City of Santa Fe, New Mexico
200 Lincoln Avenue
P.O. Box 909
Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Let me know if you need anything else. I hope the meeting goes well tomorrow. Dale had two comments on this drawing

1. Prefinish flashing
2. Existing roof has 6 year guarantee that has been violated. New repairs ~~[illegible]~~ to carry new 6 year warantee for HSFF.

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-6320

TELECOPIER COVER SHEET

MACHINE MODEL: CANNON MODEL L770
TELECOPIER NUMBER: (505) 827-6338
VOICE PHONE NUMBER: (505) 827-6320

DATE: 12.6.96

TO: Heather Pearson
City of Santa Fe
H-Board

TELECOPIER PHONE NO.: 986-6910

TOTAL NUMBER OF PAGES: 2

RESPONSE REQUESTED BY HISTORIC PRESERVATION DIVISION X NO ___ YES

MESSAGE OR DESCRIPTION OF ITEMS SENT:

2 - comments as shown - 1. DRIP FINISH FLASHING
2. EXISTING ROOF HAS 6 year guarantee that has been violated.

PERSON OPERATING TELECOPIER:

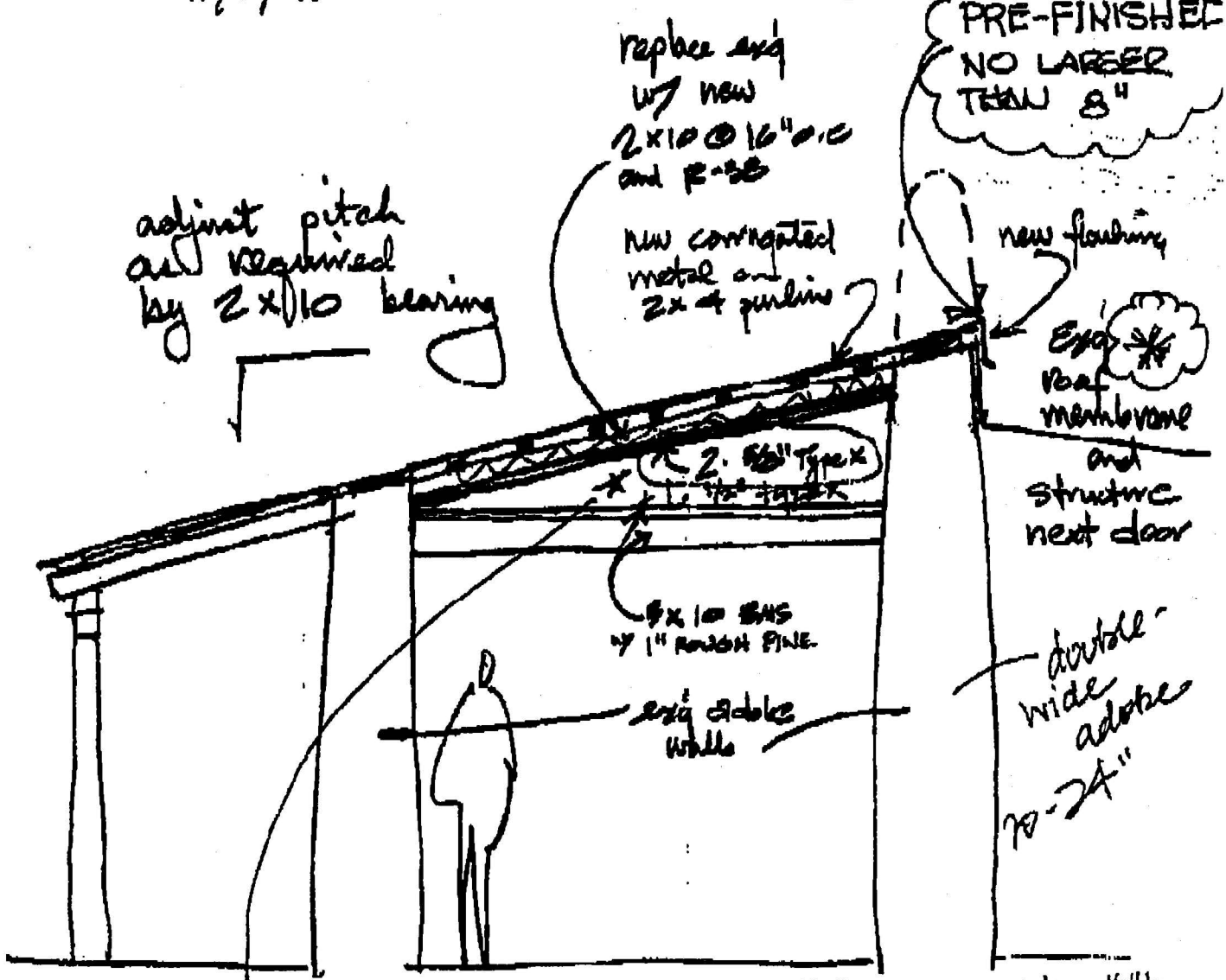
New Repairs to carry new 6 year warrantee for H.S.F.F.

516 AUTO

12/6/96

REPAIRS TO EXISTING ROOF TO BE GUARANTEED FOR 6 YEARS

PRE-FINISHED NO LARGER THAN 8"



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft —— to Phil's - 986 6910 fax

12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santistevan & Heather Pierson to view mock-up/string line & revised roofing treatment. 12/6/96

City of Santa Fe, New Mexico

memo

DATE: 1/7/97

CONTACT: Lois Snyderman

phone number 983-2567

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto

_____ **current project?** _____ **incoming project**

(CASE # _____**)**

Vic, Steve, Dale, Mr. Vigil & Lois will meet @ 12pm 1/8/97 to talk about situation w/ parapet wall.

Lois requested illustration Vic submitted to city of 12/6/96. I faxed it to her 4:50pm 1/7/97.

d14/mrv/phonemmo

City of Santa Fe, New Mexico

memo

DATE: 4/19/96 2:20

CONTACT: Vic Johnson/Steve Mulander-Dayton

phone number 982-5626

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto

✓ **current project?** _____ **incoming project**

(CASE # _____**)**

As I had not received a response from owner, I phoned Vic in an effort to obtain info on the status of parapet wall removal. Vic made the call to Steve & we had a conference call. I stated that either they could resolve the situation with the city by meeting w Judy, Phil, and myself or we could stop the project. The agreement reached on the removal of the wall was December 6, 1996. I stated many times that they had had a month to work on the issue, and that many parties were concerned about the parapet wall's effect on the historic structures. Vic & Steve stated they wanted to meet with the property owners, the HSPF, to work on the issue. I allowed them more time to allow the HSPF

d14/mrv/phonemmo

to review the issue. I stated clearly that they needed to let me know progress or their project would be stopped. They agreed to be in communication with me on the status of HSFF meeting..

Called Dale Zinn immediately after conversation. He stated the HSFF's position was that the solution presented to the city was agreeable. He also acknowledged city codes would have to be met.

City of Santa Fe, New Mexico

memo

DATE: 1/7/91, 9:28am

CONTACT: Steven Melandez-Dayton

phone number 983-2120

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto (parapet)

_____ **current project?** _____ **incoming project**

(CASE # H-95-122 **)**

Left phone message about need to meet on parapet wall, has been one month since agreement reached with Vic Johnson, H Pierson & Rudy Gallegos.

d14/mrv/phonemmo

City of Santa Fe, New Mexico

Planning Division
Planning & Land Use Department
P. O. Box 909, 200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
(505)984-6605

Facsimile

FAX NUMBER: (505) 986-6910

DATE: 12/16/04

DELIVER TO: Dale Zinn

COMPANY: HFD

TELEPHONE No.:

FAX No.: 827 6338

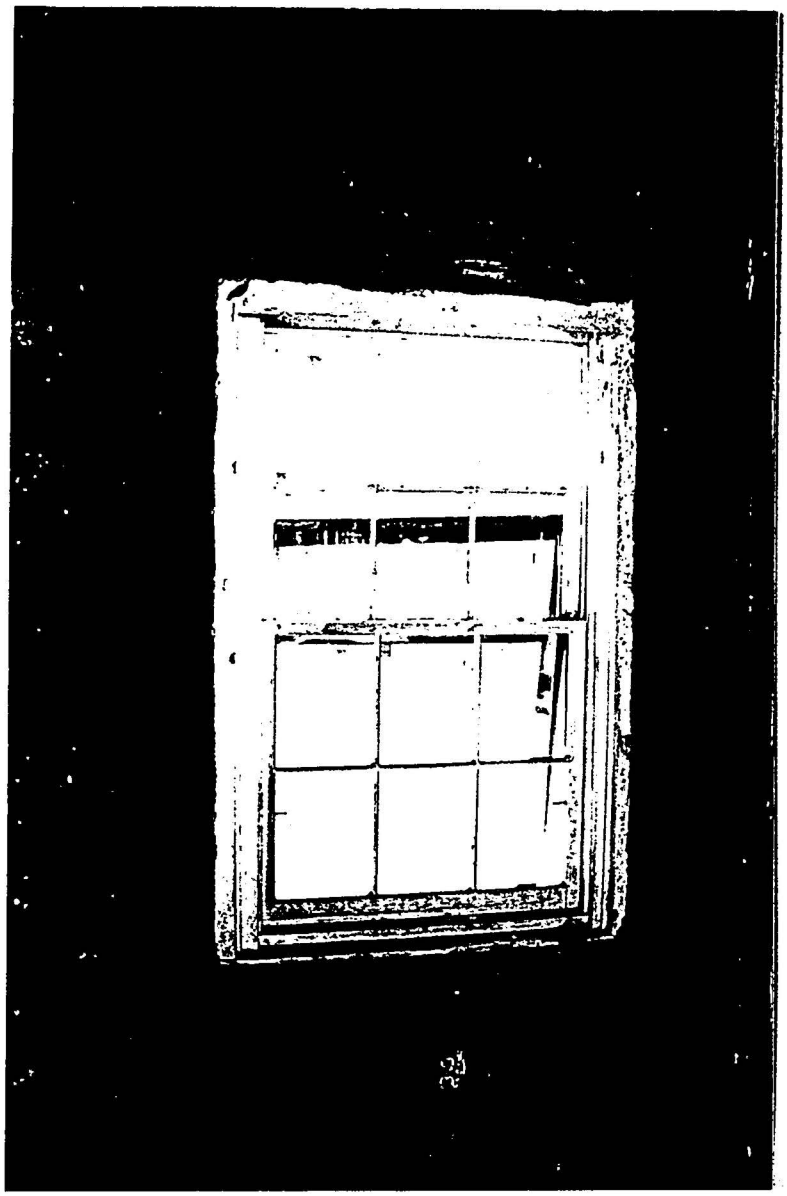
TOTAL SHEETS: 2

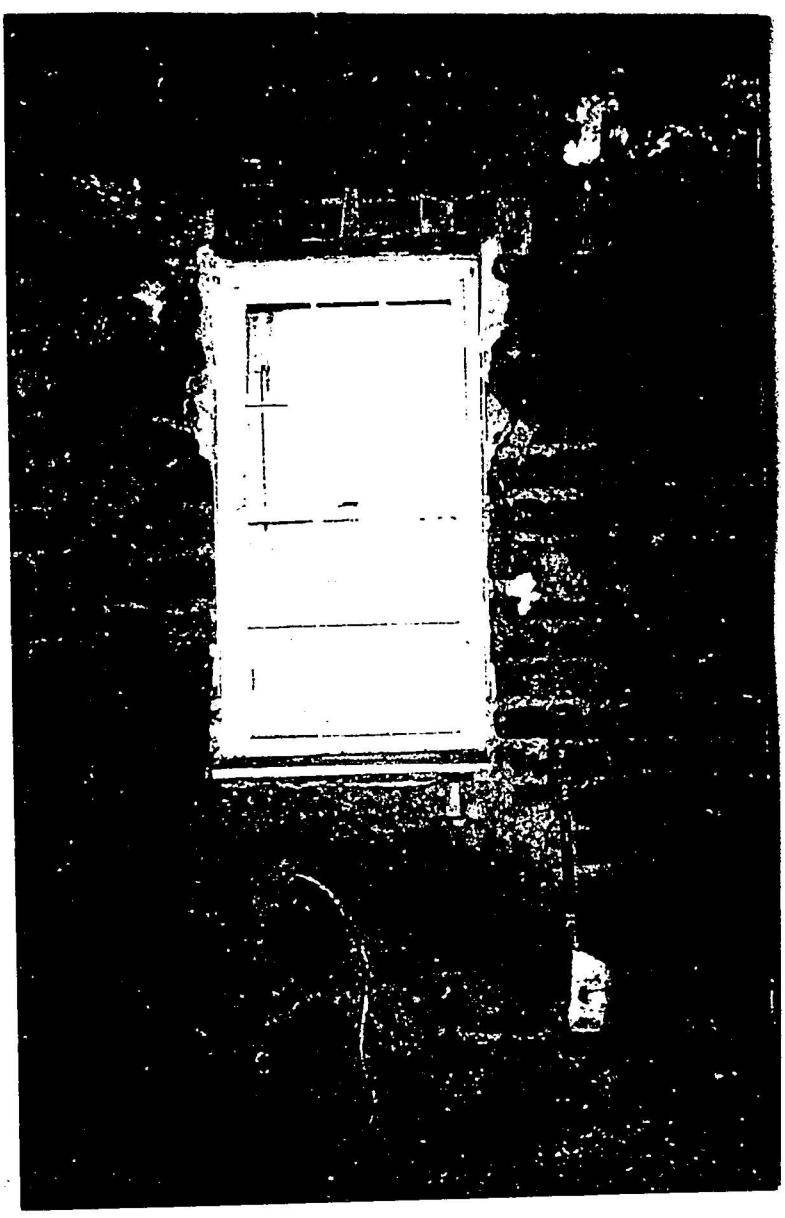
(including cover sheet)

REMARKS: If you have any questions, feel free to call me. Have a good weekend.

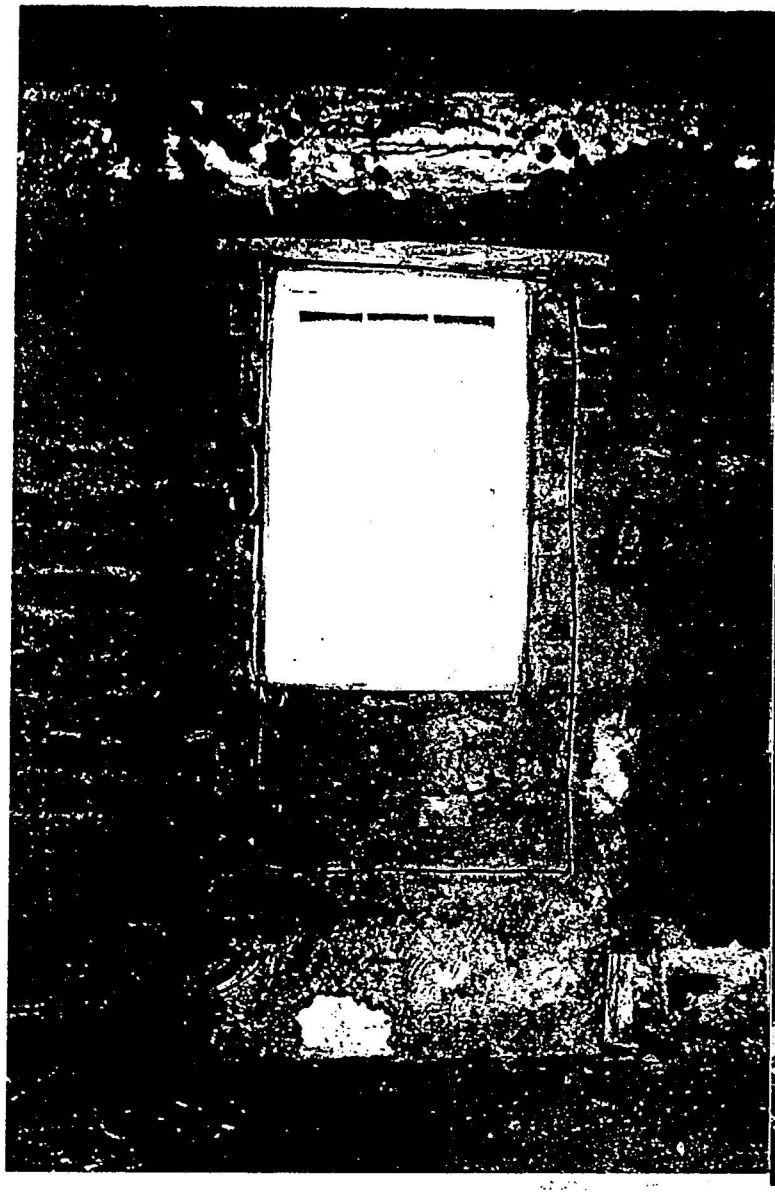
FROM: Heather Peterson

fax3.ppt

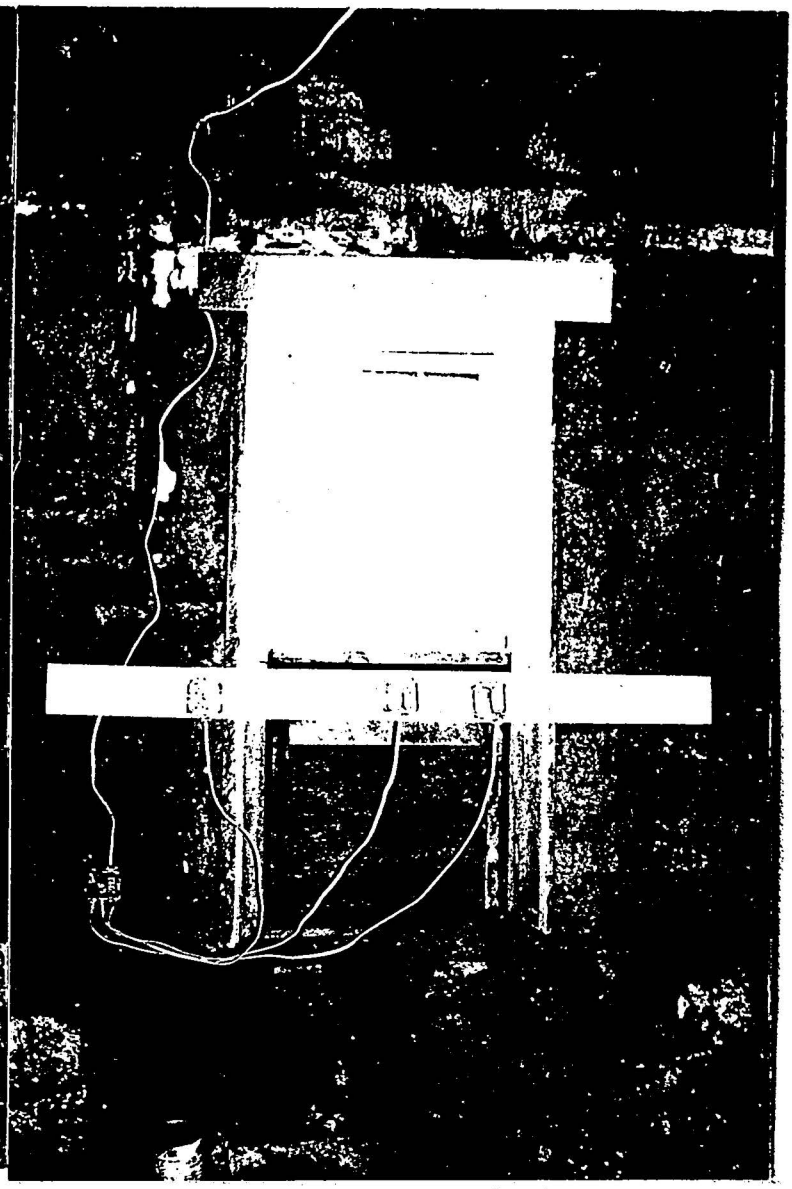




Window 4



Window 3



Window 2

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on January 23, 1996, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

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 ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : LIGHTING PLAN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : **516 Alto St**
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
YEAR OF CONSTRUCTION	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 23 January 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	x Proposal Letter
x District Standards	x Vicinity Map
x State Historical Survey Sheet	x Site Plan/Floor Plan
x Minutes of August 8, 1995	___ Elevations
x Other HDRB Submittal 8/8/95	x Photographs
	x Other Product Literature

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for a proposed lighting plan on the subject property. The applicant is proposing to illuminate the property with three types of lights. Seventy-five watt downlights are proposed over the two entrance doors, sixty-watt decorative tin-shade pendants are proposed to illuminate the two portal areas, and sixty-watt wall sconce downlights are proposed to illuminate exterior areas as illustrated on the plans. The applicant states no high-intensity discharge quartz, sodium fixtures, floodlights, or pole-mounted luminaries will be placed on the subject property.

Staff has no concerns for the proposed lighting plan as it appears to be consistent with the residential character of the neighborhood in which the building is located. Staff recommends approval.

b:sr\hp\95122.hrb

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

H3608

building threatened?	surveyed	county	ID no.
yes	date 8/85 by [redacted]	SANTA FE	051613283

field map	number	UTM reference	easting	northing
SFHD #1	283	zone 12 13		

location description: 516 Alto

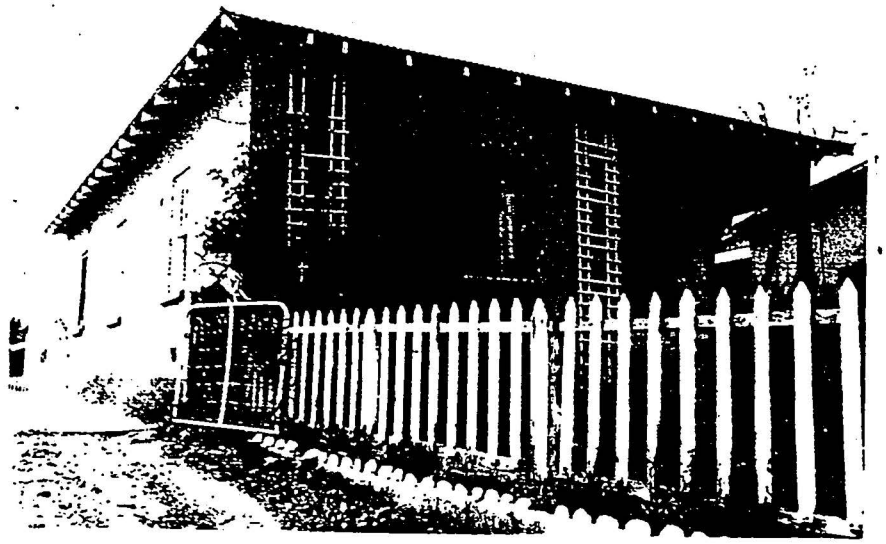
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

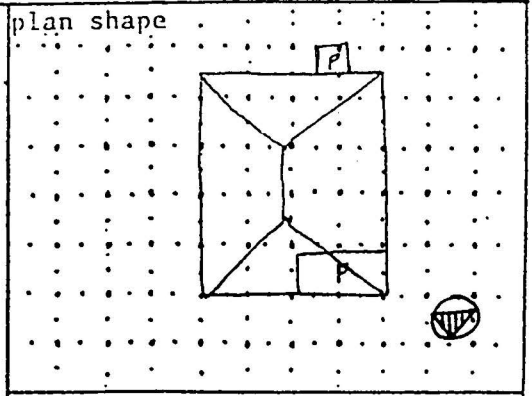
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	18	HPB



plan shape



style: NMUV

foundation material: conc.

wall material/surface: adobe/stucco

architectural features: low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

date of construction: Pre'28 estimate _____ actual

source

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

surroundings: rcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

H 369

building threatened?	surveyed	county	ID no.
yes	date 8/85 by SL	SANTA FE	051613284

field map	number	UTM reference	easting	northing
SFHD # 7	284	zone 12 13		

location description
518 Alto
5/6/12

city/town
SANTA FE

~~land grant/reservation~~

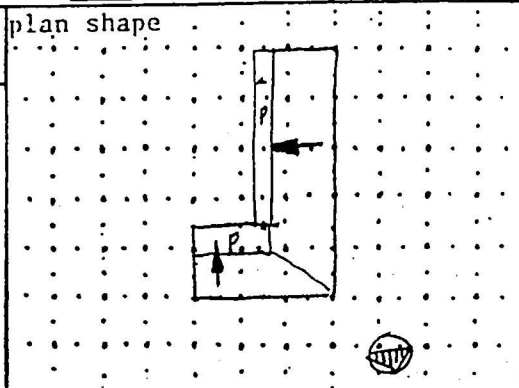
building name

legal description
tnsp ___ N S range ___ E W sec ___ ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	17	HPB



plan shape



date of construction
19th C. estimate _____ actual
source

use
present ✓ residential
other _____
historic ✓ residential
other _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing

·d: solid w/ 6 lits
·w: 6/6 dbh tandem + single
·rear porch: shed rf on expos'd lintel, round posts

comments
E. Wing of D. Vigil House

surroundings
res.

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why?
contrib.

associated buildings? ✓ yes
what type?
garage
if inventoried, list ID nos.

see back? ___ yes

Granting an exception would prevent a hardship to the applicant because there is no other location for an addition and;

The proposed work would not cause damage to the historic designation of the structure.

Ms. Rivera seconded the motion, which passed by unanimous voice vote.

Chair Woods asked staff to explain the next process and Ms. Grzeskowiak replied that the case would go forward to the City Council.

Case #H-95-121. 148 Elena Street #A-J. Westside-Guadalupe Historic District. Rob Vendurro complains of Lloyd & Tyrk Architects, agent for Tom Merendon, proposes final designs for ten one-story residential units including renovation of existing residence and demolition of existing religious building.

This case was tabled at the request of the applicant under approval of the agenda.

Case #H-95-122. 516 - 516½ Alto Street. Westside-Guadalupe Historic District. Victor Johnson, agent for Steve Melander-Dayton, proposes addition on south (rear) of 516 Alto Street and connecting addition to 516½ Alto Street, and associated renovation treatments.

Mr. Samora left the meeting at this time, and Chair Woods asked that the record show that he had recused himself from this case.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "R".]

Chair Woods noted that they had discovered during the site visit that there was an existing portal which could be extended, and asked if this changes the staff's report at all. Ms. Grzeskowiak responded that she still thought that from the standpoint of preserving the building's historic character, it would be better to site it further back. She acknowledged that it did meet the requirements of the code, as submitted, but agreed that the existing portal did seem a more logical location for an addition.

Present and sworn was Victor Johnson, 355 E Palace Avenue. Mr. Johnson said the zoning issues had been clarified and that they were resubmitting the project "in the same form". He said he had specified the uses and treatments for each building in his letter of application.

Referring to the portal, Mr. Johnson said the existing portal goes around the corner of the building and they thought this was a logical place to build a connection which would be a less massive way to tie the two buildings together. He said the result was a nice patio yard surrounded by portal. He showed another location which had previously been considered, saying they had not chosen this plan because it broke up the yard into unusable spaces. He added that they were also able to remove a recent bathroom addition which interrupted the line of the portal.

Mr. Johnson said he had photographs of each window, saying that he did not believe any of them to be original windows, but ones which had replaced the original windows in the 1950s and 1960s. He said they would be replacing them with a "similarly appearing windows". He gave the photos to the Board to review which he said showed all the windows on each of the buildings.

Chair Woods asked if anyone from the public would like a short recess to review the materials being provided to the Board. Someone indicated that they did and the Chair promised to recess as soon as they were done with the presentation.

Mr. Johnson continued by saying they would be replacing the recent 3 over 1 windows in kind. He noted that he had recently rebuilt some windows for another project because he thought it was important, in that case, to save the windows. Chair Woods asked why it was not important in this case to rebuild the windows and Mr. Johnson replied that he saw no evidence of age, extraordinary character, craftsmanship or value to the subject windows. He added that he thought they were put in by a "hobbyist" simply to keep the rain out.

[A short recess was taken at this time.]

Present and sworn was Lois Snyderman, 112 Los Lovatos, who said she was speaking on behalf of the Historic Santa Fe Foundation. She said they were concerned regarding the lighting, saying that they did not want any

light to spill over to the adjacent properties. She said that Ms. White, who lives at 518 Alto Street had asked that she express these same concerns on her behalf. She added that there was concern that the landscaping be "large enough".

Present and sworn was Ed Reed, 510 Alto Street who said he was in favor of the project. He thought they were fortunate to have this owner and architect in the neighborhood. He voiced favor for the design details.

Present and sworn was Steven Melander-Dayton, 206 Camino del Norte. He said he had gotten to know Ms. White very well and that he shared her concerns regarding lighting, landscaping and the use of the property. He said they had discussed all these issues at length and were "essentially in agreement".

Chair Woods asked if there would be any spill over of light onto the adjacent properties. Mr. Melander-Dayton replied that they had not yet designed the lighting, but when they did , they would take these considerations into account. Chair Woods reminded the applicant that they also must have any such lighting plan reviewed by the Board. Mr. Melander-Dayton agreed that he would.

Chair Woods asked if there was any rooftop equipment. Mr. Johnson said there was not. He then referred to the west building, saying that there was a flue for the heating equipment. He said there was no other rooftop cooling equipment. Mr. Melander-Dayton added that they were removing some existing rooftop equipment from the west building.

Mr. Johnson assured the Board that they would use residential light fixtures which would not spill light to the adjacent properties and that they would submit the plans to the Board.

Ms. Seth expressed concern regarding the fiberglass skylight lens, saying that light would spill out of it as well, especially considering the pitched roof. She asked if the applicant's were willing to consider alternatives. Mr. Johnson said it was important to the quality of the "working environment" to have it "bathed in sunlight". He said the proposed skylight is not raised higher than the plane of the corrugated roofing material, and was low profile. He then he said he would be willing to "look at it".

Ms. Seth asked the color of the fiberglass skylight and Mr. Johnson replied that it was a translucent clear white color. Ms. Seth asked if they expected the lights to be on at night. Mr. Johnson said he did not think so, noting that the estimated times of use were daylight hours.

Mr. Earnest shared the same concerns. He noted that the structure is a contributing building and that application called for replacing original material with a material which is not in concert with what exists and not what he would expect to see on a contributing building in Santa Fe. He said it would look like modern material applied to an old roof, regardless of the color, and that he had reservations in this regard. He also said he was concerned with light spilling out at night, noting that businesses usually keep some lights on at night.

Mr. Earnest commented that the proposal called for the application of modern technology which he felt would detract from its contributing historic status. Mr. Johnson said the Board could place "limits" on the proposal, saying he would come back with an attempt to convince the Board that it was a good idea, or some alternatives which may be more acceptable.

Chair Woods asked staff if she had examined the windows and to respond to the applicant's suggestion that they are not historic windows. She then asked how it would affect the historic status of the structure. Ms. Grzeskowiak stated that the staff's position regarding wholesale replacement of historic windows is that each window should be examined, and only those requiring replacement should be replaced, and that any replacement windows should match, in-kind, those being removed as is required by code. She said that without more information than an applicant's supposition that they were replaced, she did not believe there was enough information to make a determination.

Ms. Grzeskowiak suggested that the applicant could rely on oral history (as many do in northern New Mexico) as a means of documenting what they were claiming, that they were replaced in the 1950's. She assumed that the applicant was saying that the windows had been salvaged from another building at that time.

Ms. Seth moved for approval of Case #H-95-122 subject to the following conditions:

1) **The applicant work with the staff on a window to window basis to determine which are historic and which can be salvaged.**

2) **The plastic skylight roofing not be used.**

Ms. Rivera seconded the motion, which passed by unanimous voice vote.

BUSINESS FROM THE FLOOR:
None.

ADJOURNMENT:

There being no further business to appear before the City of Santa Fe Historic Design Review Board, the meeting was adjourned at approximately 8:10 p.m.

Sharon Woods, Chair

Laura Fox, Recorder

City of Santa Fe, New Mexico

memo

DATE: 8 August 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	__x__	Proposal Letter
__x__	District Standards	__x__	Vicinity Map
____	State Historical Survey Sheet	__x__	Site Plan/Floor Plan
____	Minutes of _____	__x__	Elevations
____	Other _____	__x__	Photographs
		____	Other _____

STAFF RECOMMENDATION:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-122
8/8/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

fch/dl/H-95-122

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more acc...

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Replacement on 516 8' back from bldg all front; 14' back from portal front

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

wholesale window replacement

stucco will not match #516

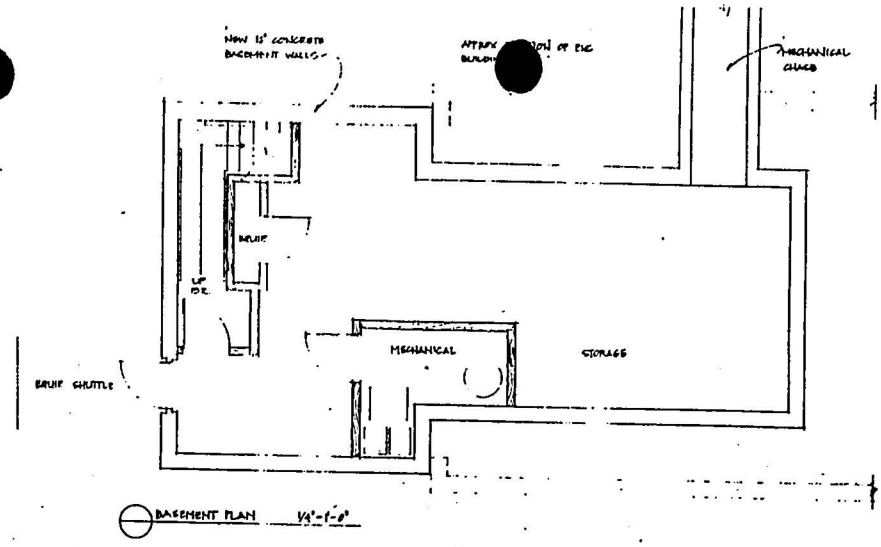
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

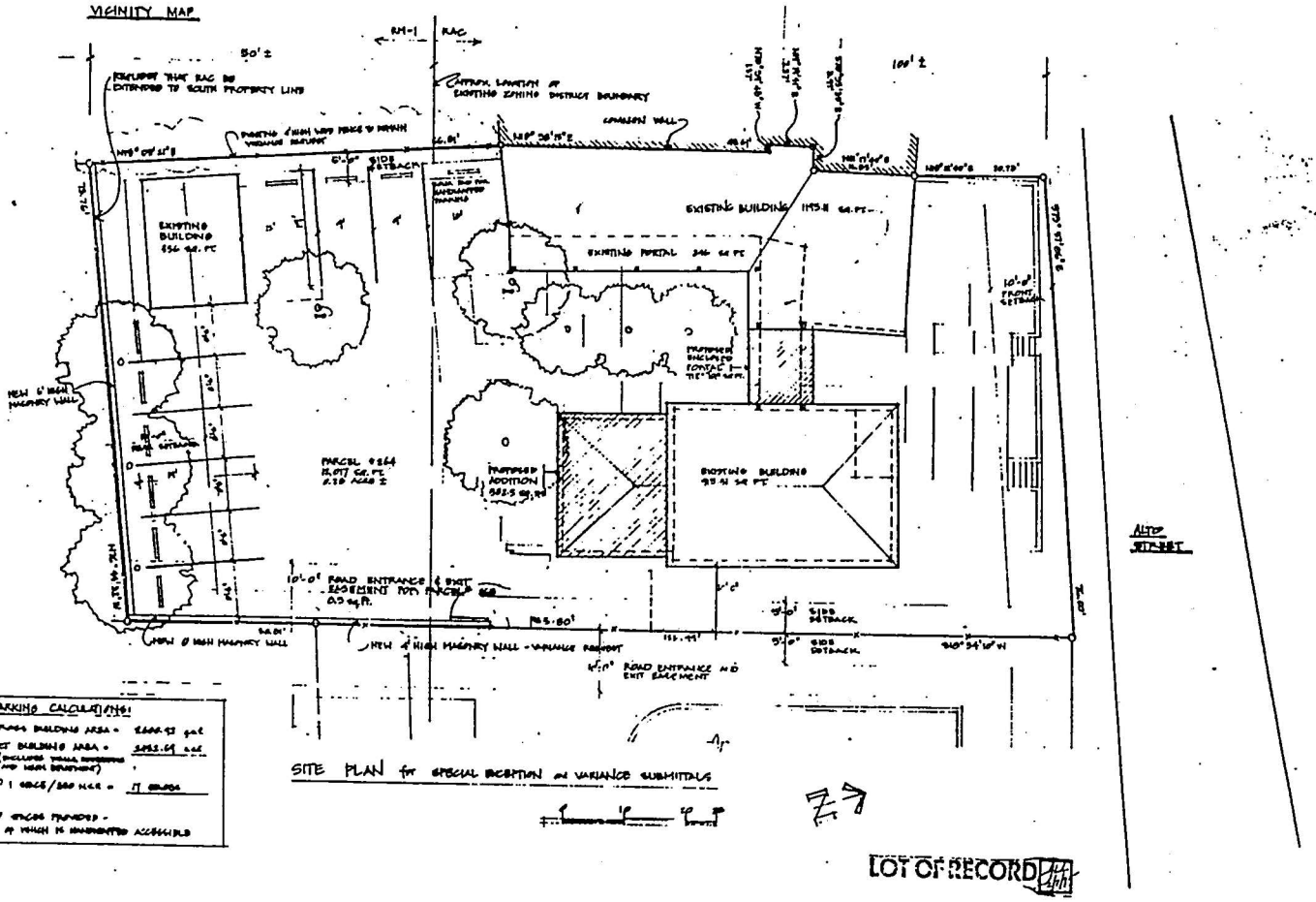
Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667





VICINITY MAP



PARKING CALCULATIONS:

LOT OF RECORD

JOB NO. 0212

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

FLOOR PLAN

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

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5661

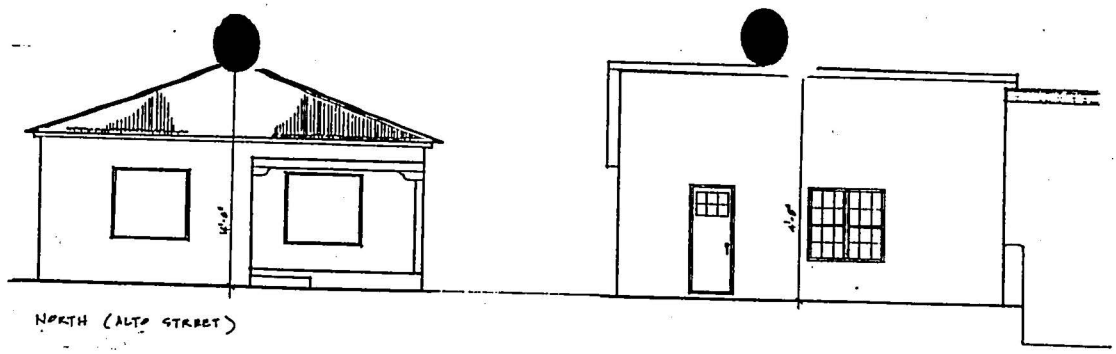
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

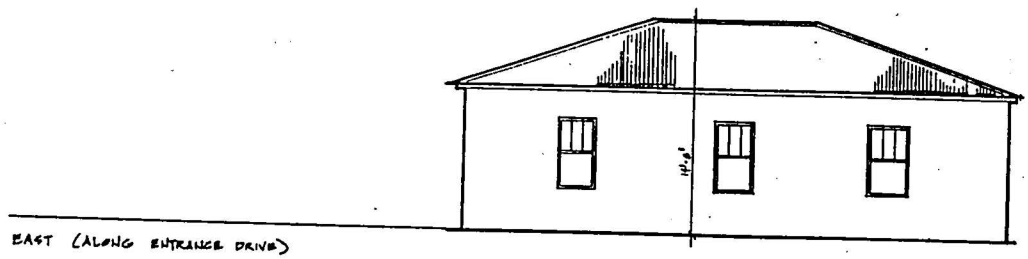
Dates:

2

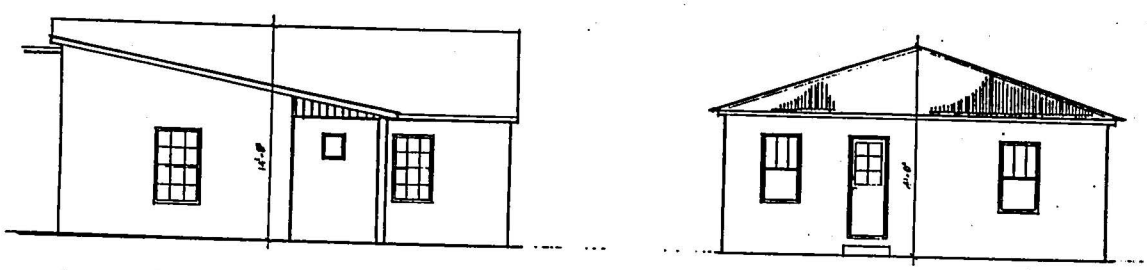
JOB NO.
9402



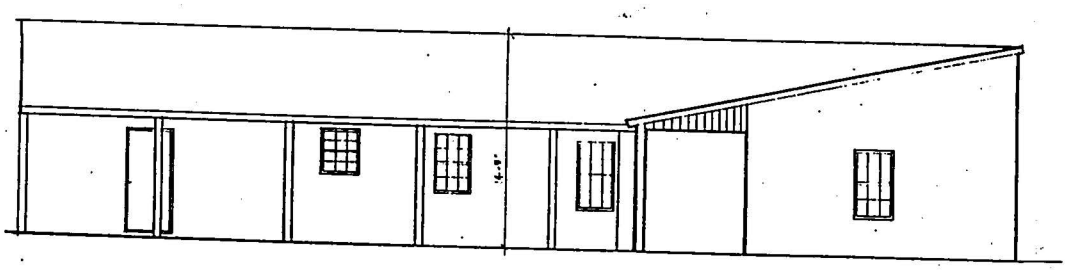
NORTH (ALTO STREET)



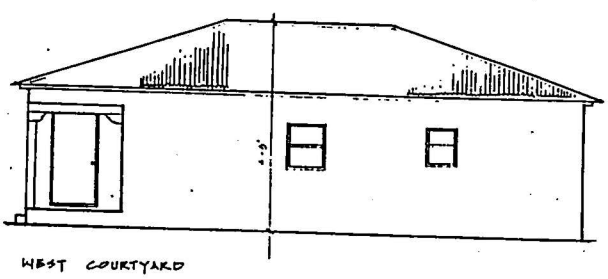
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

4

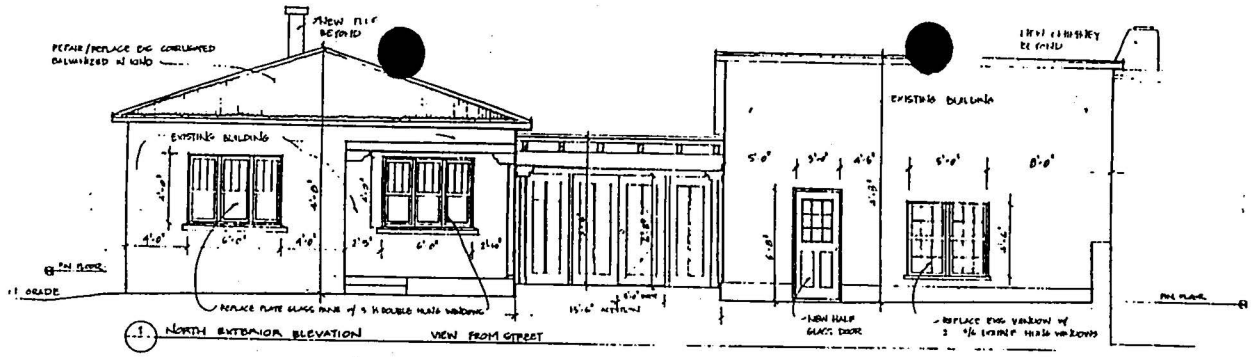
JOB NO.
9402

Dates:

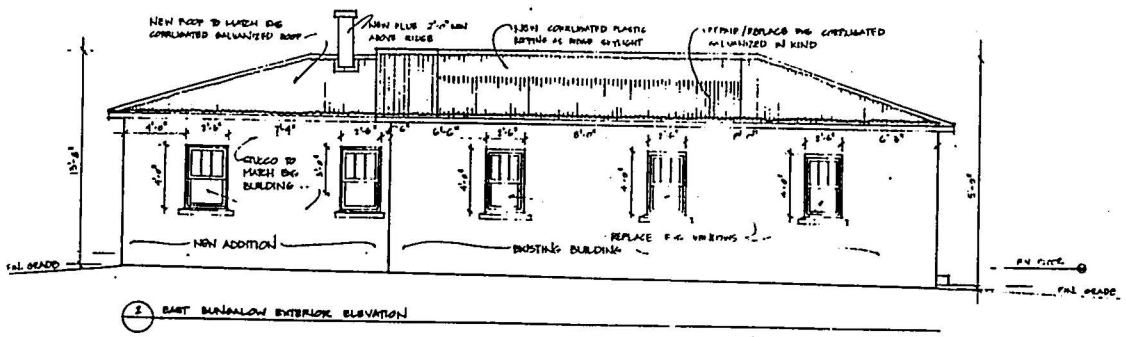
EXISTING CONDITIONS

SCHEMATIC DESIGN for
FIG ALTO STREET

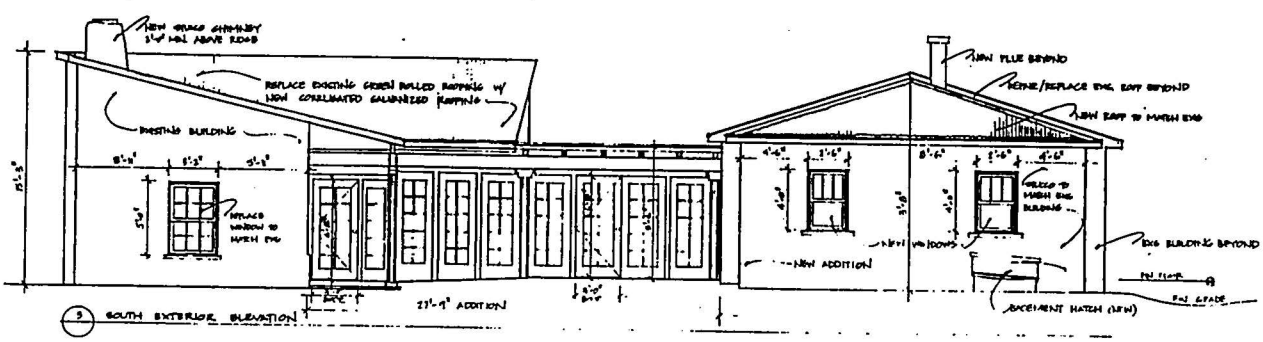
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983566



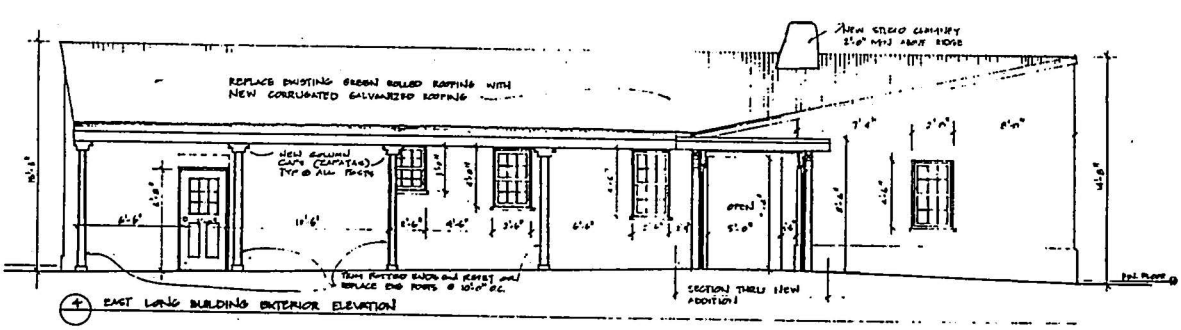
1 NORTH EXTERIOR ELEVATION



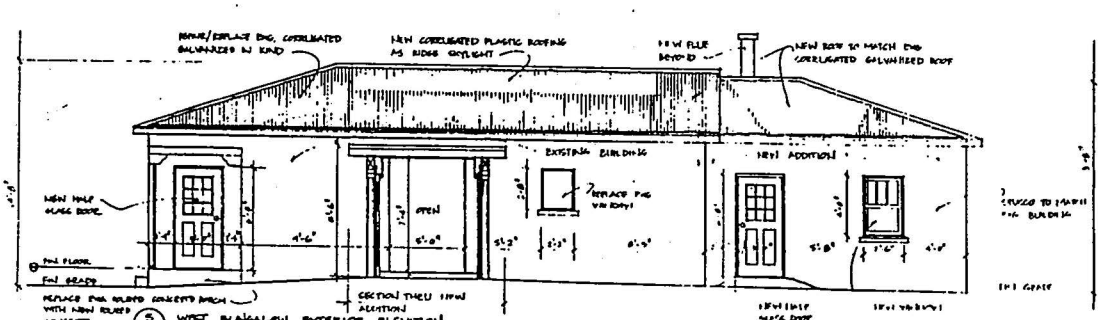
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

2

Dates: [illegible]

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

VICTOR JOHNSON
ARCHITECT

RECEIVED
JAN 3 1996

City of Santa Fe
Historic Design Review Board
via Ms. Heather Pierson

hand delivered

3 January, 1996
516/516-1/2 Alto
Case #H-95-122
add'l submittal
exterior lighting

Board Members:

At the 8/8/95 meeting at which this case was reviewed and approved, it was requested that the exteior lighting plan be submitted to the Board. Copies of the lighting plan are attached (full blue print and letter-size reductions) which shows locations for all exterior light fixtures. Especially refer to the types D, P, and W fixtures.

- Type D are 75-watt downlights over the two entrance doors;
- Type P are 60-watt decorative tin-shade pendants;
- Type W are 60-watt wall sconce downlights, either metal or clay, with no uplight projection nor glass-face horizontal throw out from the fixture. These are the types of fixtures made by Latigo Lights and by Becky Parsons. Catalog cut sheets are attached for reference.

There are no high-intensity discharge quartz nor sodium fixtures planned for the project. There are no floodlights mounted on the building which would project light out beyond the property lines. There are no pole-mounted luminaires.

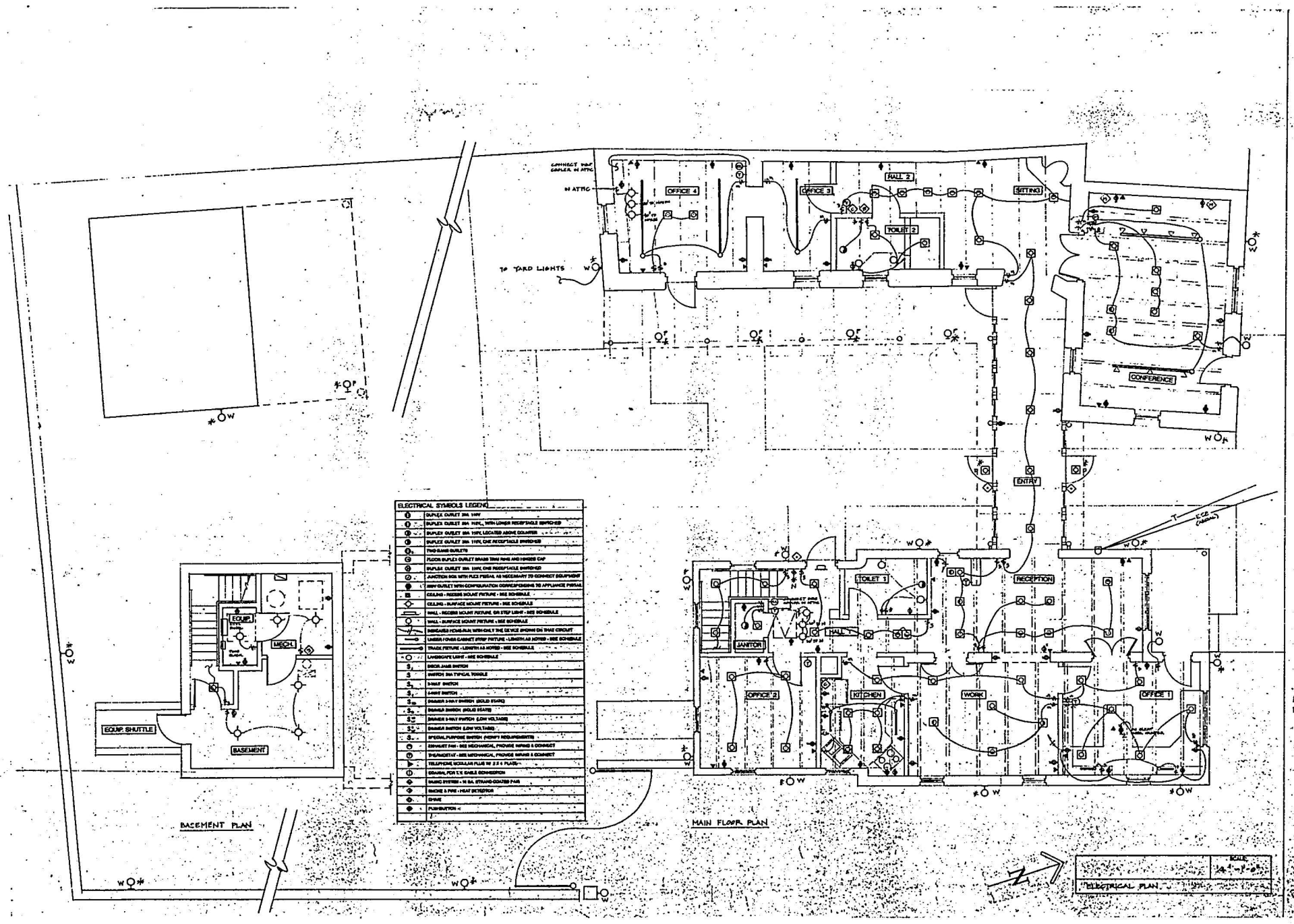
I will attend the January 23rd meeting. Please contact me if any further information is desired.

Thank you,

Victor Johnson, AIA

cc: SMD

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

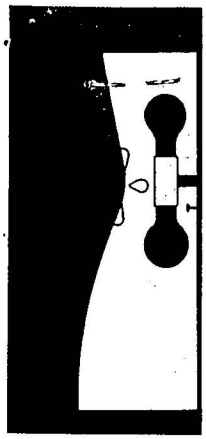
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
13-1-95 BASEMENT REV.

10

JOB NO.
9402

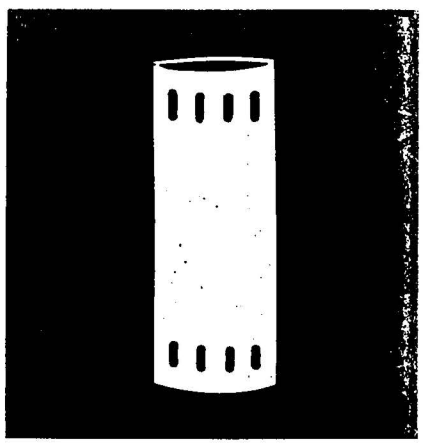




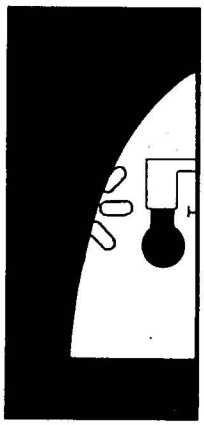
FIESTA LIGHT
Wall mount
S: 12″ × 9½″ × 4½″; 4 lb.
M: 16″ × 11″ × 5½″; 9 lb.
L: 24″ × 15″ × 7½″; 17 lb.
Double bulb in M & L sizes

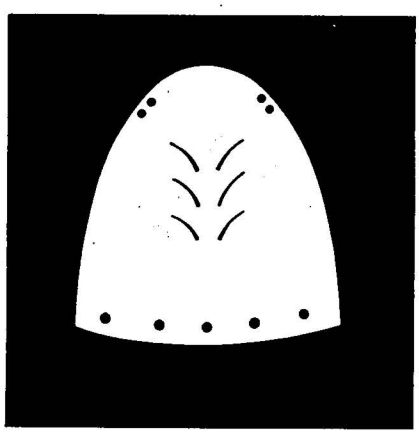


PUEBLO LIGHT
Wall mount
S: 12″ × 9½″ × 4½″; 4 lb.
M: 16″ × 11″ × 5½″; 9 lb.
L: 24″ × 15″ × 7½″; 17 lb.
Double bulb in M & L sizes

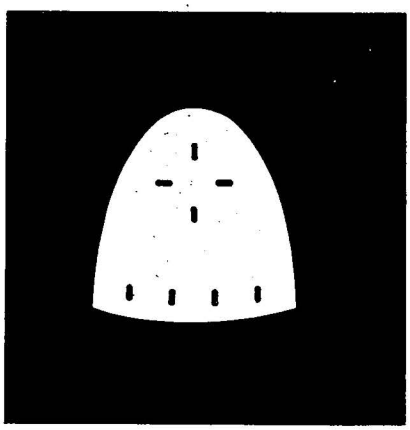


RANCHITO LIGHT
Wall mount
S: 12″ × 5½″ × 5½″; 5 lb.
M: 18″ × 9″ × 5½″; 8½ lb.
L: 24″ × 12″ × 6½″; 17 lb.
Double bulb in M & L sizes
As Lantern: ★ 10″ × 5″; 3½ lb.

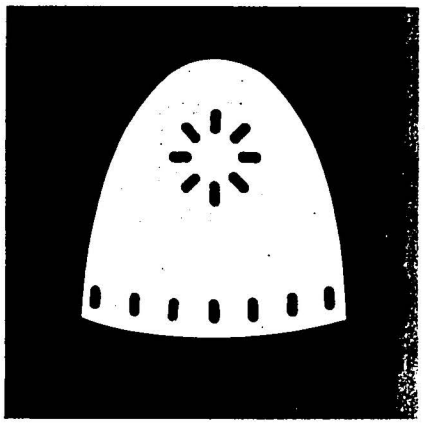




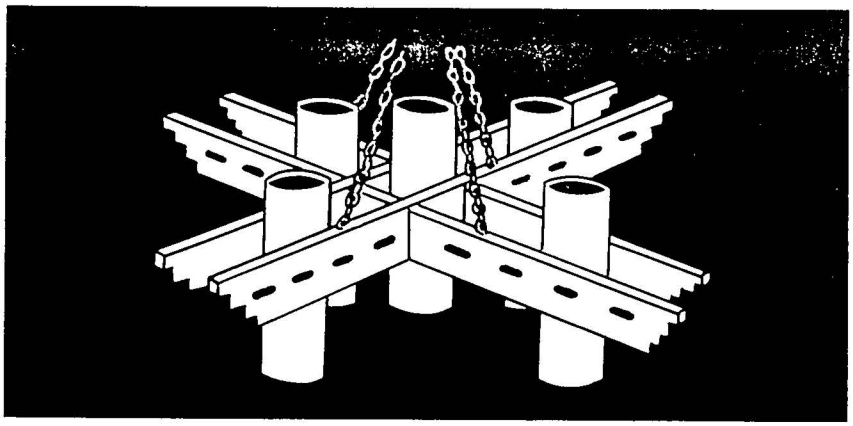
DESERT BELL
Wall mount
10″ × 9″ × 4½″; 4 lb.
8″ × 8″ × 4″; 3½ lb.



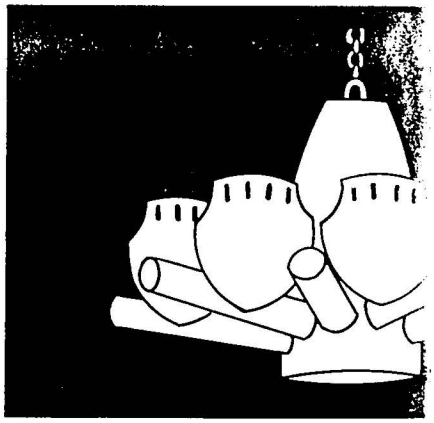
MISSION BELL
Wall mount
8″ × 8″ × 4″; 3½ lb.
Lantern ★
8″ × 8″; 3½ lb.



HACIENDA BELL
Wall mount
10″ × 9″ × 4½″; 4 lb.
8″ × 8″ × 4″; 3½ lb.



COUNTRY CHANDELIER
Five lamps; down light ★
Carved wood detail
Natural grain shown
22″H × 36″W; 20 lb.

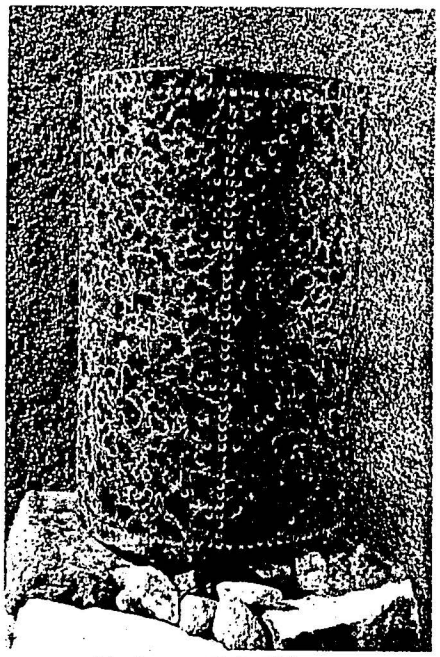


WAGONWHEEL CHANDELIER
Hewn wood spindle, spokes
Up light ★
12″H × 24″W; 40 lb.; 6 lamps
15″H × 28″W; 50 lb.; 8 lamps
18″H × 48″W; 85 lb.; 12 lamps

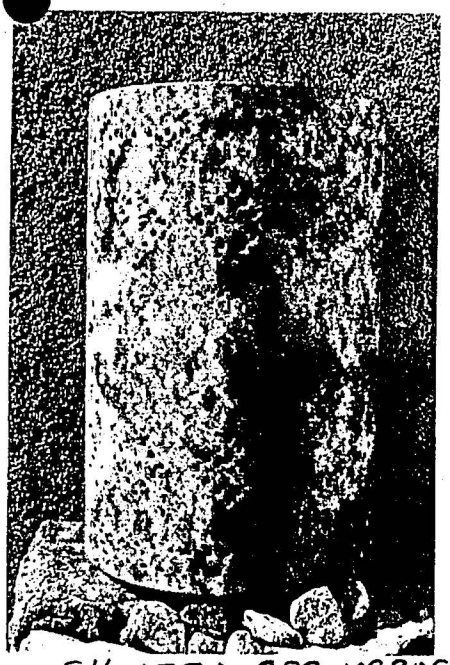
★ Dropped by chain.
Ceiling canopy available.



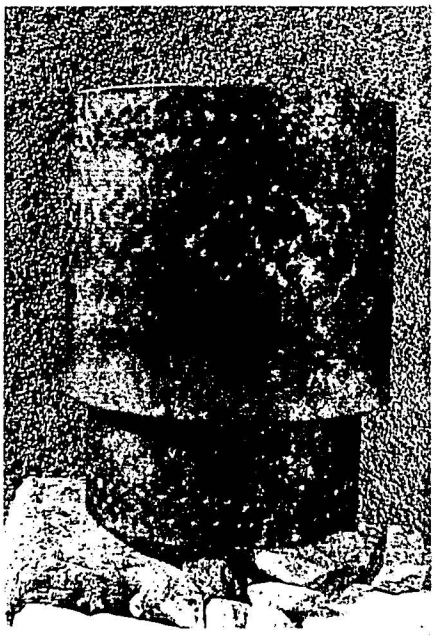
ZD 0910 Hint of Patina



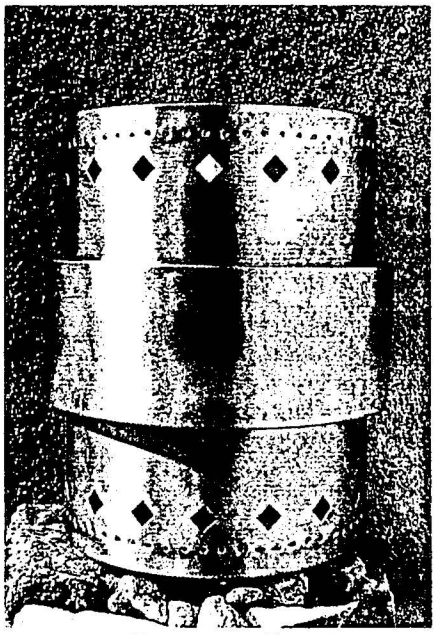
SH 1280 Tortoise



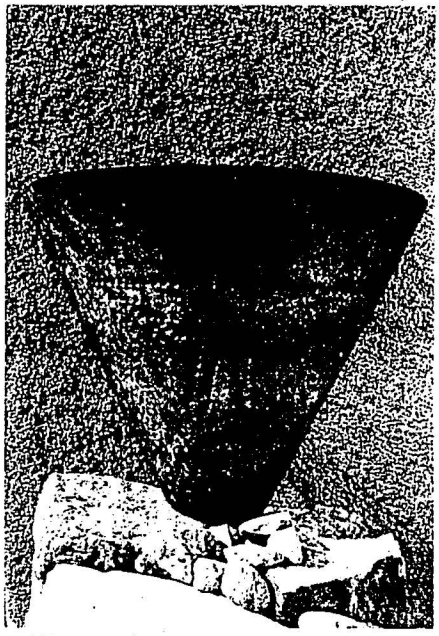
SH 1280 Oro Verde



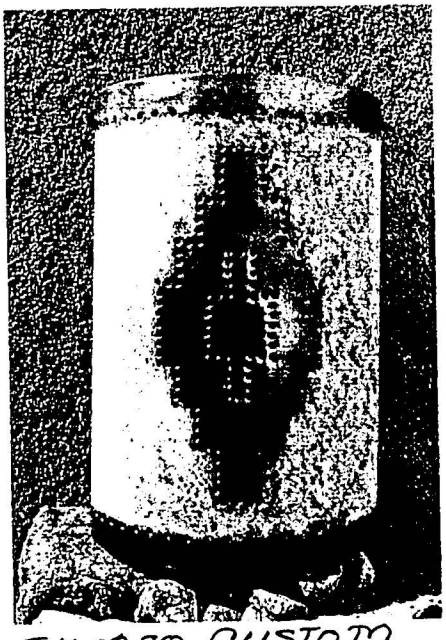
ZS 1008



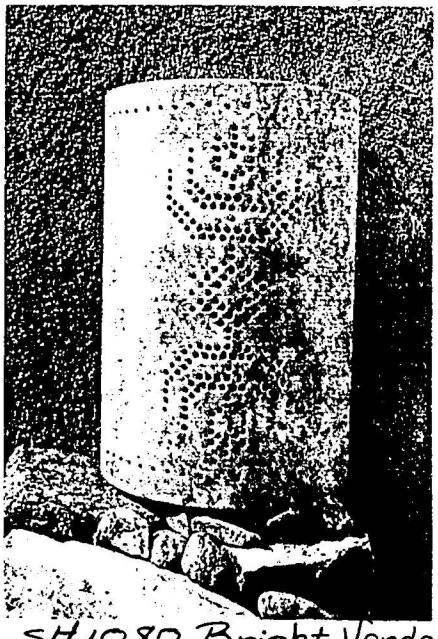
ZT0912 Tin



FL1113 Moss



SH 1280 Custom



SH1080 Bright Verde



SH 1280 Electric

516 ALTO ST

PROPERTY FROM ALAMEDA
VIEWED ACROSS ALTO ST.



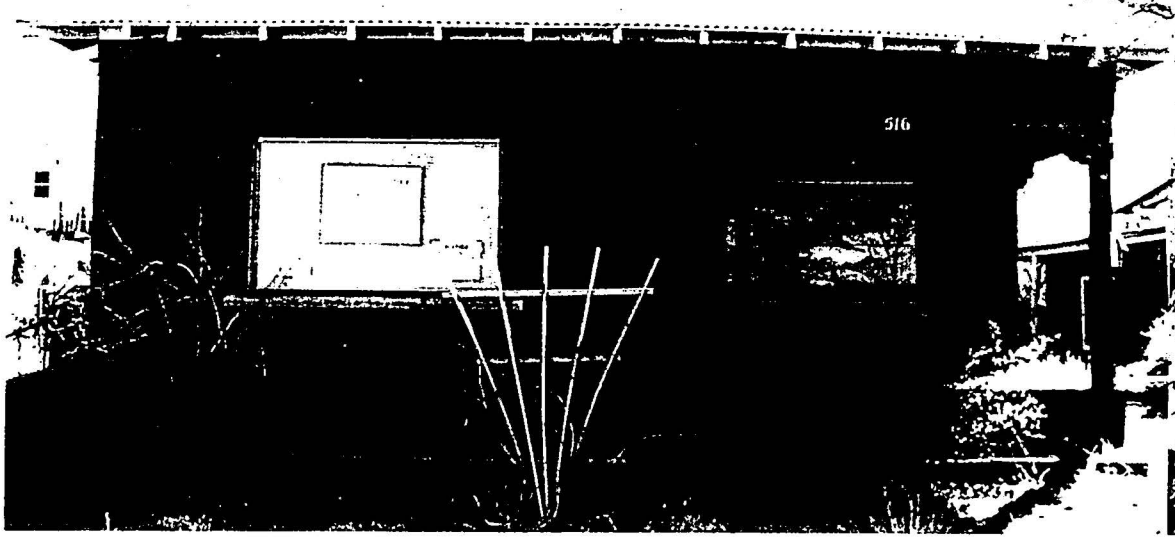


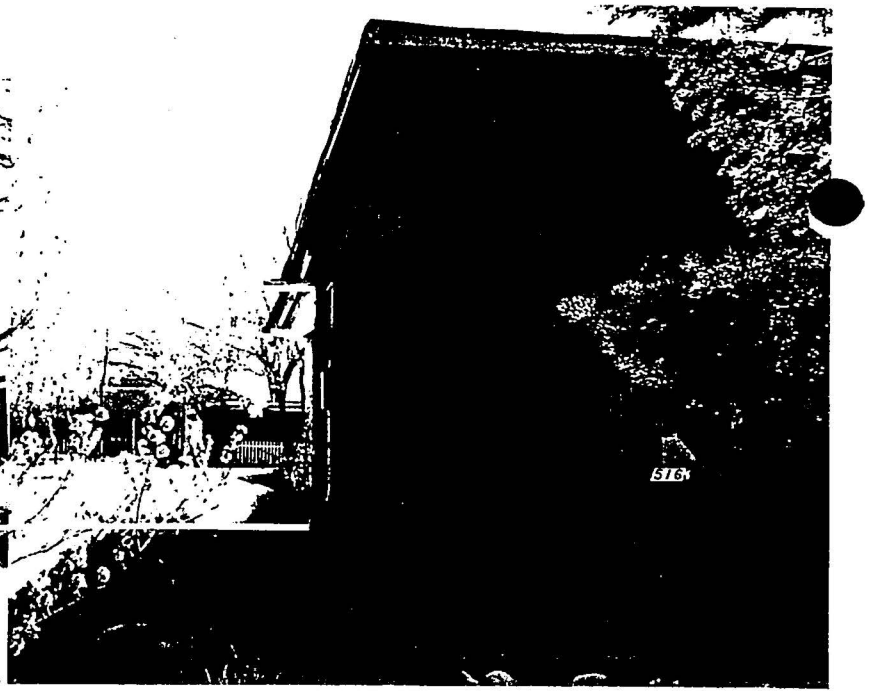
5[illegible] ALTO STREET

[illegible] ELEVATION [illegible] FROM STREET

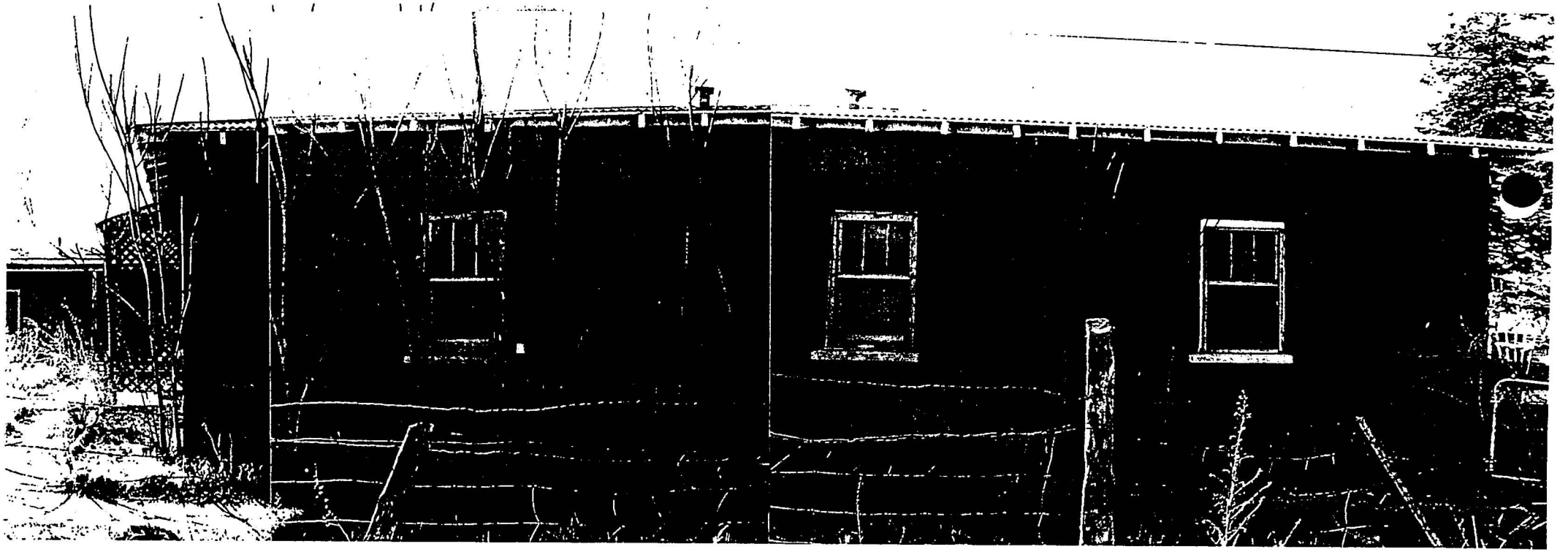


516 ALTO [illegible]







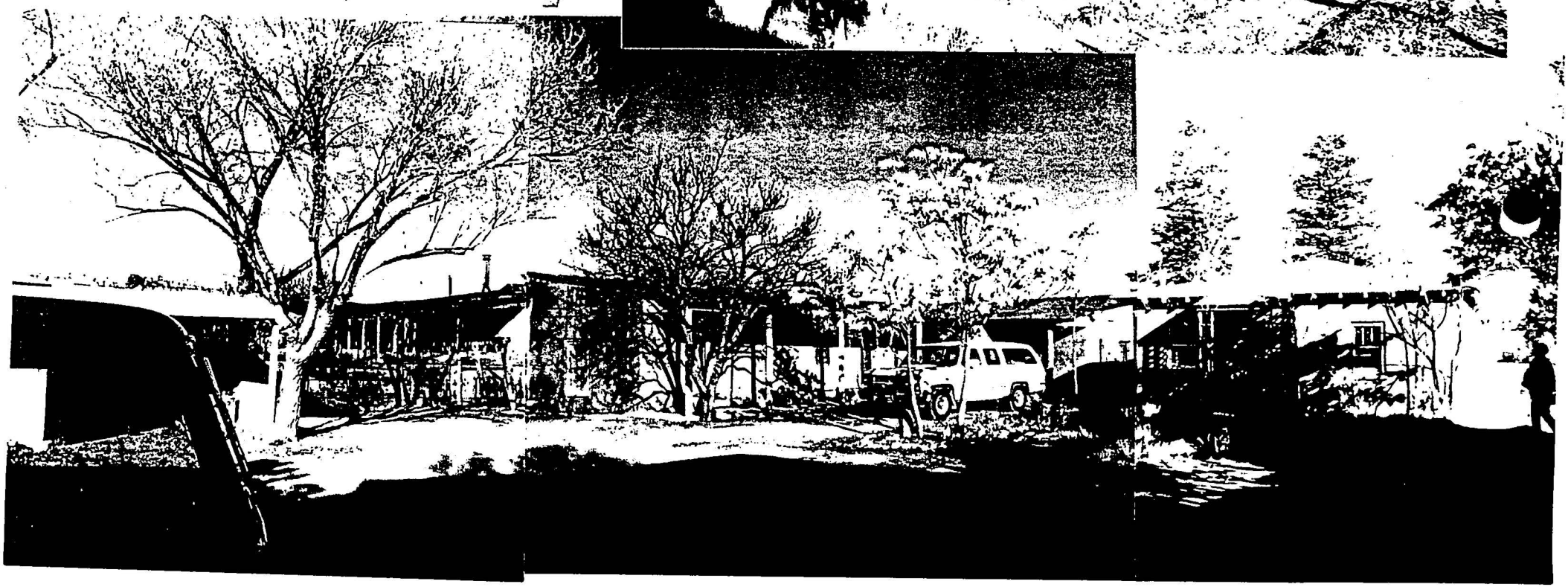


516 ALTO ST.

EAST BUILDING TO BE ALTERED & PRESERVED TO SOUTH SIDE →

VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD AND PARKING →





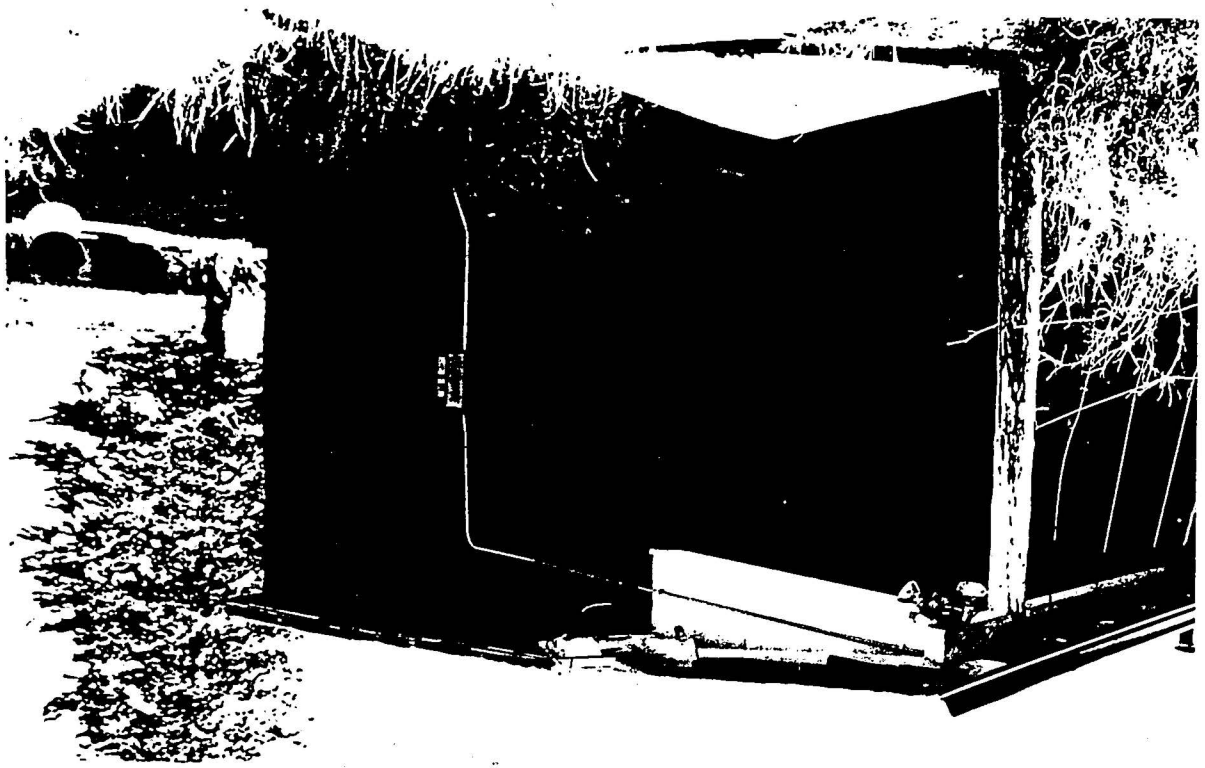
ALTO ST.

REAR









[illegible] ST.



NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



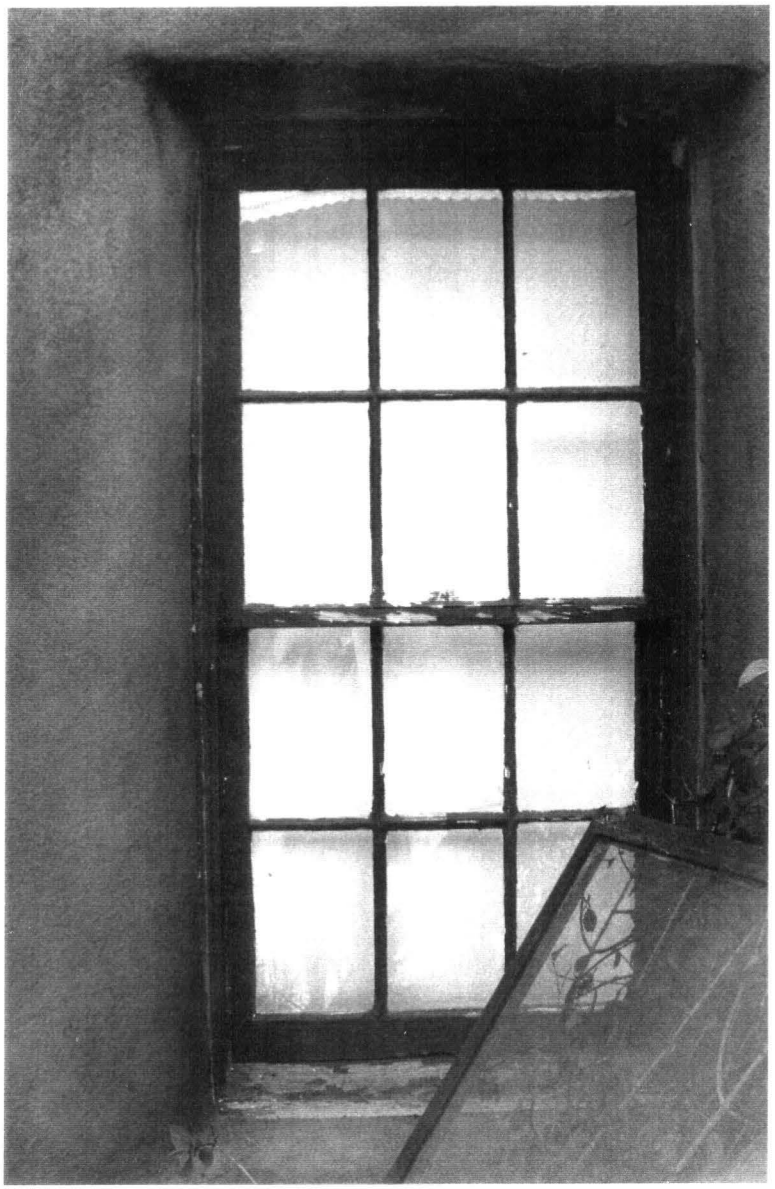
VIEW TO EAST AT SOUTH END OF PROPERTY



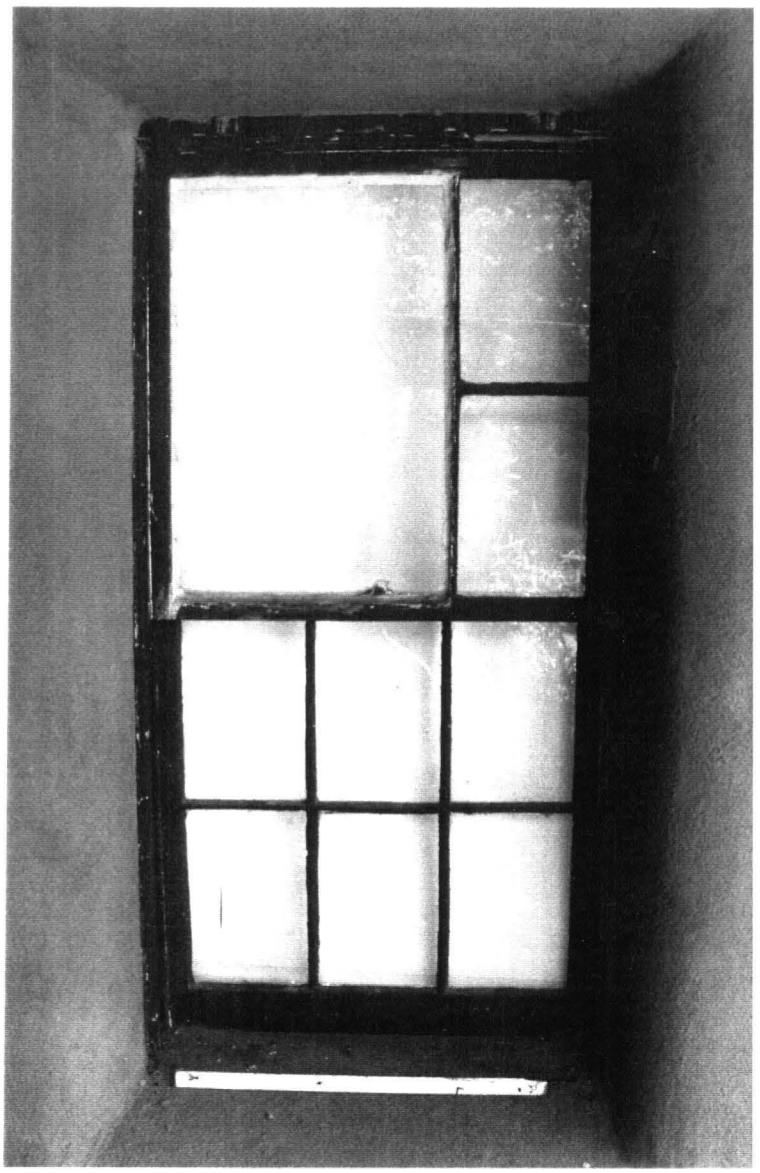
7.



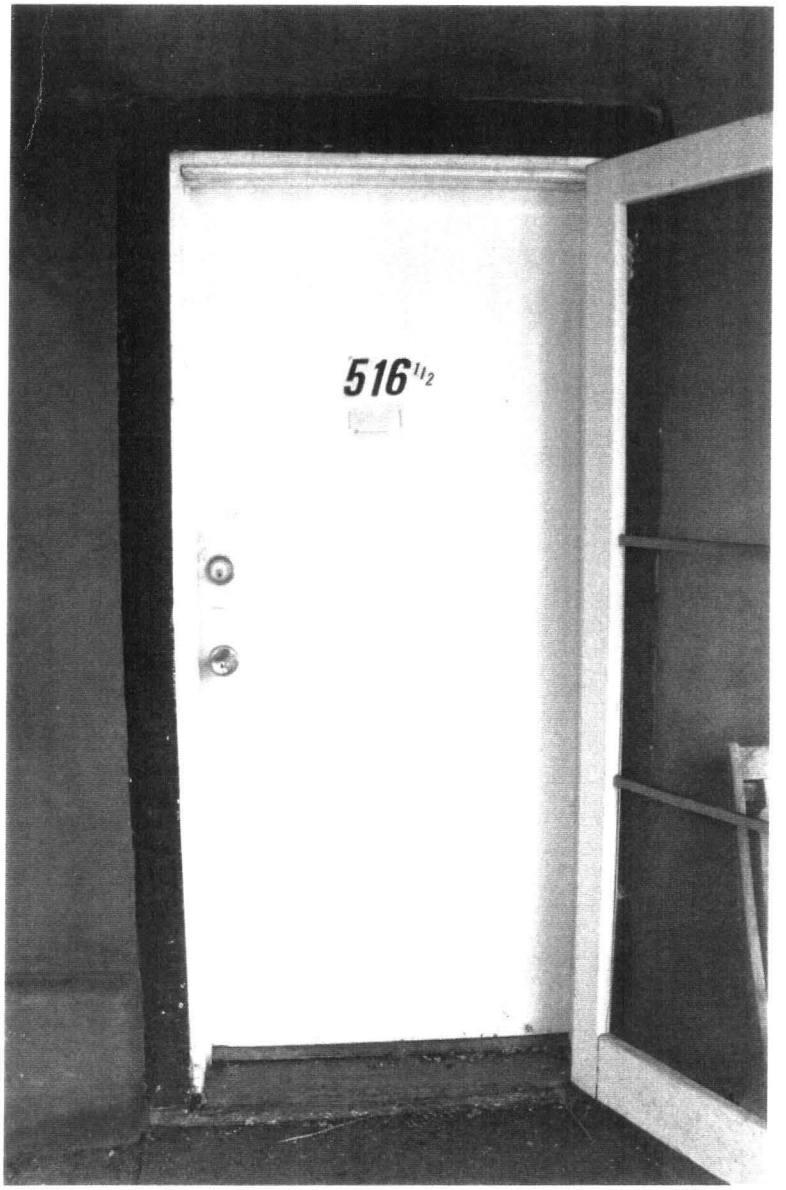
7A.



3.



4.



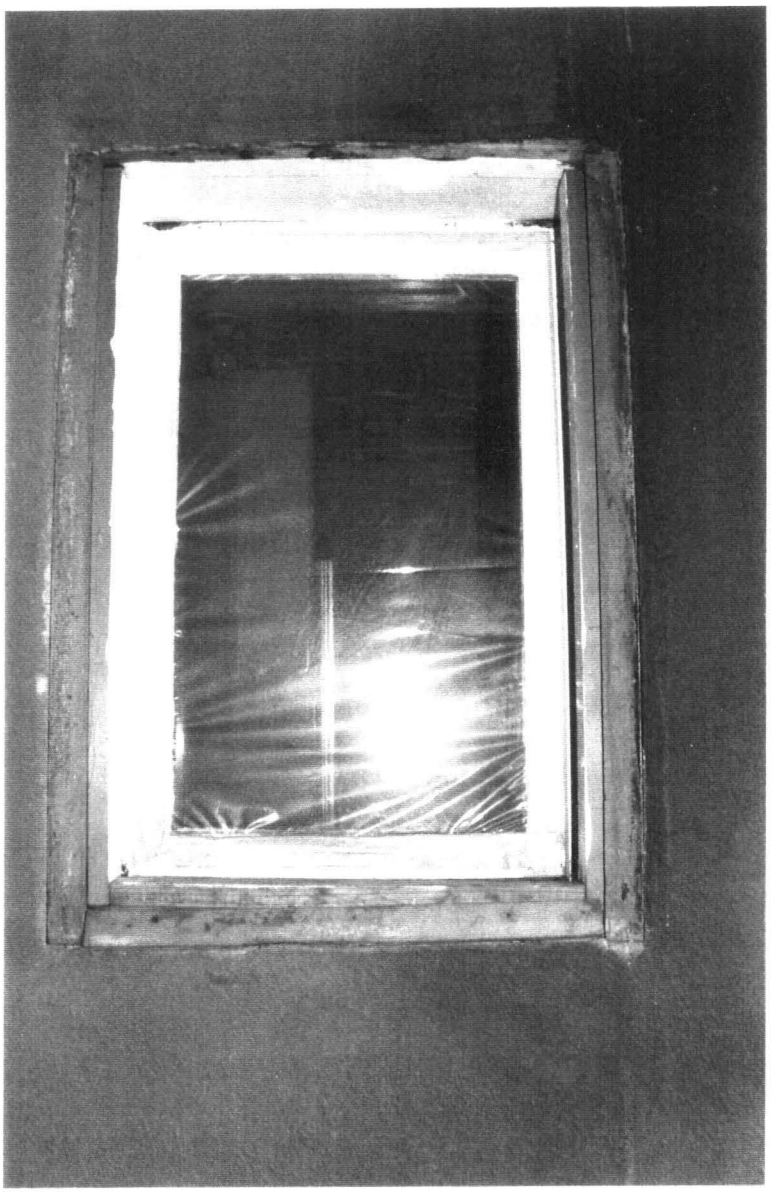
9.



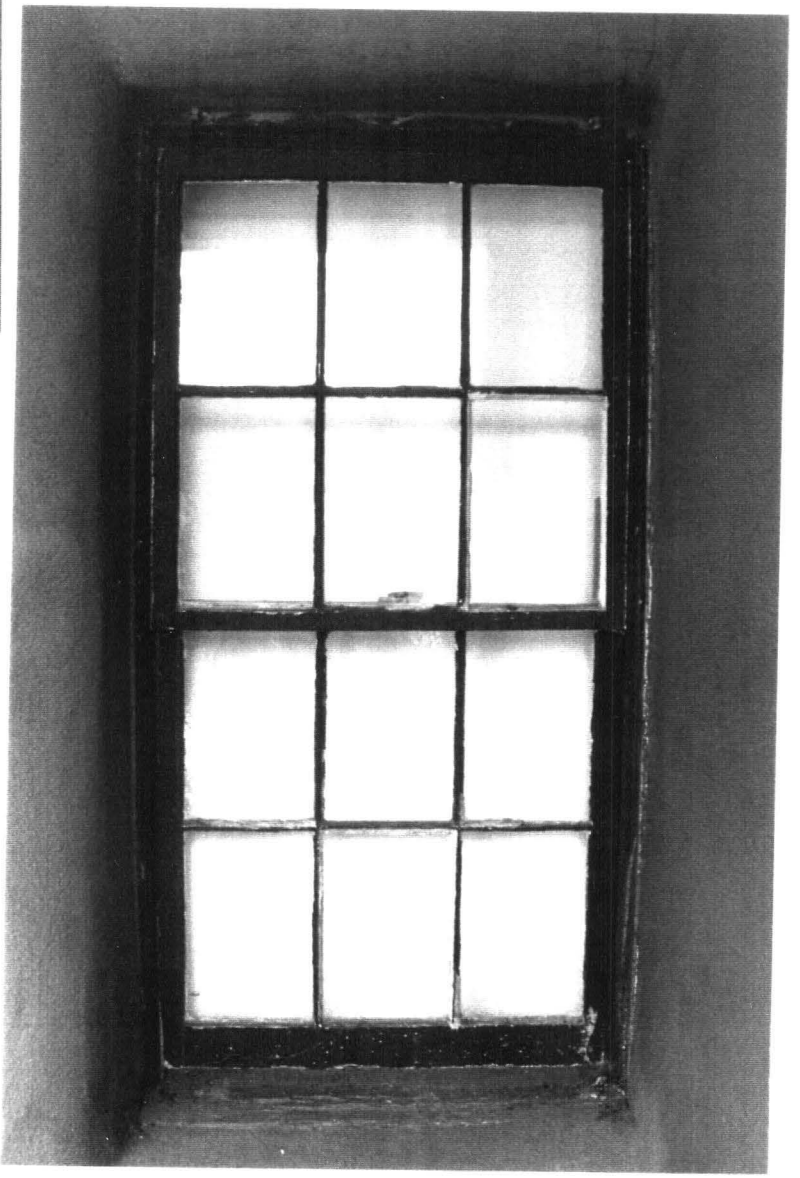
10.



10A.



5.

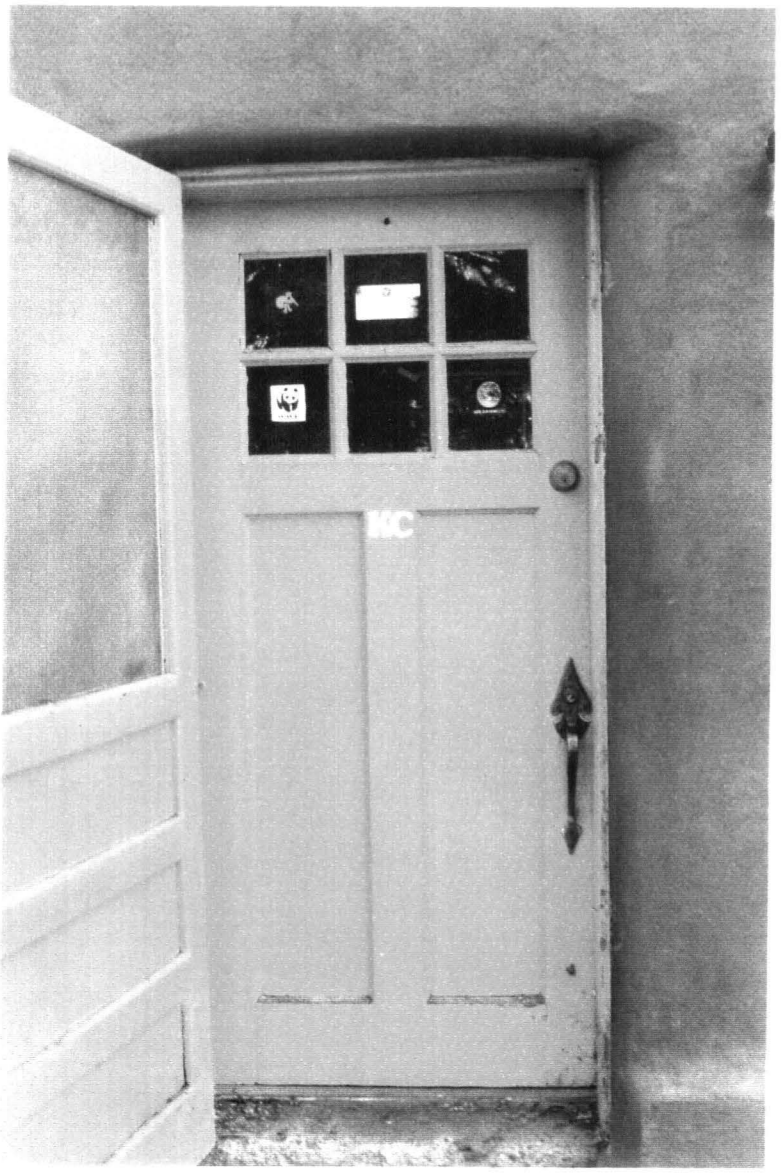


6.

516 ½ ALTO STREET



1.



516 ½ ALTO STREET

2.

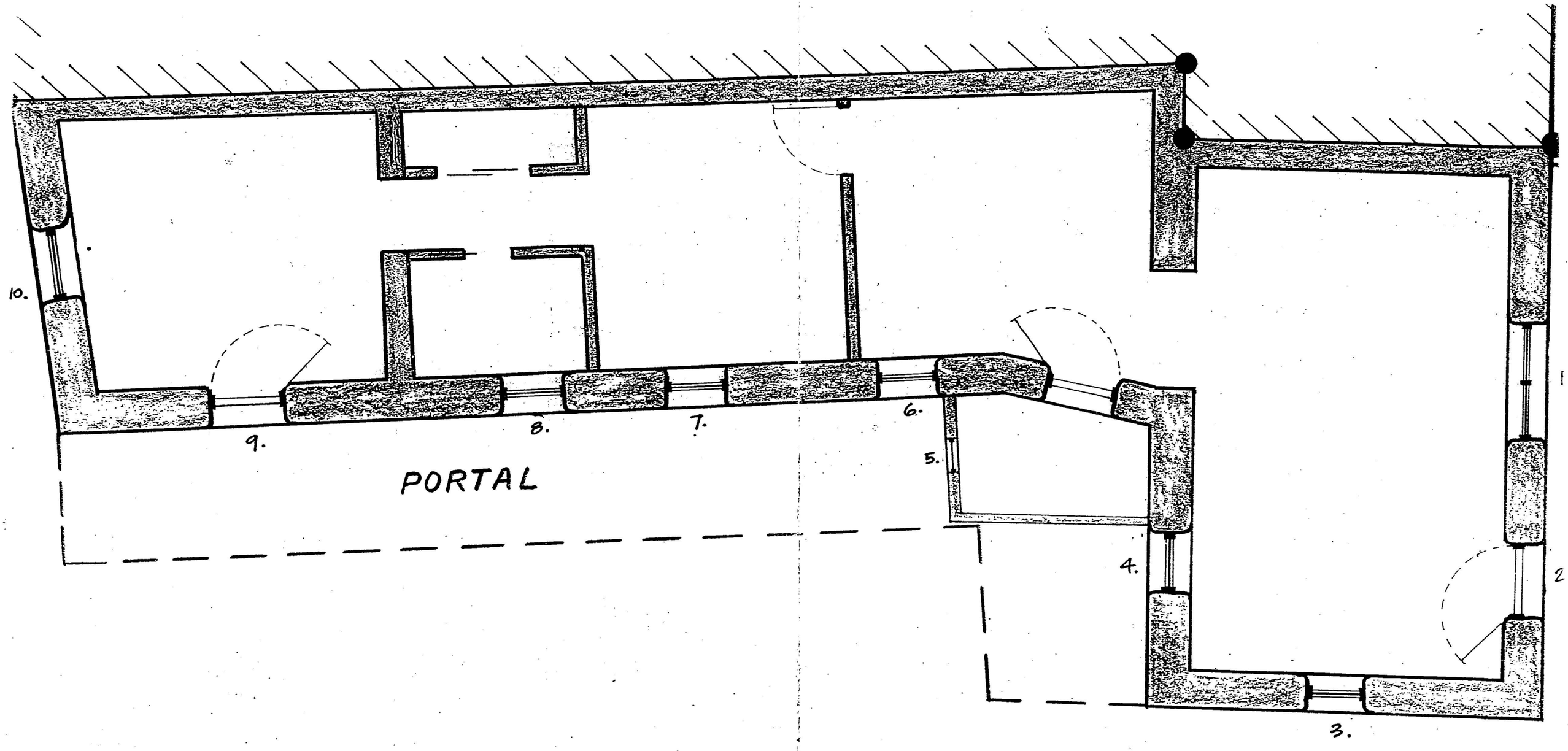


8.

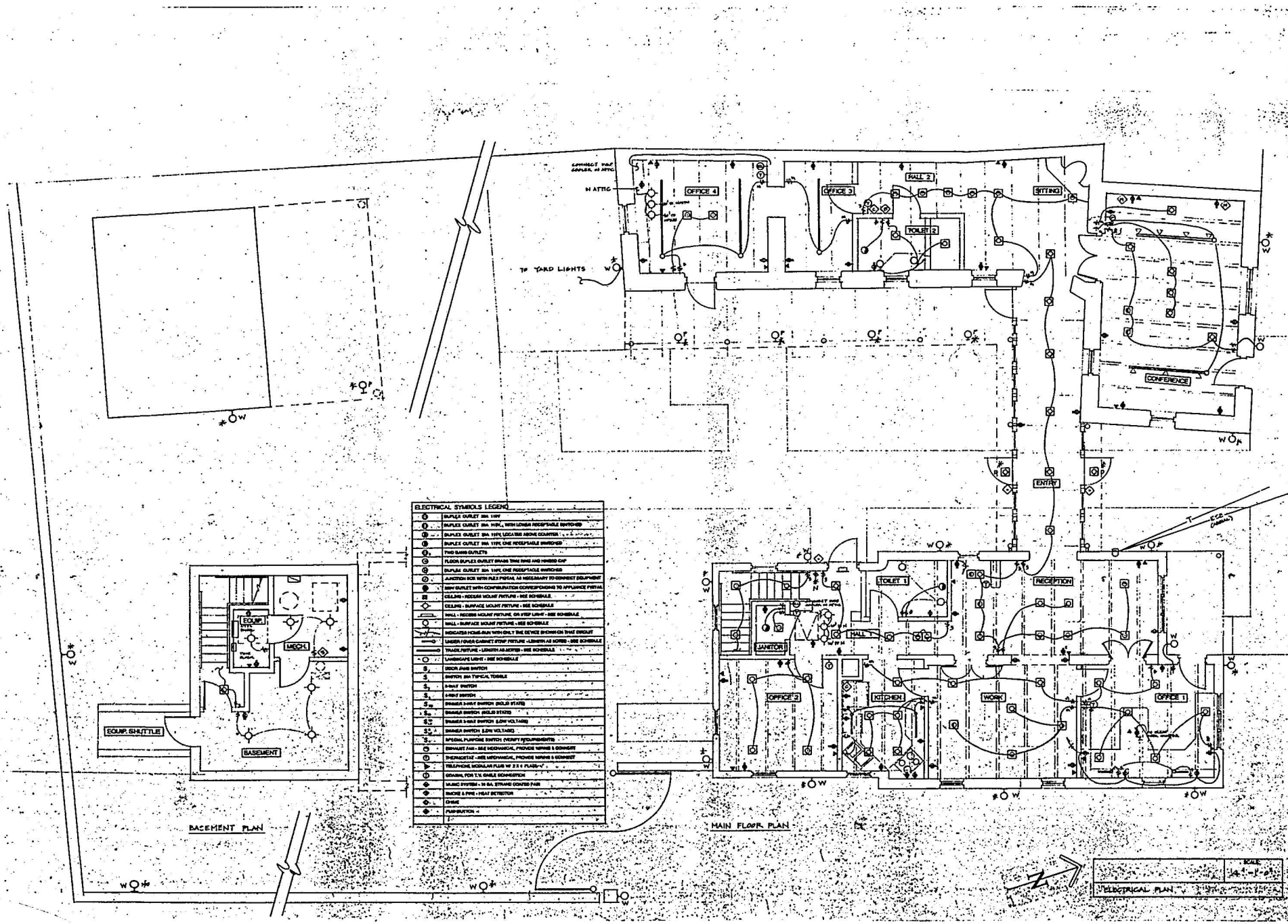


8A.

516 1/2 ALTO STREET



516 ½ ALTO STREET SANTA FE, NM 8-8-95



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

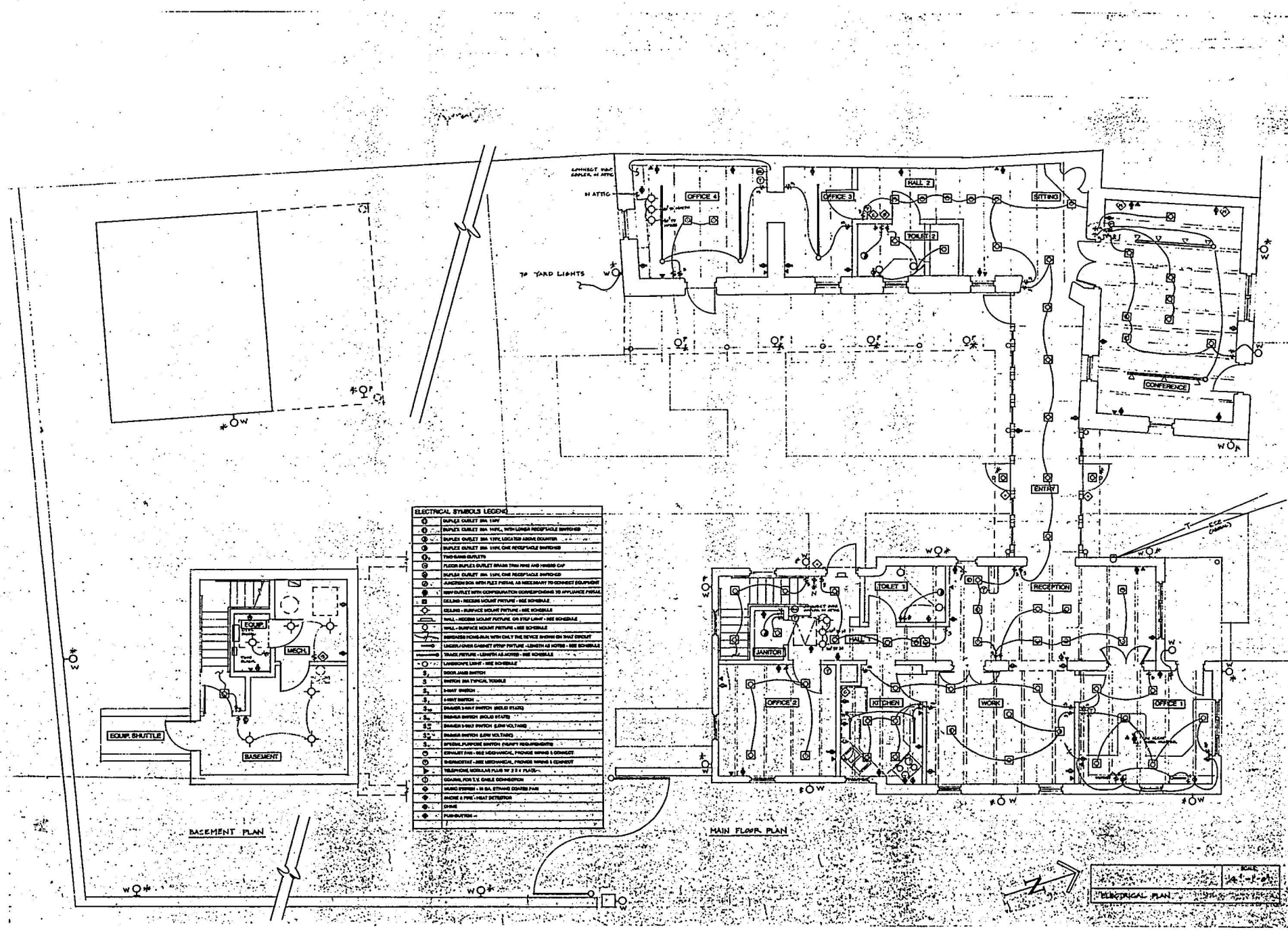
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

10

JOB NO.
9402



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

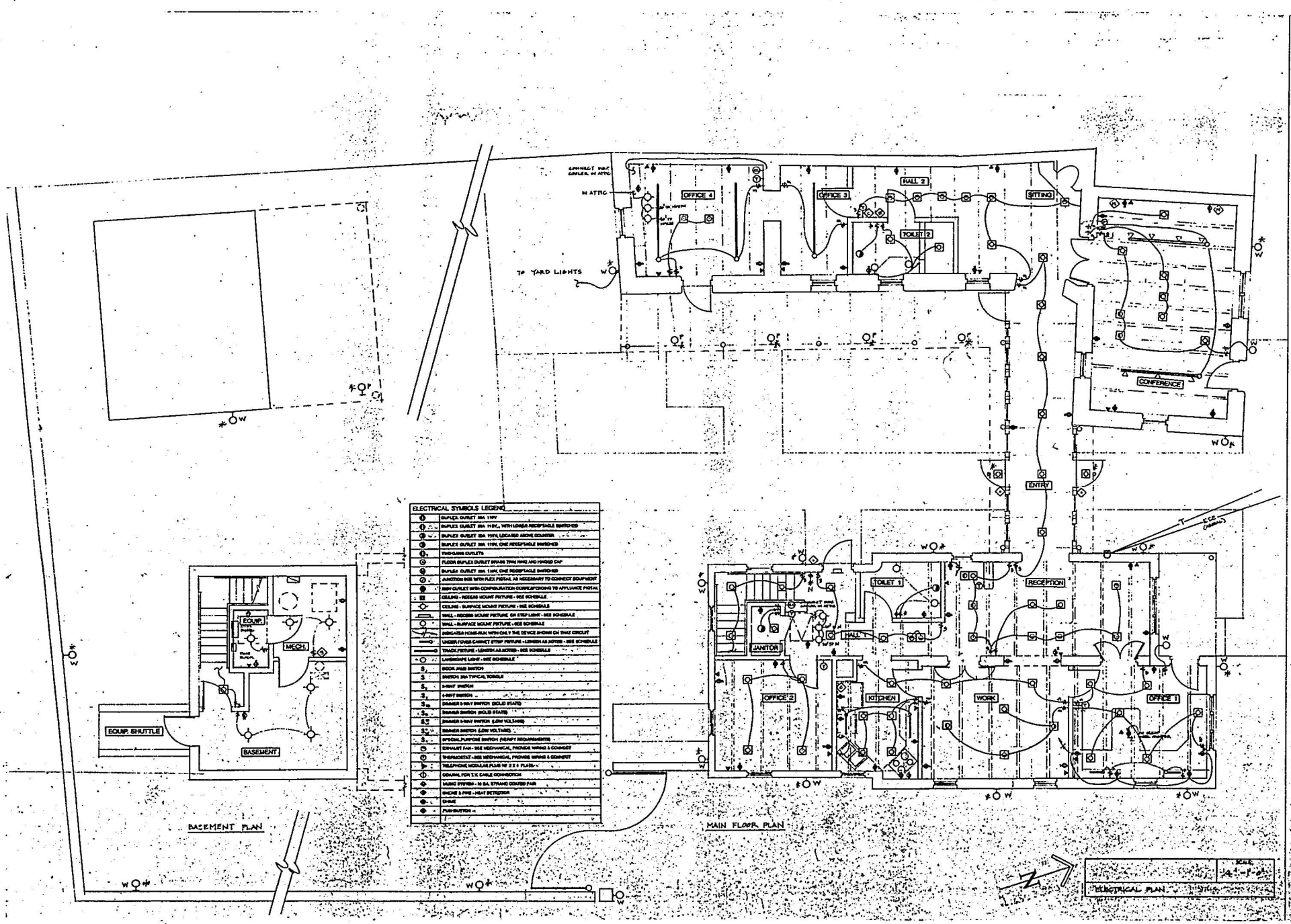
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

10

JOB NO.
9402



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

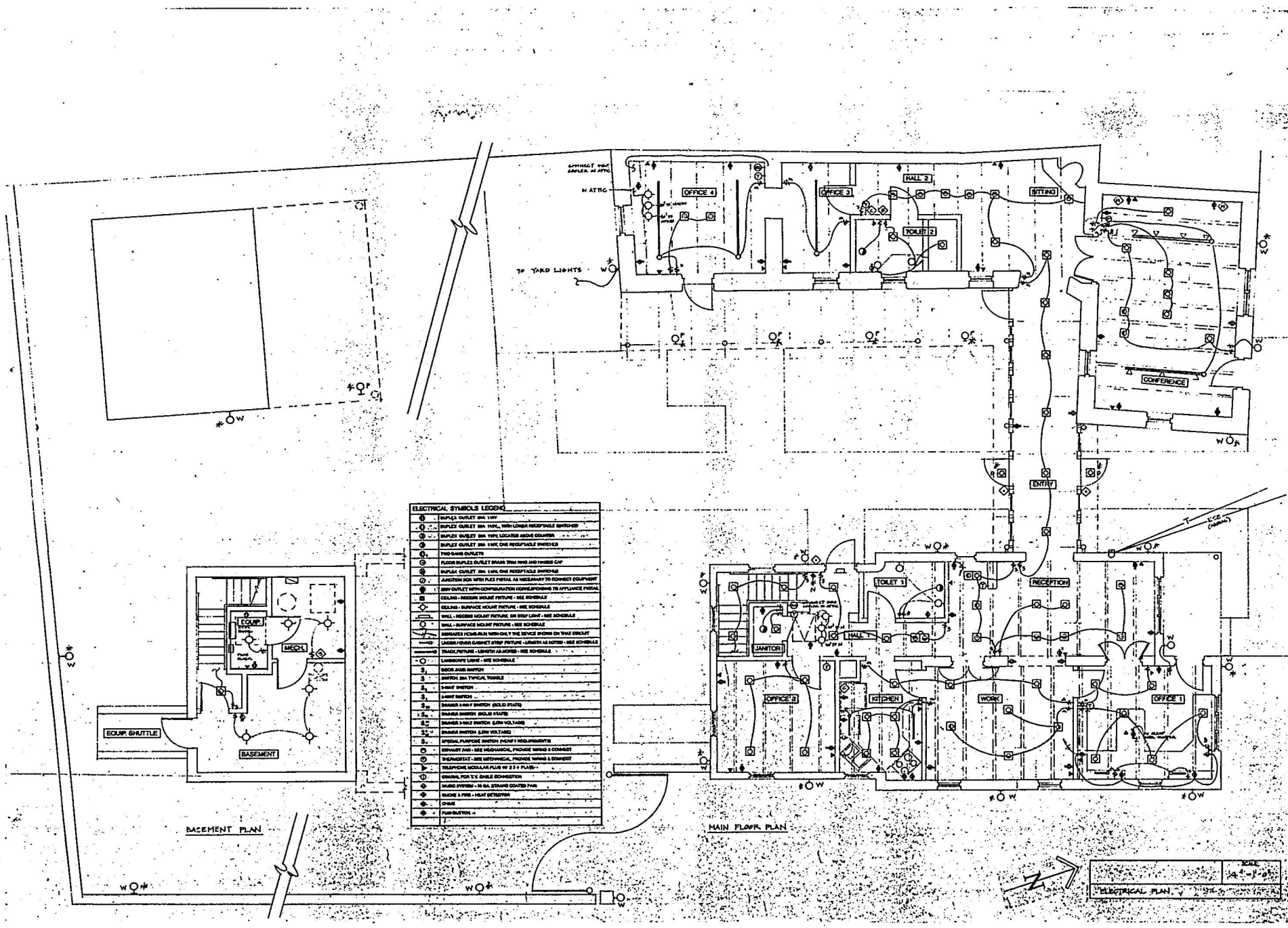
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-93 OWNER REVIEW
13-1-93 BASEMENT REV.

10

JOB NO.
9402



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

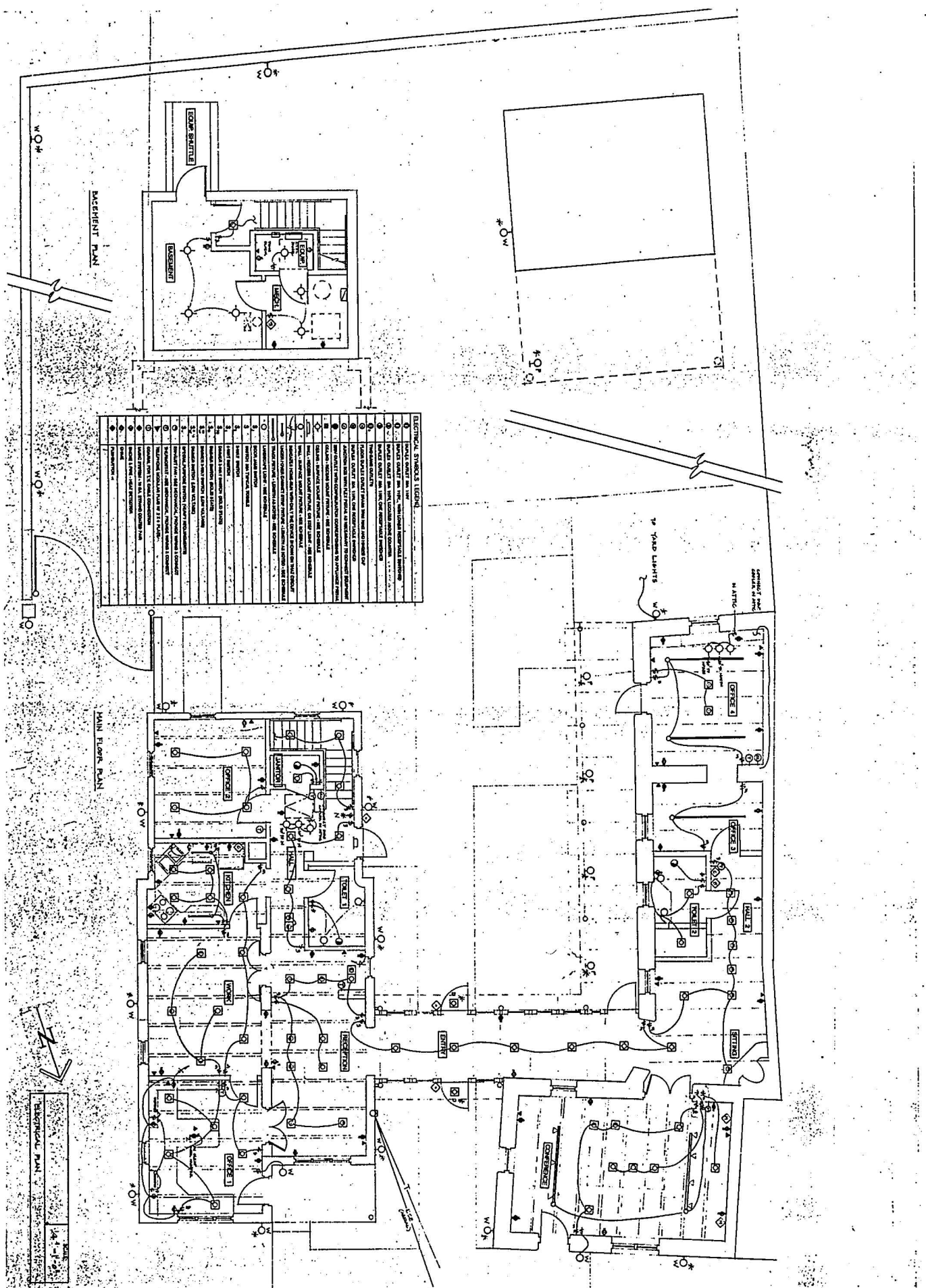
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

10

JOB NO.
9402



Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

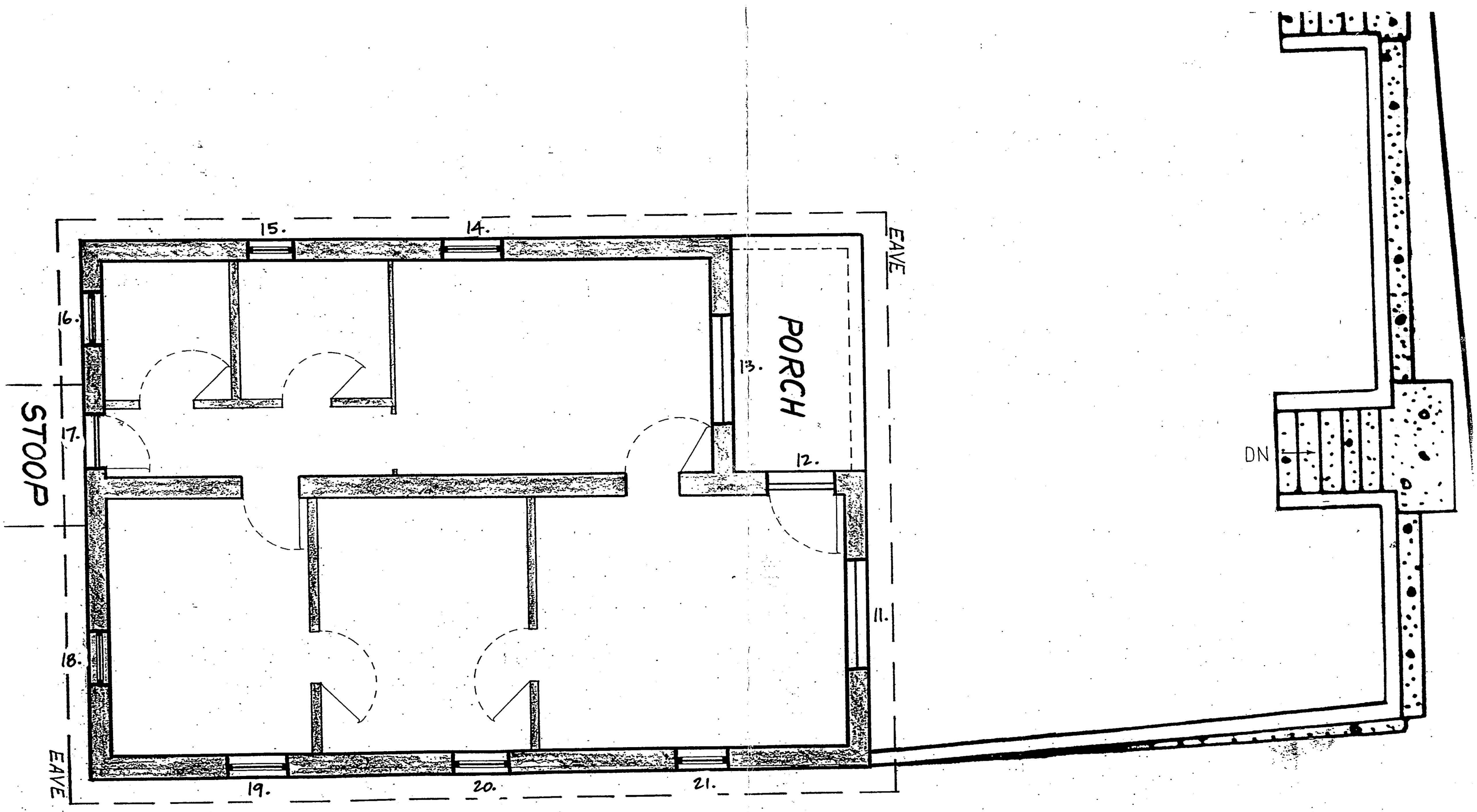
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-1-99 PLANNING REVIEW
12-1-99 BASEMENT REV.

10

JOB NO.
9402



DRIVEWAY

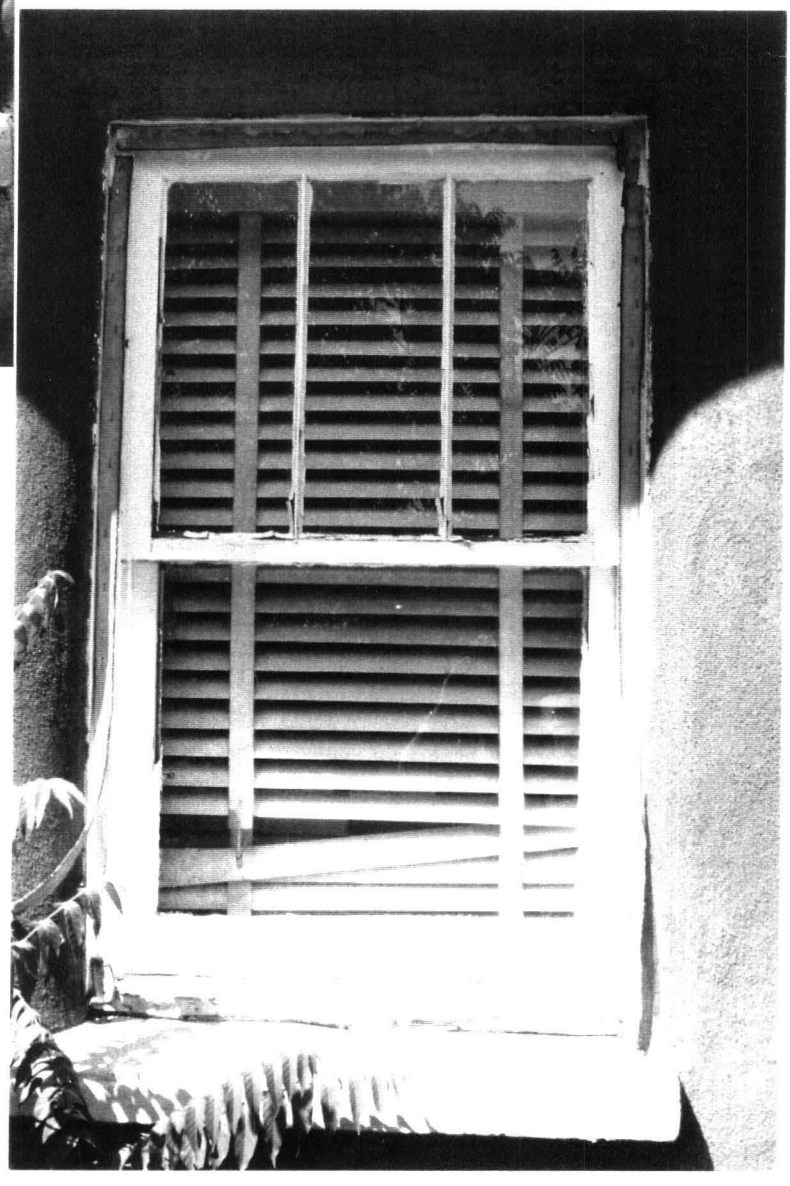
516 ALTO STREET, SANTA FE, NM 8-8-95



19.

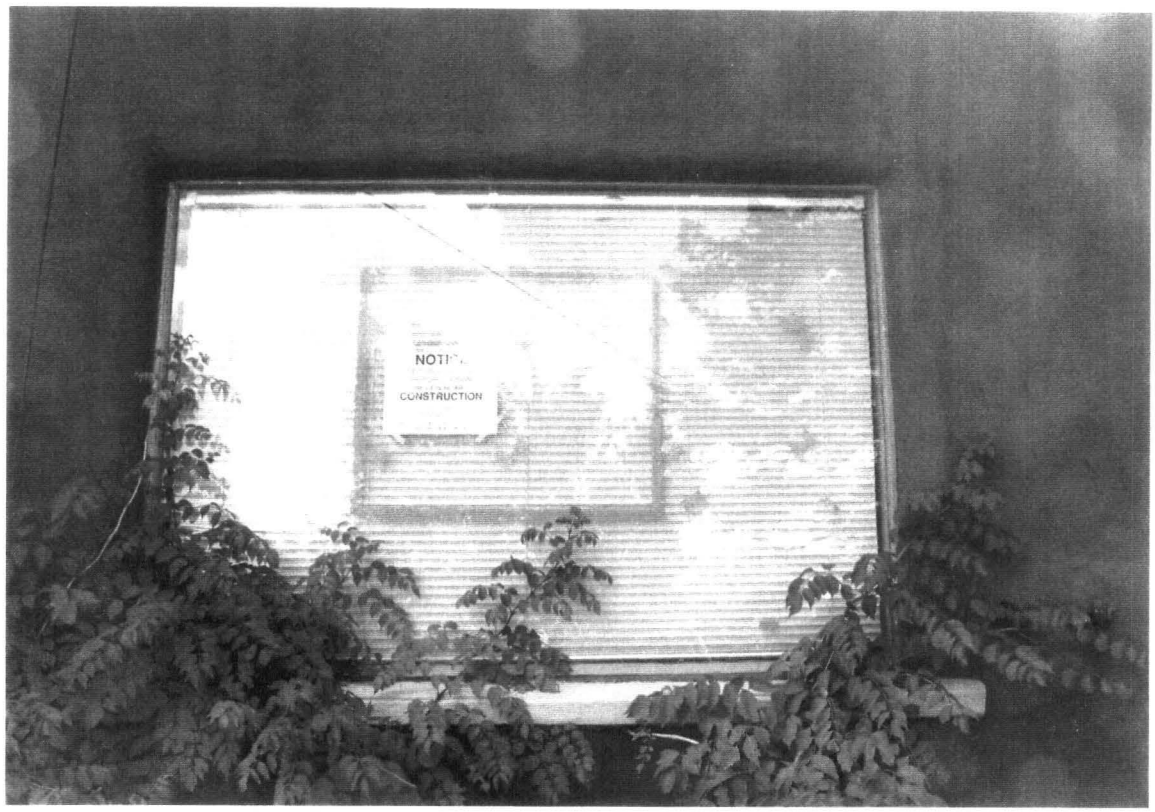


15.

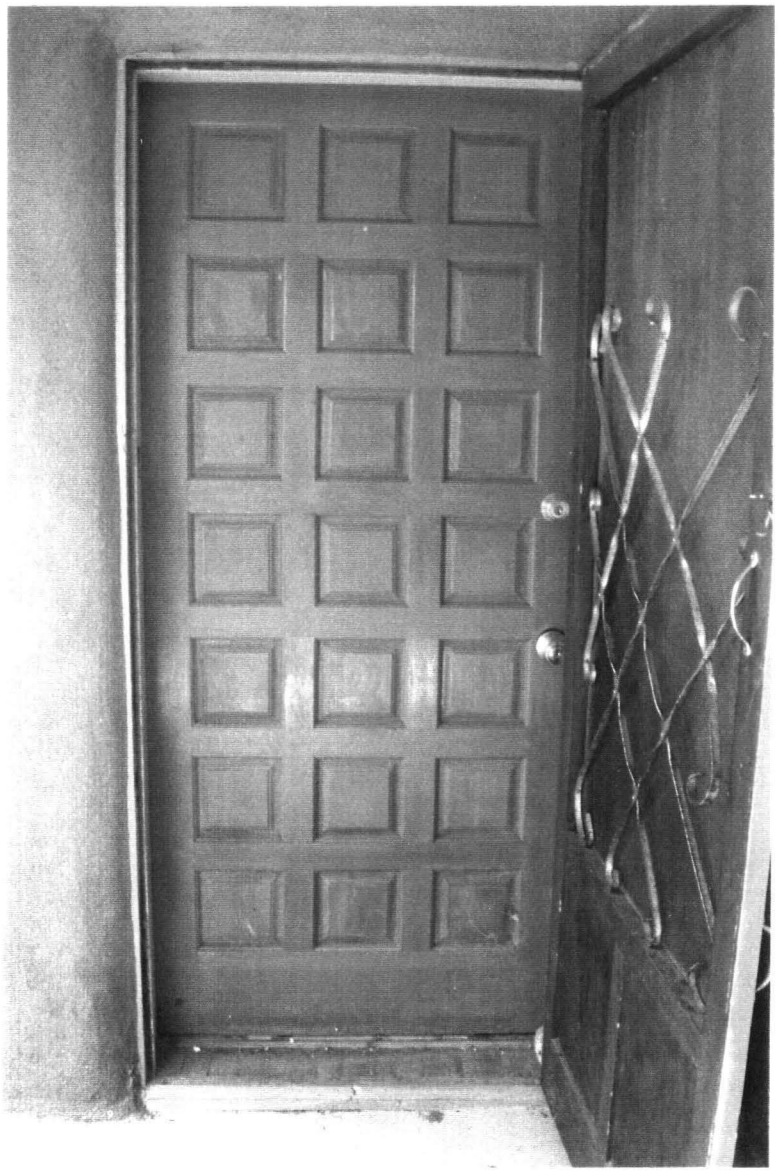


516 ALTO STREET

16.



11.



516 ALTO STREET

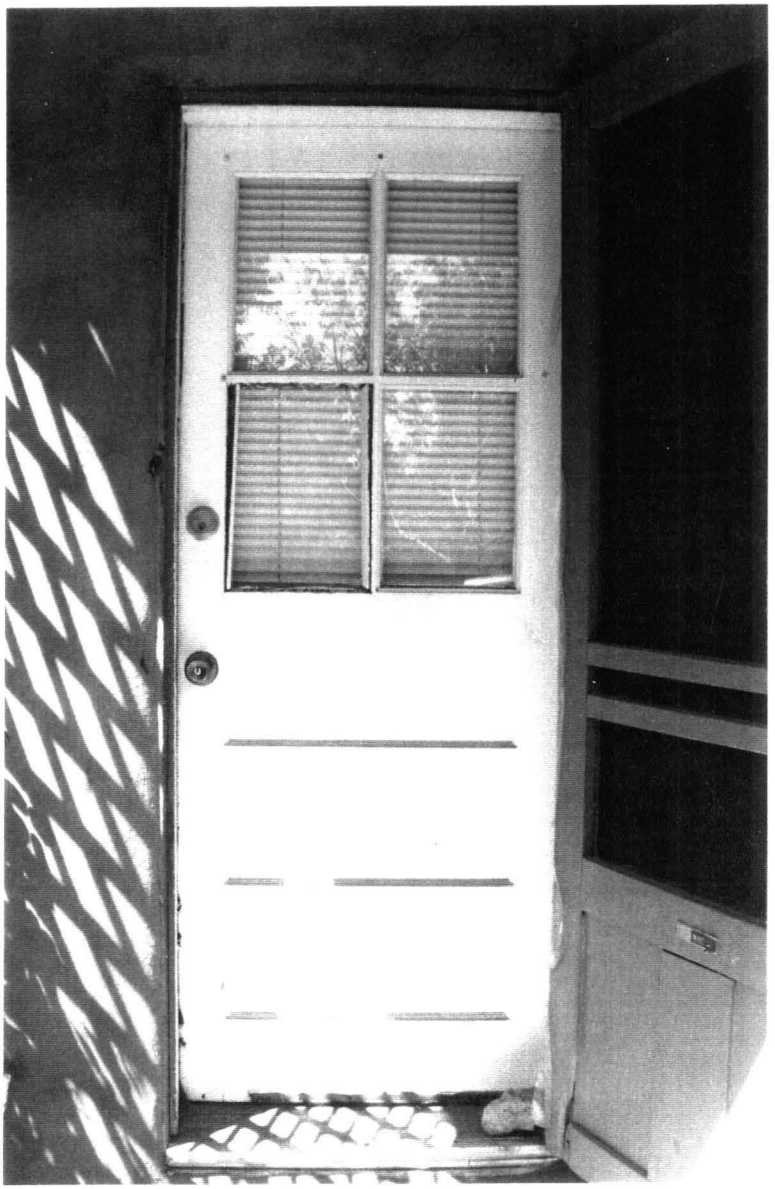
12.



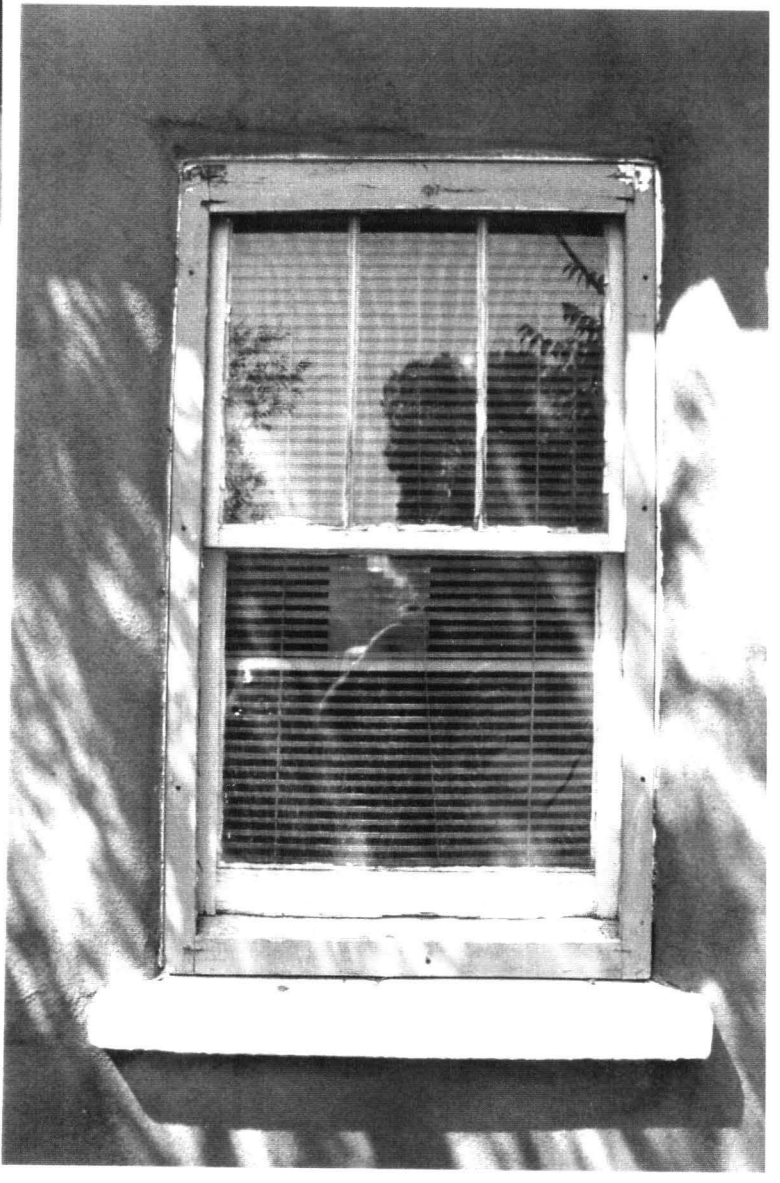
20.



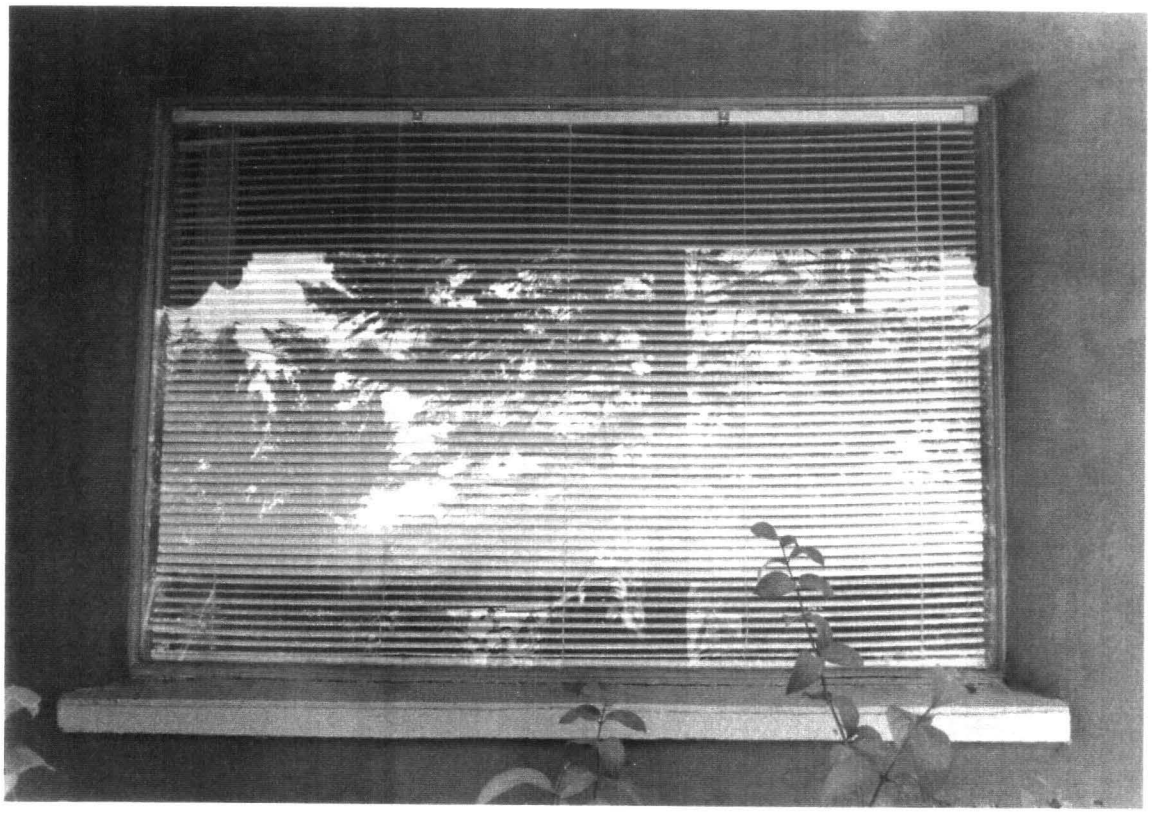
21.



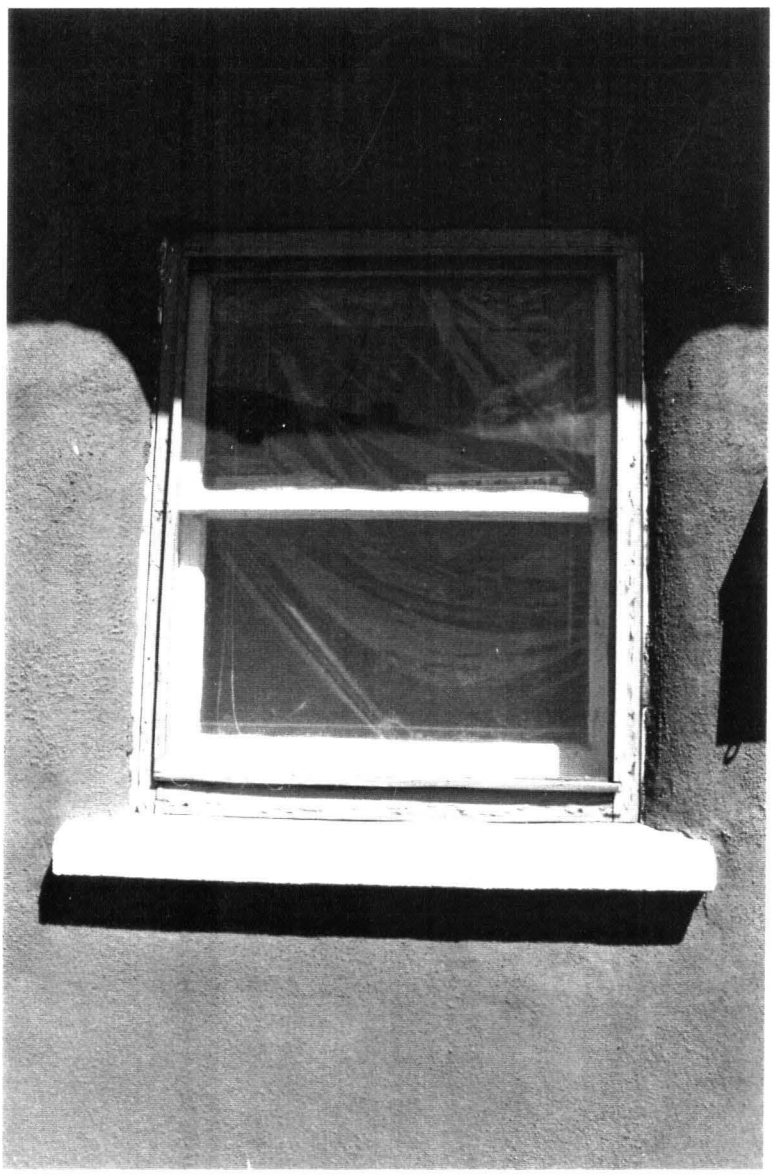
17.



18.



13.



14.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 8, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The proposed lighting plan shall be returned to the HDRB for review and approval prior to submitting for building permit. As well, a window survey shall be conducted so as to preserve as much of the historic units in situ. The proposed plastic skylight technology shall be deleted from the proposal.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

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 ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 8 August 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	__x__ Proposal Letter
__x__ District Standards	__x__ Vicinity Map
____ State Historical Survey Sheet	__x__ Site Plan/Floor Plan
____ Minutes of _____	__x__ Elevations
____ Other _____	__x__ Photographs
	____ Other _____

STAFF RECOMMENDATION:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-122
8/8/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

fch/d1/H-95-122

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

H368

building threatened?	surveyed	county	ID no.
yes	date 8/85 by [redacted]	SANTA FE	0516 13283

field map	number	UTM reference	easting	northing
SFHD #1	283	zone 12 13		

location description: 516 Alto

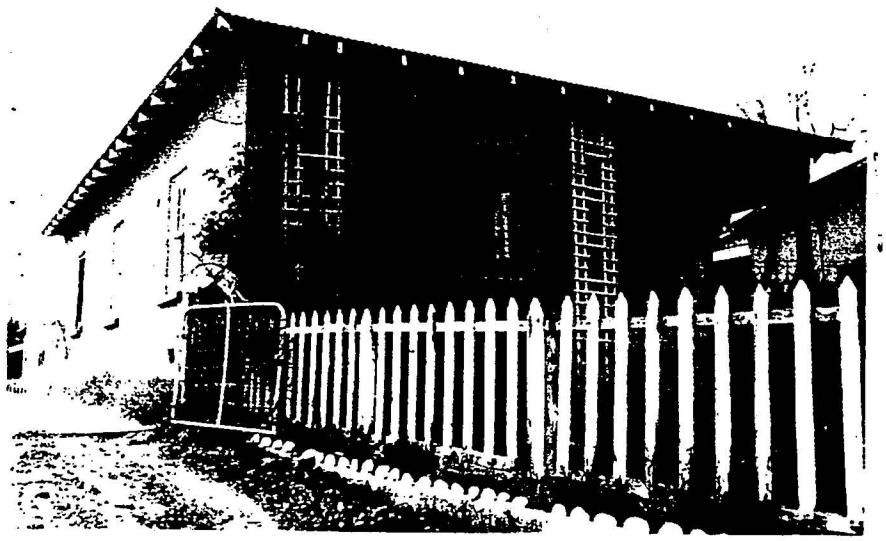
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

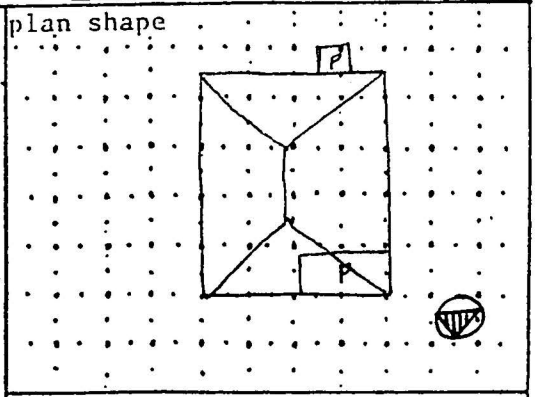
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by [redacted] no. SFHD # 9	18	HPB



plan shape



date of construction: Pre'28 estimate ___ actual

source:

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

surroundings: rcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why? contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

style	foundation material
NMUV	conc.
	wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

H369

building threatened?	surveyed	county	ID no.
yes	date 8/85 by SL	SANTA FE	0516 3284
field map	number	UTM reference easting	northing
SFHD # 7	284	zone 12 13	

location description

518 Alto

5/16/12

city/town
SANTA FE

land grant/reservation

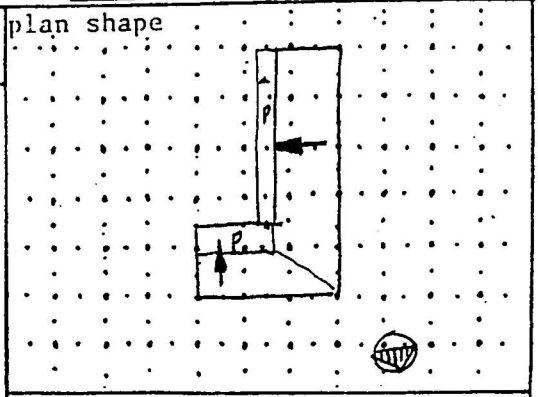
building name

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	17	HPB



plan shape



date of construction
19th C. estimate _____ actual
source

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf. - exposed rf. joists on both N & W wing
•d: solid w/ 6 lits
•w: 6/6 dbh tandem + single
•rear porch: shed rf on exposed linted, round posts

surroundings
res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
contrib.

comments
E. Wing of D. Vigil House

associated buildings? ✓yes
what type?
garage
if inventoried, list ID nos.

see back? ___yes

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more accurate

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Replacement on 516 8' back from bldg wall front; 14' back from portal front

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

wholesale window replacement

stucco will not match #516

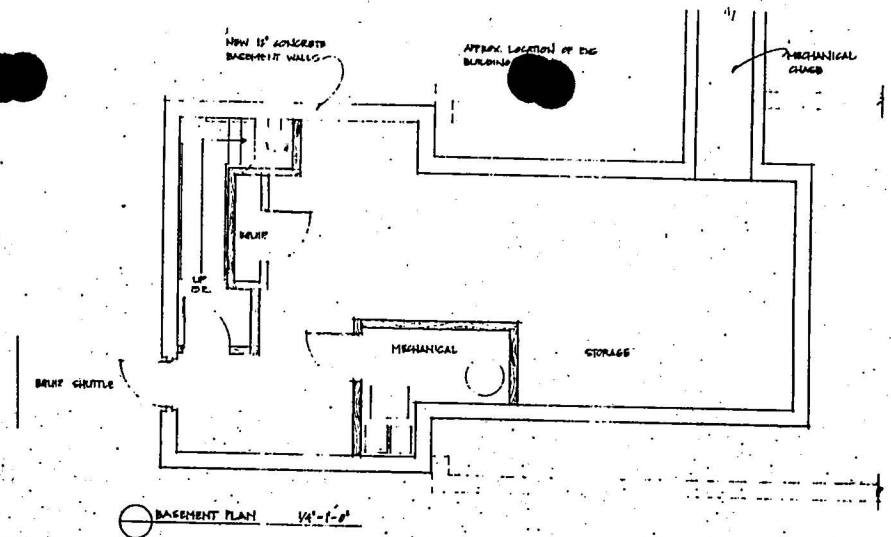
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

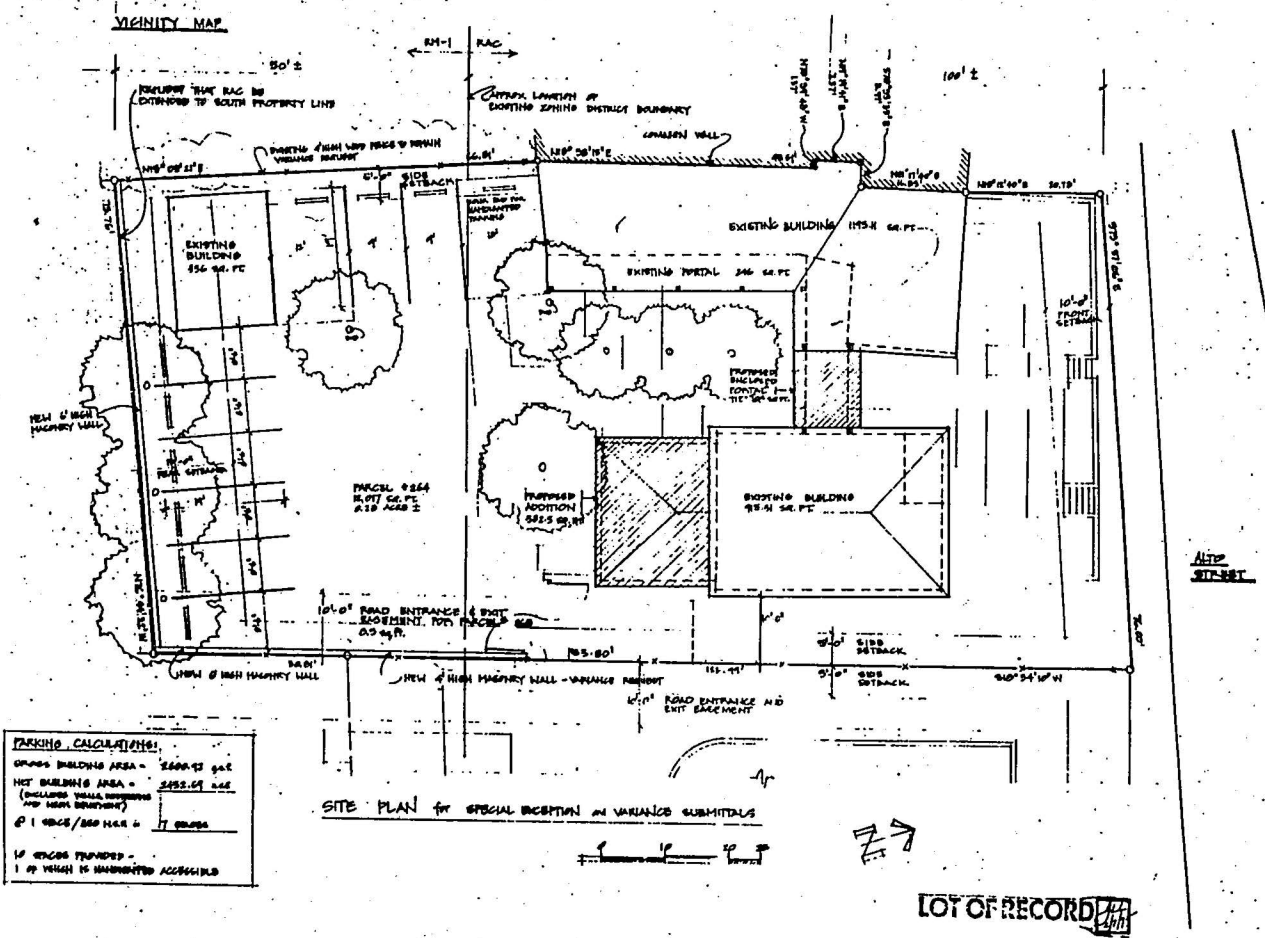
Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667





VICINITY MAP



SITE PLAN for SPECIAL INCEPTION on VARIANCE SUBMITTALS

LOT OF RECORD

JOB NO. 9402

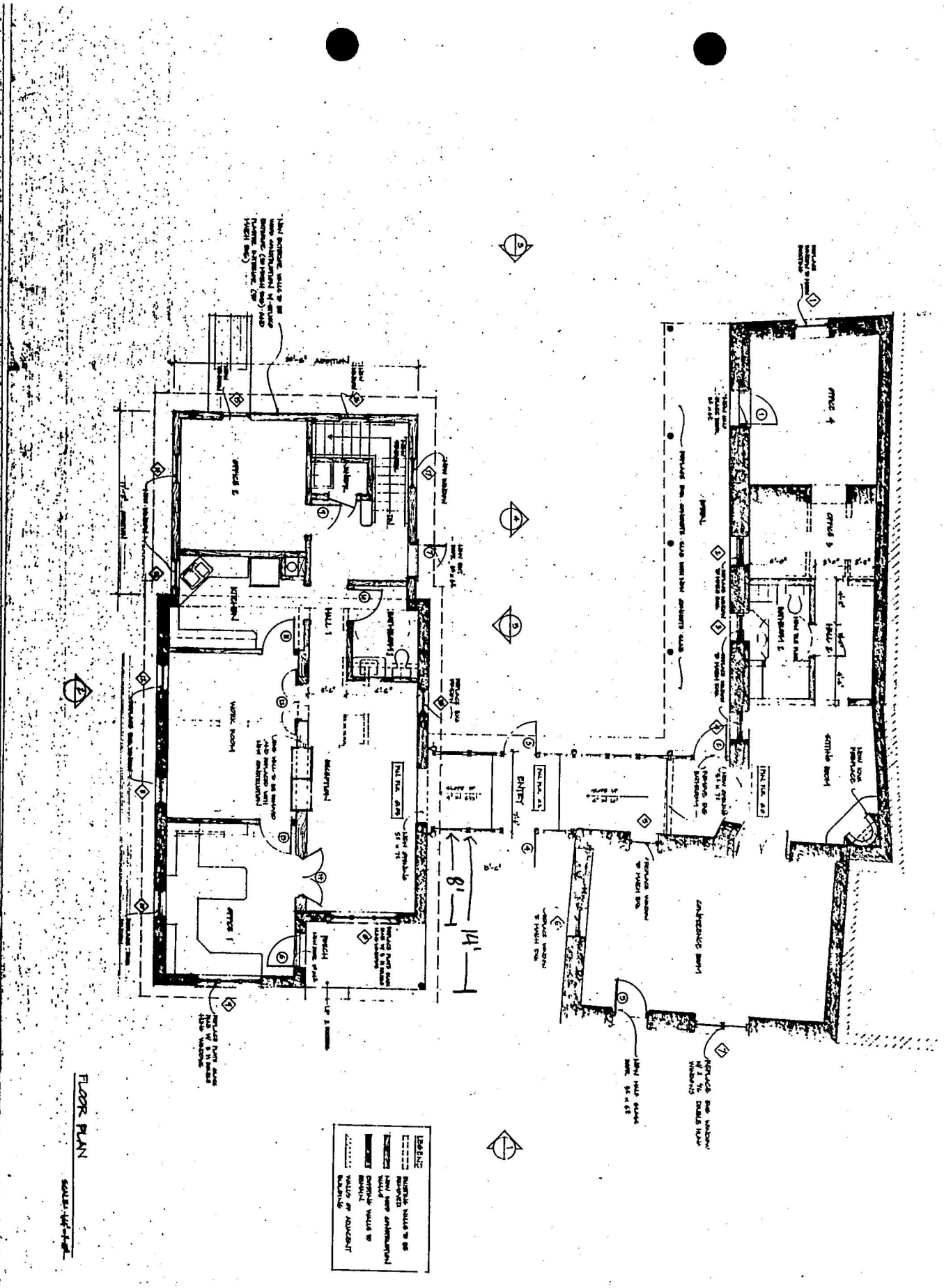
1

Dates:
1-16-95
2-10-95
3-20-95
4-5-95 HOME

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667



FLOOR PLAN

2

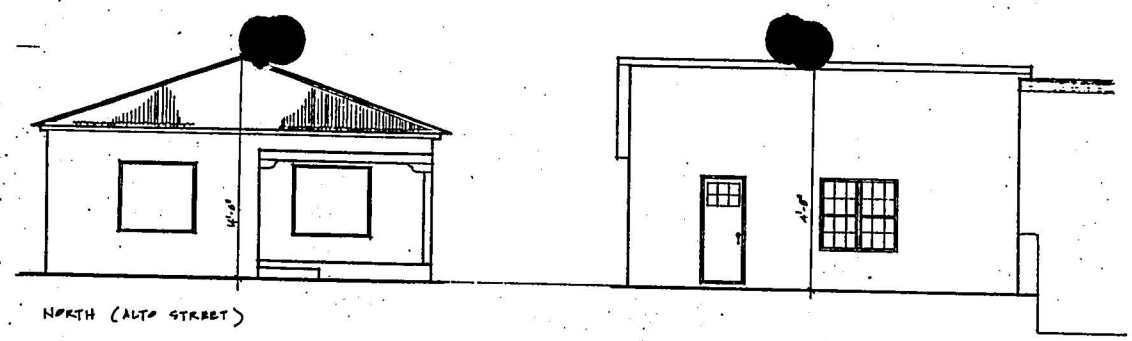
Dates:

JOB NO. 9402

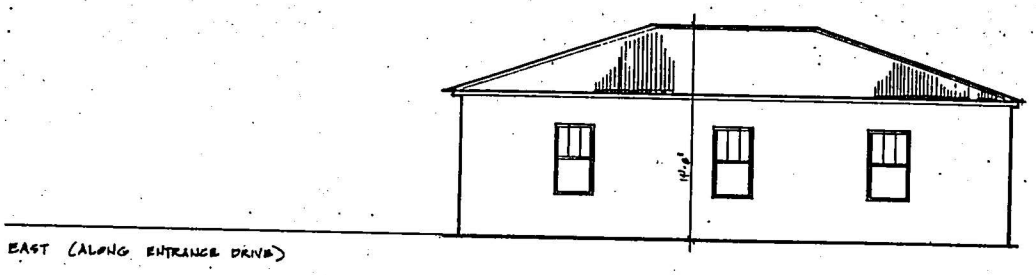
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

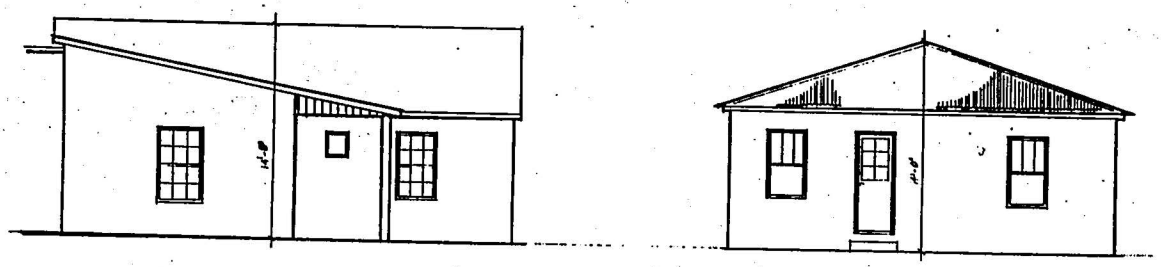
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667



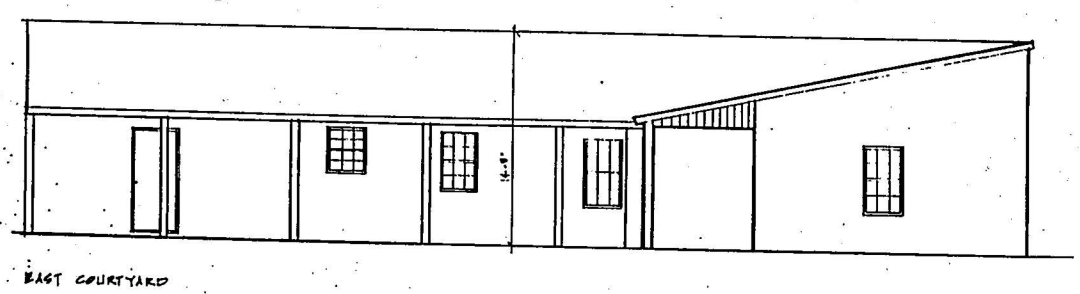
NORTH (ALTO STREET)



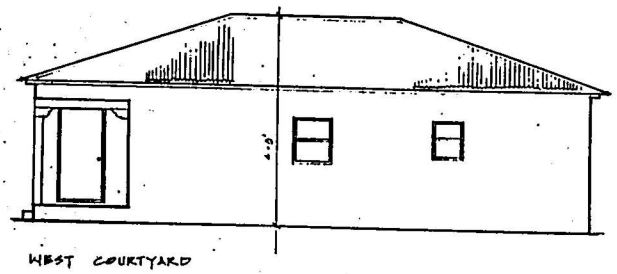
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING INTERIOR ELEVATIONS

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

4

JOB NO. 9402

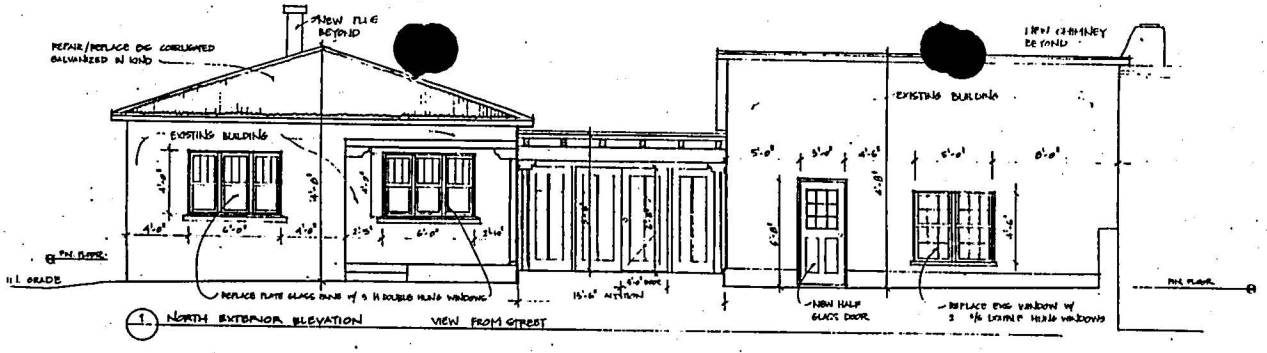
Dates:

EXISTING CONDITIONS

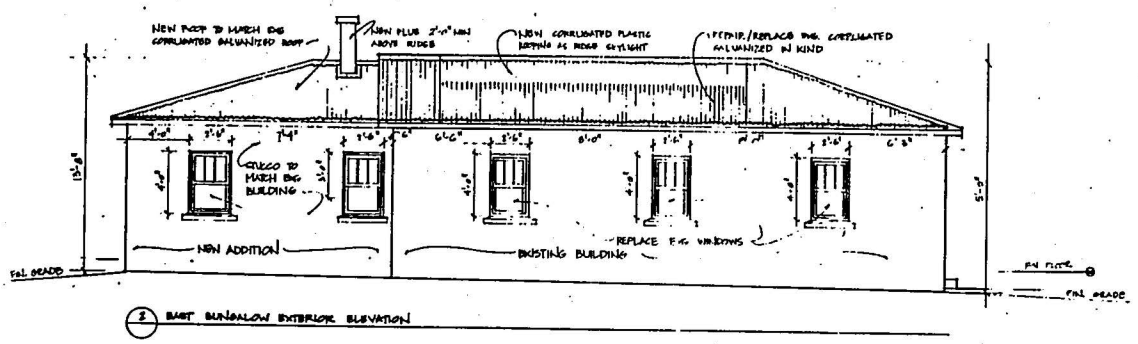
SCHEMATIC DESIGN for
516 ALTO STREET

1/6/95
2/6/95

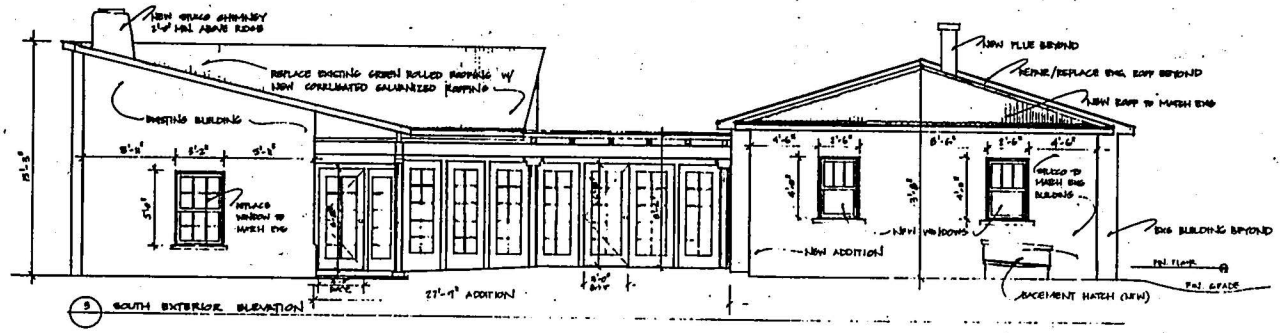
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5067



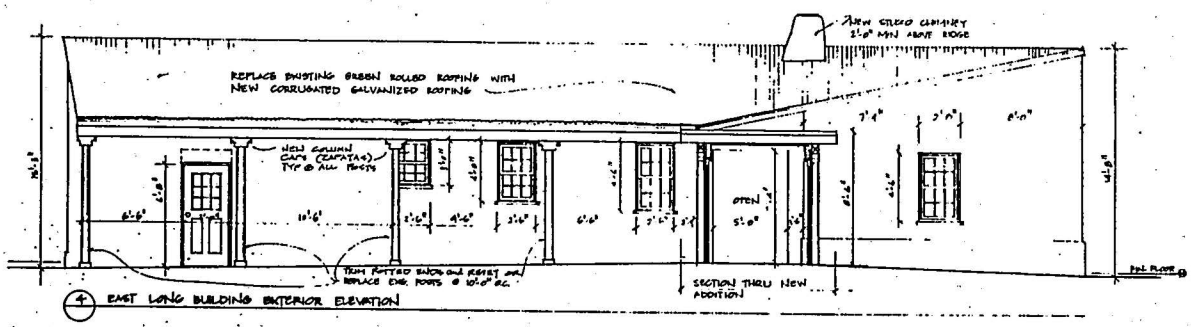
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



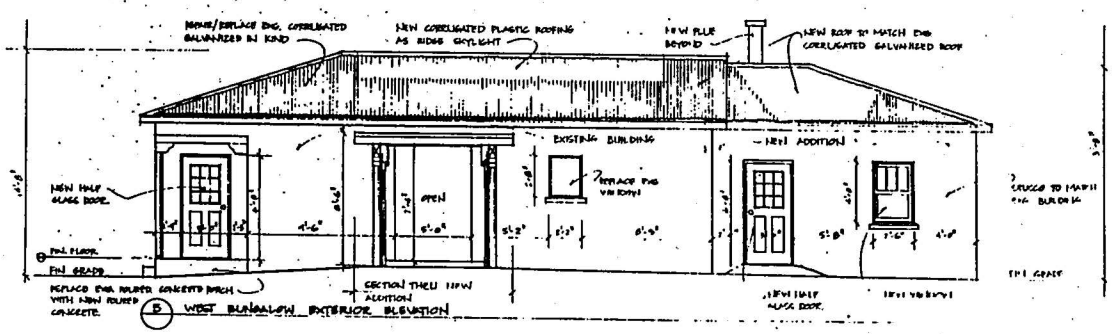
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

3

Dates: HPRB 1-8-15

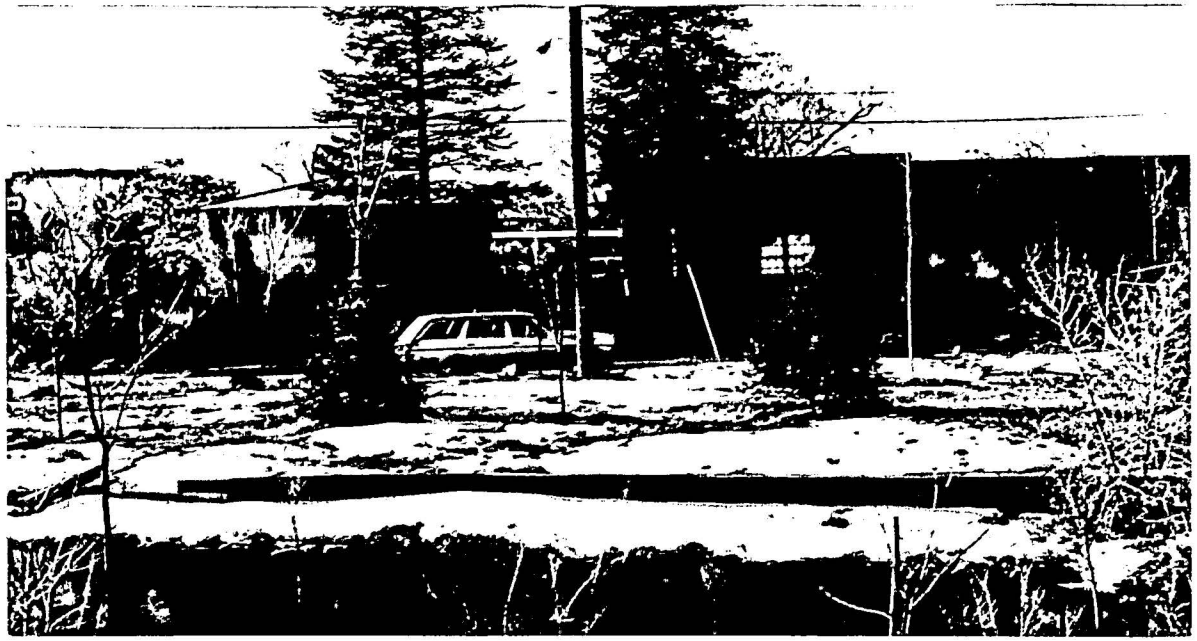
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

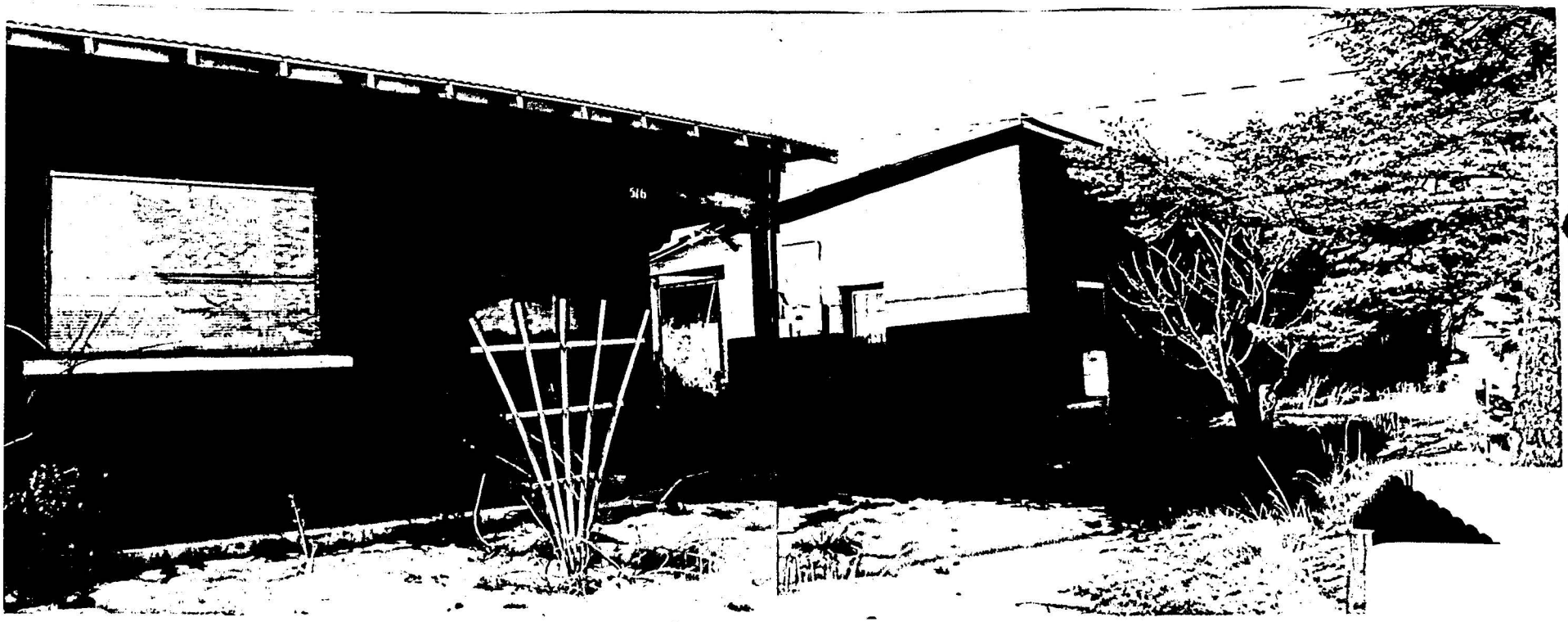
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 5054835667

516 ALTO ST.

PROPERTY FROM ALAMEA VIEWED ACROSS ALTO ST.



NEIGHBOR | EAST BUILDING | PORTAL TIE | WEST BUILDING | NEIGHBOR



TIE

516 / 516½ ALTO STREET

NORTH ELEVATION - VIEW FROM STREET



516 ALTO ST. | PORTAL TIE | 516½ ALTO ST.

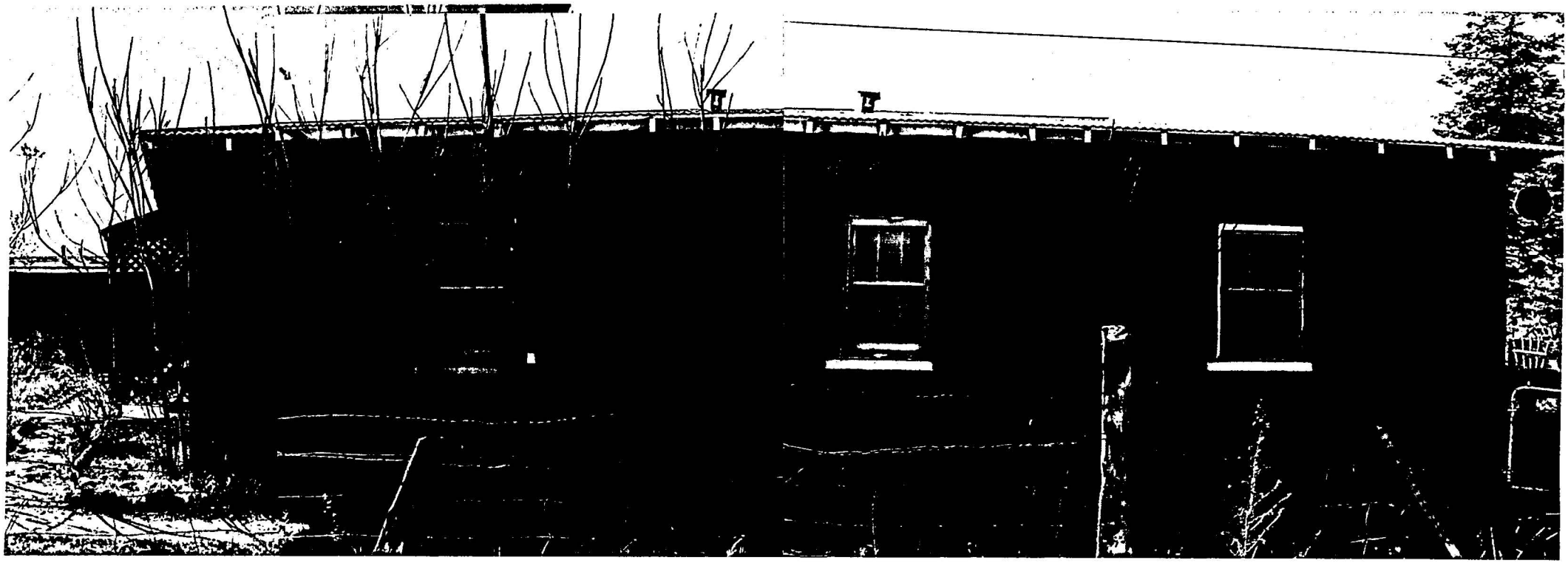


516 ALTO STREET

WEST ELEVATION - BUNGALOW



EAST ELEVATION - BUNGALOW



516 ALTO ST.



NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



VIEW TO EAST AT SOUTH END OF PROPERTY

VICTOR JOHNSON
ARCHITECT

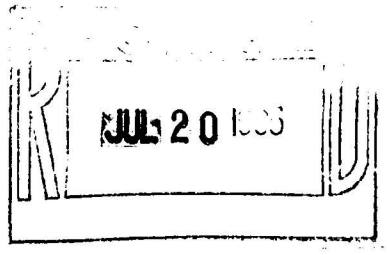
Mary—

~~516~~/516½ Alto

The old case # was H-95-63

Call if you need more.

Vic



355 PALACE AVENUE
SANTA FE NM 87501
~~BOX 10194 SFNM 87504~~
PHONE/FAX 505•983•5667

City of Santa Fe
Historic Design Review Board
via Ms. Mary Grzeskowiak
hand delivered

19 July, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corru gated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

Heather L. Pierson
Historic Districts Case Planner
Historic Design Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

8 August 1997

Re: 516 Alto Street

Dear Heather:

Subsequent to our recent correspondence and telephone conversations, I would like to request that the stop work order on the project at 516 Alto Street be removed based on the following understandings:

After a careful on-site survey undertaken by the contractor, we have demonstrated that the previously approved reconstructed height of the west building will be 13'3" from finish floor, which is no more than 7" higher than the original roof height. The CMU block parapet will be removed to that level;

The previously approved, reconstructed portal will remain in place because it will result in a minor deviation from original roof pitch and is a faithful reconstruction of the original shed roof.

Because I believe the permit resubmittal drawings in the City's possession accurately reflect these changes from the prior building permit, I hope that no further submittals are necessary and that these clarifications resolve any remaining concerns you might have. And please let me know if there is anything else I need to do.

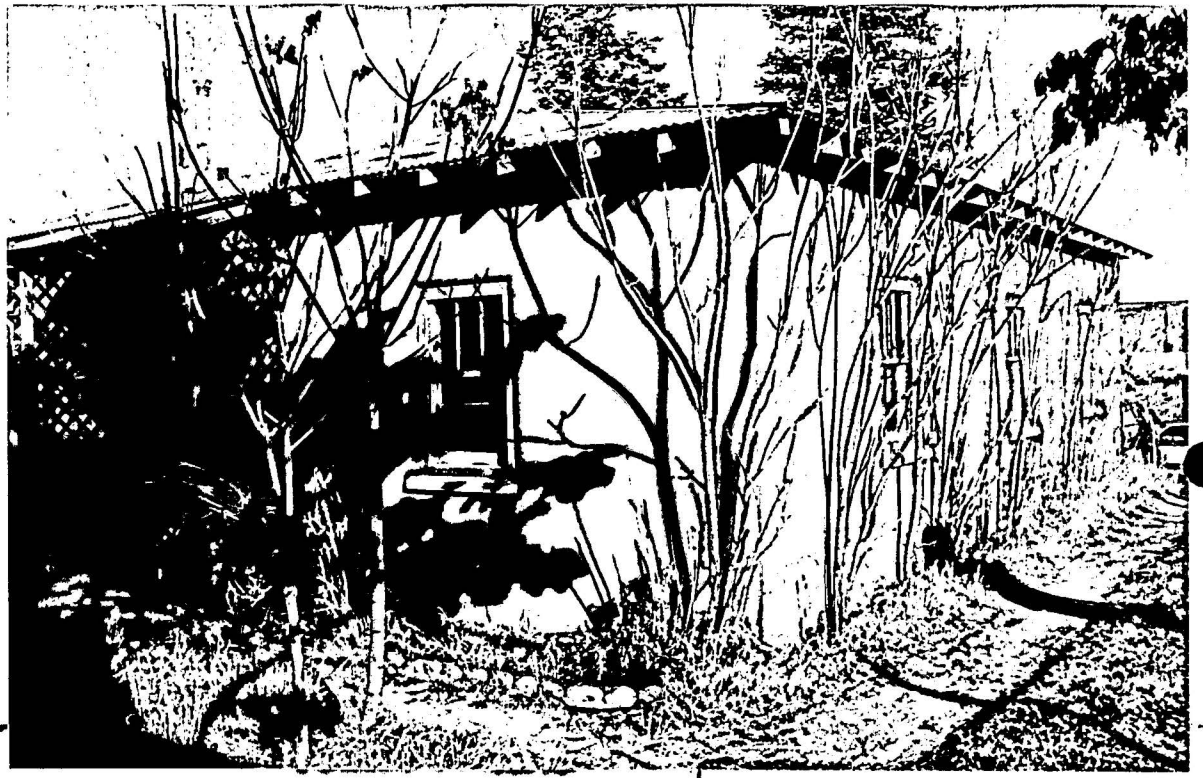
Sincerely,

Steven J Melander-Dayton

c: Victor Johnson
MacDonnell Gordon

516 ALTO ST.

EAST BUILDING TO WHICH ADDITION IS PROPOSED TO SOUTH END →



VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD OFF PARKING ↘



516/516½ ALTO ST.

SOUTH ELEVATION / REAR



← WEST BUILDING (516½)
REAR

TIE

BUNGALOW
REAR TO RECEIVE ADDITION



VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson
... fax 986-6910

May 4, 1998
516/516-1/2 Alto

Case #H-95-122
re: Stucco color

Dear Ms. Pierson:

The stucco color selected by the Owner for the above-captioned project is El Rey #106 - Buckskin. I believe this is consistent with the indication of "a mid-tone brown or tan" which I gave the Board in response to their questioning at the meeting where the project was approved. We are asking the contractor to apply a sample of regular cement stucco and an elastomeric color coat, both in Buckskin. I will assume that either, in the approved color, is acceptable to the City.

When I discussed this selection with you on the phone recently, you suggested that I fax the selection so that you could countersign administrative approval. Please fax me a signed copy to 983-5667.

Sincerely,

Victor Johnson, AIA

6/1/98
date

approved - City of Santa Fe Historic Design Review
Heather Pierson, Historic Preservation Planner

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (X) Final Approval (X)

Project Location: 516/516½ ALTO STREET - SANTA FE

Owner:	Address:	Phone:
STEVE MELANDER-DAYTON	P.O. BOX 9480 SFNM 87504	983-2121
Applicant:	**Address:**	**Phone:**
VICTOR JOHNSON ARCHITECT	355 E. PALACE AVE SFNM 87501	983-5667

Project Proposal:
RENOVATION OF/ADDITIONS TO STRUCTURES

Public Visibility: North (X) South ( ) East (X) West ( )

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial (X)

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence (X) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J Melander-Dayton
Signature of Applicant of Owner

7-19-95
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-95-122 Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

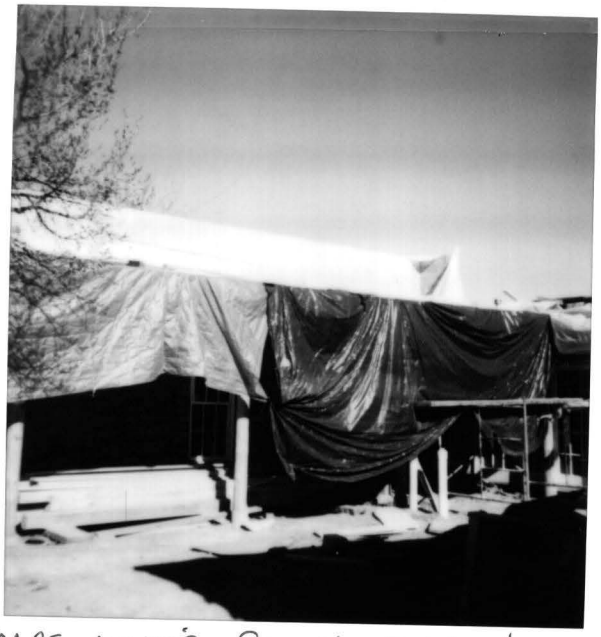
Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.9	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.13	Demolition	( )	( )
14-70.14	Minimum Maintenance Requirements	( )	( )
14-70.15	Signs	( )	( )
	Applicable District Standards	( )	( )

Remarks:







MRS WHITE Complaint about
POSSIBLE CONST — NEGATIVE.
ALTO ST.
10/11/97





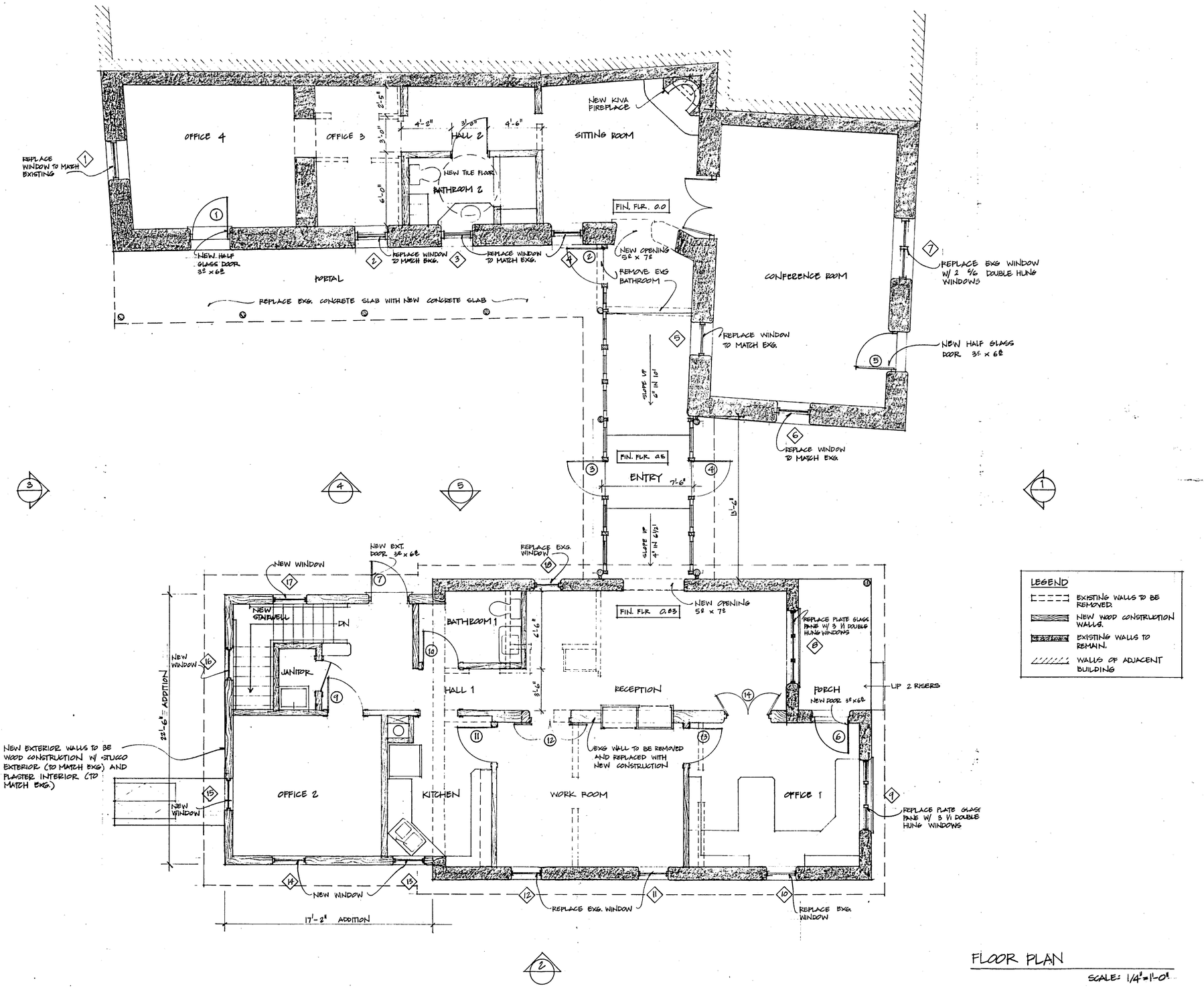








BASEMENT PLAN
EQUIP. SHUTTLE
BASEMENT
EQUIP.
MECH.
MAIN FLOOR PLAN
OFFICE 2
JANITOR
HALL
KITCHEN
TOILET 1
WORK
RECEPTION
OFFICE 1
ENTRY
OFFICE 4
OFFICE 3
TOILET 2
HALL 2
SITTING
CONFERENCE
TO YARD LIGHTS
CONNECT PUMP COOLER IN ATTIC
ELECTRICAL SYMBOLS LEGEND
DUPLEX OUTLET 20A 115V
DUPLEX OUTLET 20A 115V, WITH LOWER RECEPTACLE SWITCHED
DUPLEX OUTLET 20A 115V, LOCATED ABOVE COUNTER
DUPLEX OUTLET 20A 115V, ONE RECEPTACLE SWITCHED
TWO GANG OUTLETS
FOUR PLEX 20A OUTLET, BRASS TRIM PLATE AND HINGED CAP
DUPLEX OUTLET 20A 115V, ONE RECEPTACLE SWITCHED
JUNCTION BOX WITH TELEPHONE AS NECESSARY TO CONNECT EQUIPMENT
220V OUTLET WITH CONFIGURATION CORRESPONDING TO APPLIANCE PLUGTAIL
CEILING - RECESS MOUNT FIXTURE - SEE SCHEDULE
CEILING - SURFACE MOUNT FIXTURE - SEE SCHEDULE
WALL - RECESS MOUNT FIXTURE, OR STEP LIGHT - SEE SCHEDULE
WALL - SURFACE MOUNT FIXTURE - SEE SCHEDULE
INDICATES HOME RUN WITH ONLY THE DEVICE SHOWN ON THAT CIRCUIT
UNDER / OVER CABINET STRIP FIXTURE - LENGTH AS NOTED - SEE SCHEDULE
TRACK FIXTURE - LENGTH AS NOTED - SEE SCHEDULE
LANDSCAPE LIGHT - SEE SCHEDULE
DOOR JAMB SWITCH
SWITCH 20A TYPICAL TOGGLE
3-WAY SWITCH
4-WAY SWITCH
DIMMER 3-WAY SWITCH (SOLID STATE)
DIMMER SWITCH (SOLID STATE)
DIMMER 3-WAY SWITCH (LOW VOLTAGE)
DIMMER SWITCH (LOW VOLTAGE)
SPECIAL PURPOSE SWITCH (WERE REQUIRED)
EXHAUST FAN - SEE MECHANICAL - PROVIDE WIRING & CONNECT
THERMOSTAT - SEE MECHANICAL - PROVIDE WIRING & CONNECT
TELEPHONE MODULAR PLUG W/ 2'X 4' PLATE
COAXIAL FOR T.V. CABLE CONNECTION
MUSIC SYSTEM - 18 GA. STRAND COATED PAIR
SMOKE & FIRE - HEAT DETECTOR
CHIME
PUSHBUTTON
- PLANNING & LAND USE -
HISTORIC DESIGN REVIEW
LANDSCAPE REVIEW
ESCARPMENT ARCH. REVIEW
APPROVAL
COMMERCIAL APPROVAL
REMARKS
NAME Sharon Woods, Chr
DATE 1/23/96
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
16'-0"
Dates:
10-31-95 CLIENT REVIEW
12-1-95 BASEMENT REV.
10
JOB NO. 9402
Renovation & Addition
516 & 516 1/2 Alto Street
Santa Fe, NM
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667



FLOOR PLAN

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

16'-0"

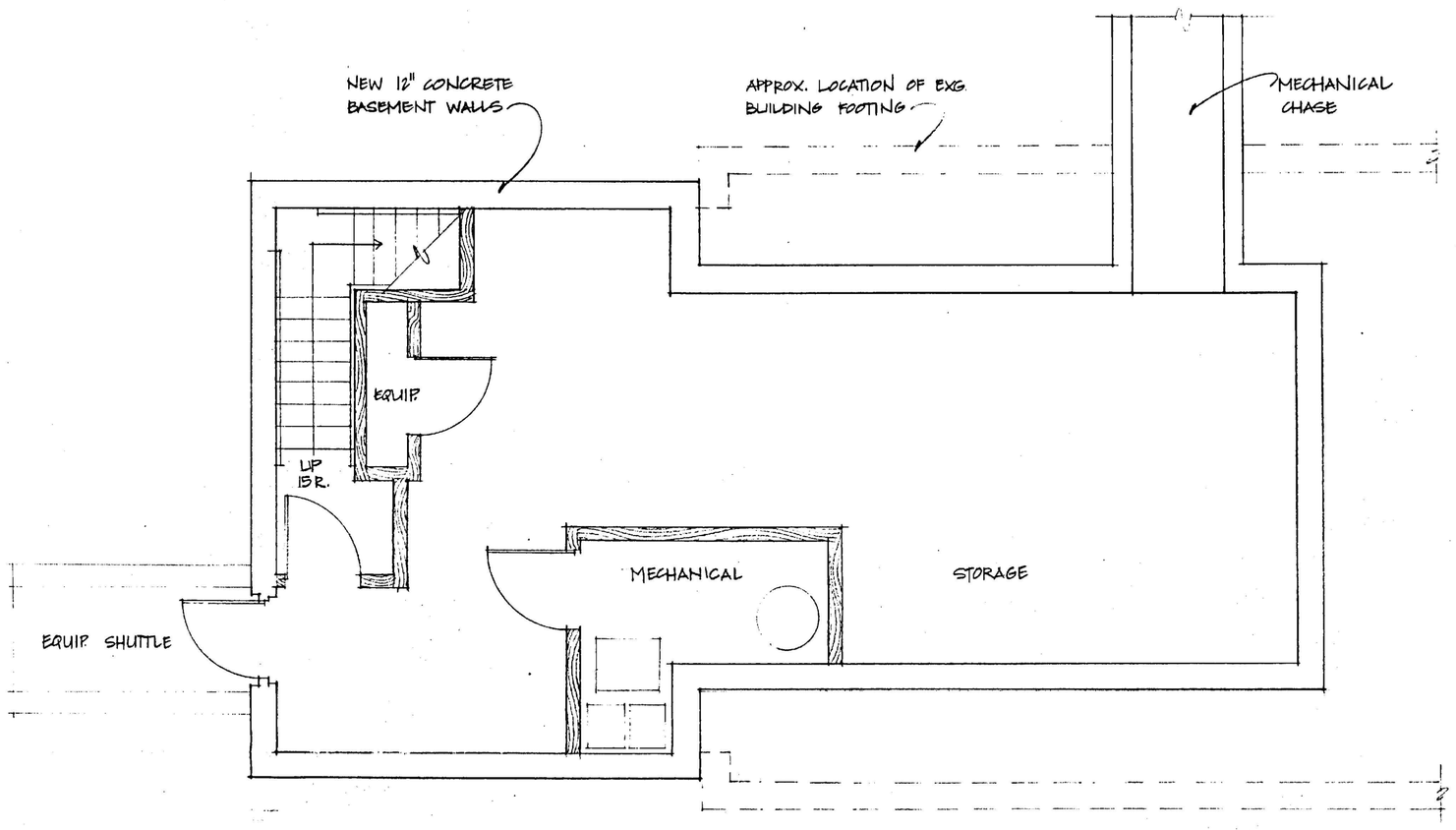
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

Renovation & Addition
516 & 516 1/2 Alto Street
Santa Fe, NM

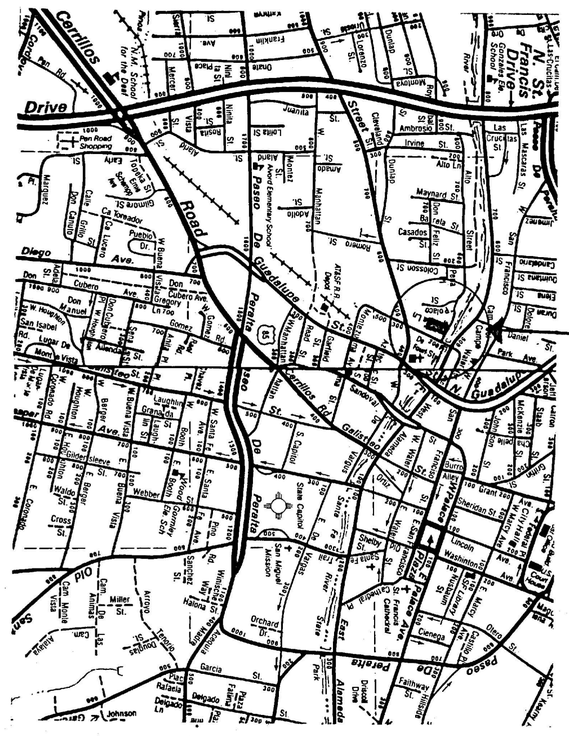
Dates:
~~4-9-95 HDRB~~

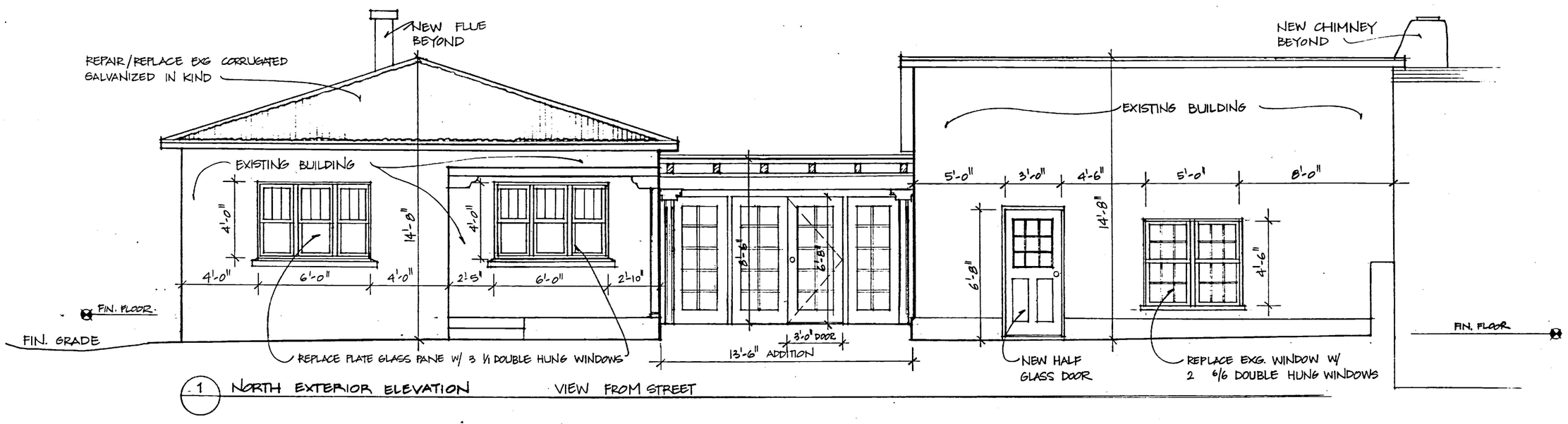
2

JOB NO.
9402

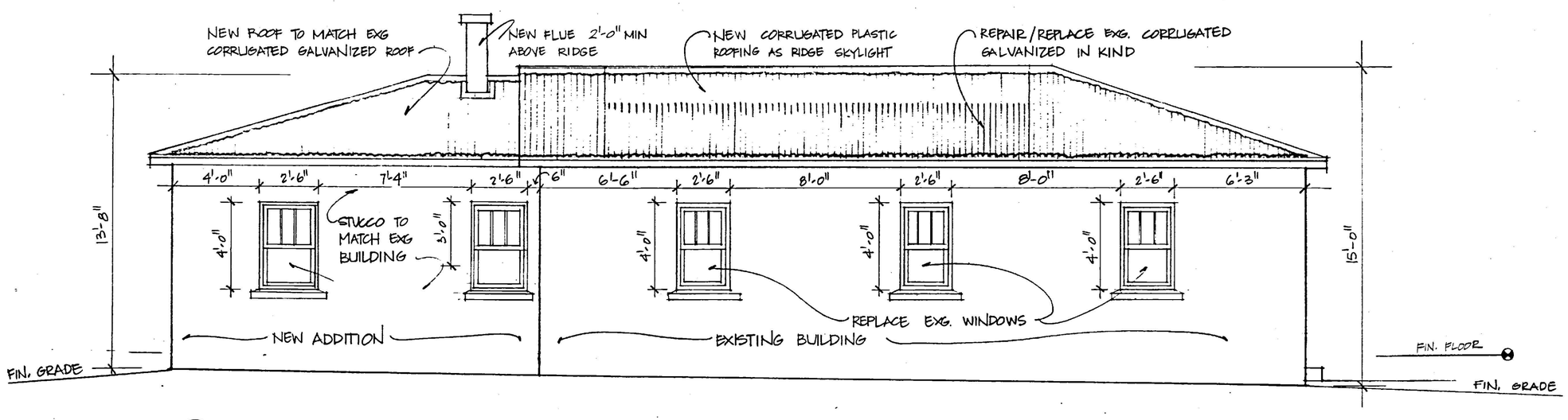


BASEMENT PLAN 1/4"-1'-0"

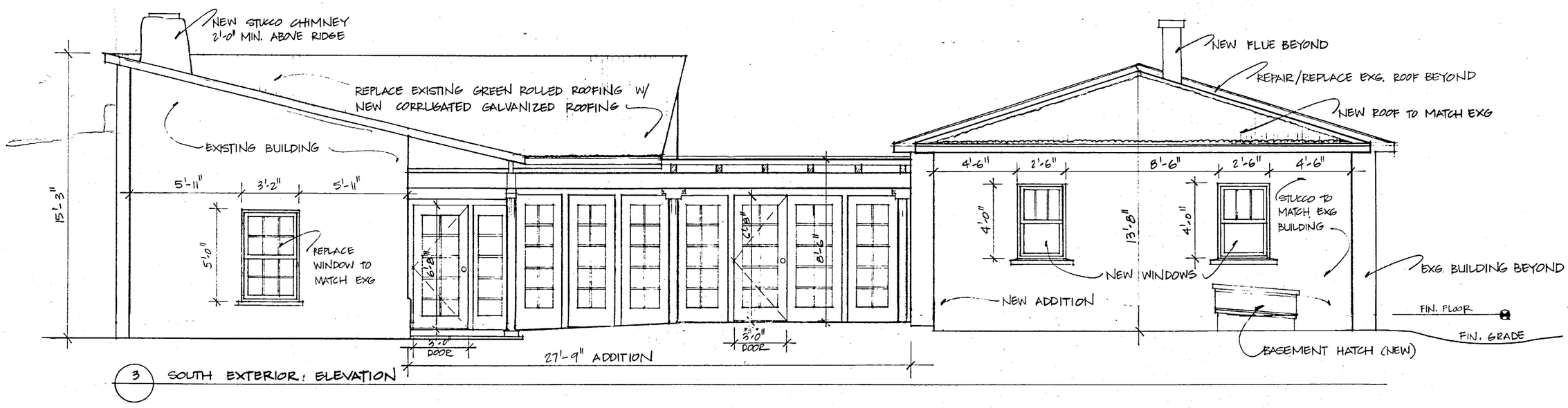

Cerrillos Road
Drive
Francis St.
Street
Diego Ave.
Paseo De Peralta
Old Santa Fe Trail
East Alameda
Agua Fria
Johnson
Garcia St.
Orchard Dr.
Webber
Cross St.
Grant
Lincoln
Washington
Alto St.
Cleveland
Irving St.
Casados St.
Maynard St.
Daniel
Park Ave.
Faithway
Cerro Gordo Rd.
Guadalupe St.
Galisteo
Agua Fria St.
Paseo De Peralta
Don Cubero Ave.
W. Manhattan
Alarid St.
Adobe Rd.
Rosario
Delgado St.
Peralta Park
Pasco De Peralta
Las Vegas
Las Mascaras St.
Ambrosio St.
Alto Ln.
Chamisa St.
Chihuahua St.
Colosseum St.
Sandoval St.
Dunlap
Lorca St.
Alarid St.
Manhattan
Arruedo St.
Adobe Rd.
Rosario
Delgado St.
Peralta Park
Pasco De Peralta



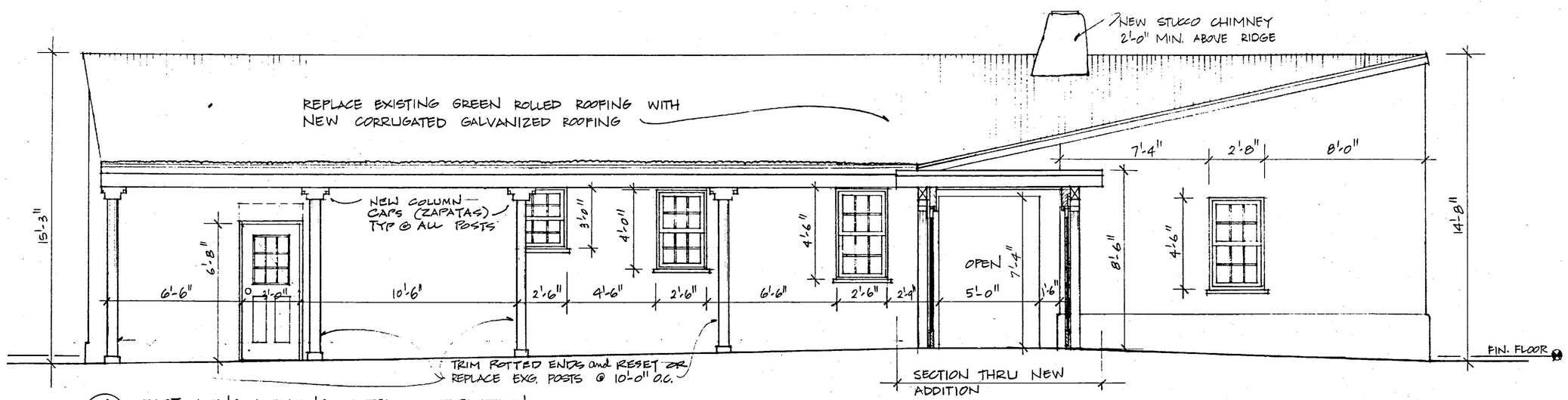
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION

5 WEST BUNGALOW EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

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

APPROVAL
HISTORIC DESIGN REVIEW
COMMITTEE
Lighting plan backup HDRB
Window survey for skylight
Sharon Woods, chair
8/18/95

Dates:
HDRB 4.5.95

16'-0"

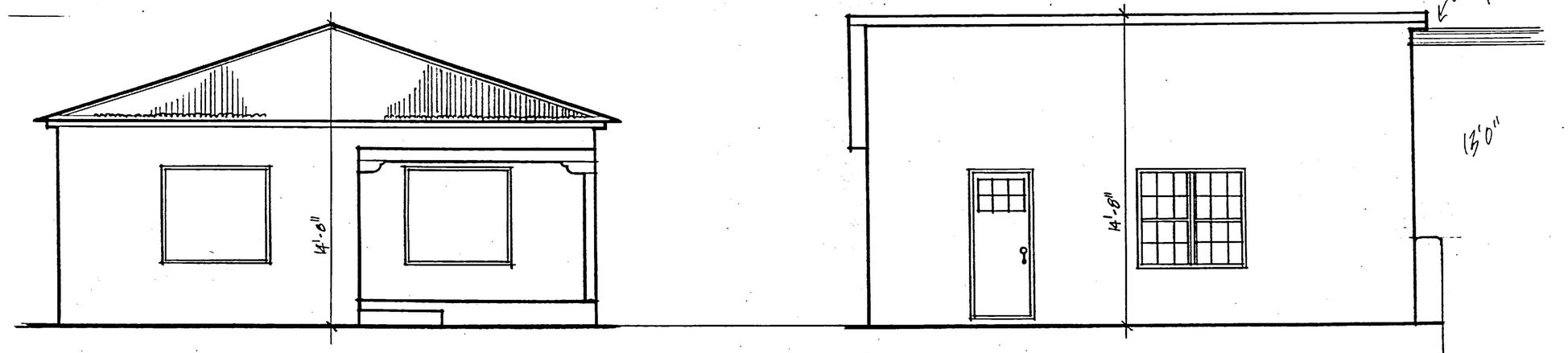
JOB NO. 9402

3

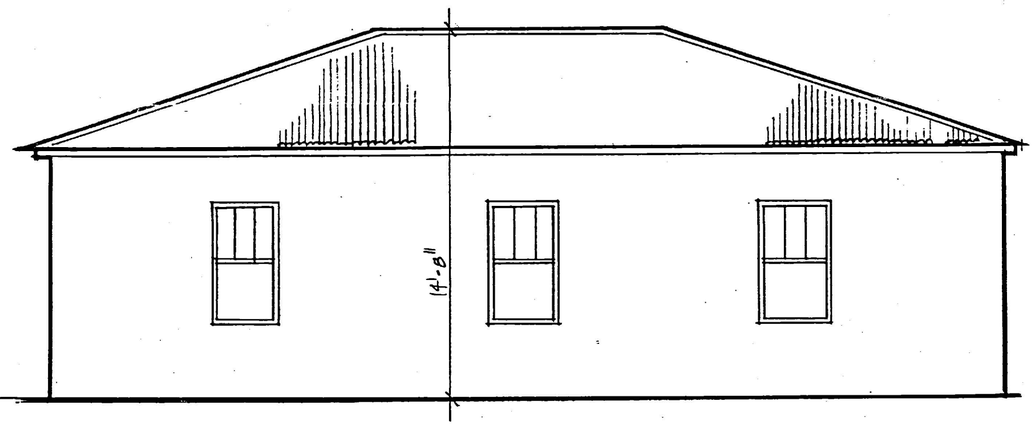
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667



NORTH (ALTO STREET)

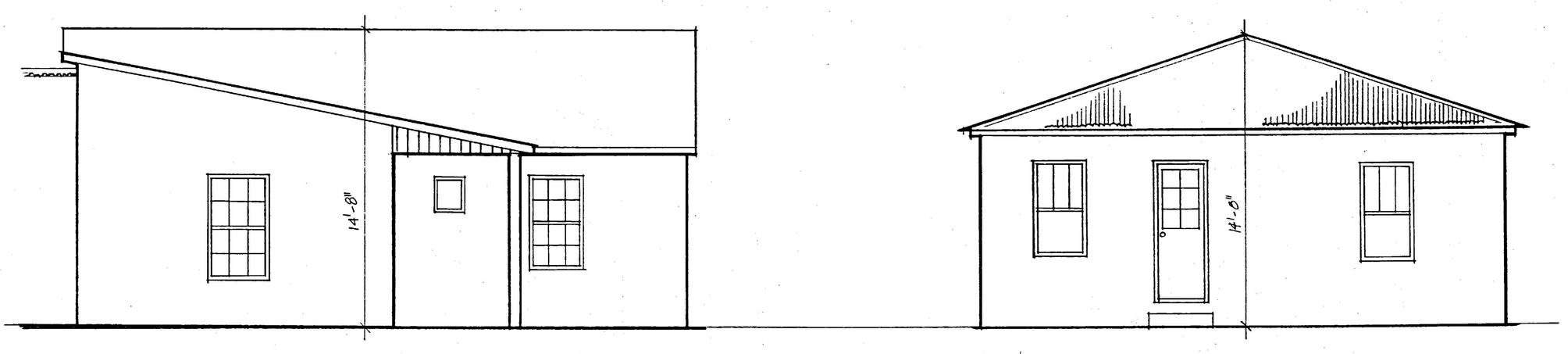


EAST (ALONG ENTRANCE DRIVE)

bond beam to slope 11'10" + (6" out block (really 30+")

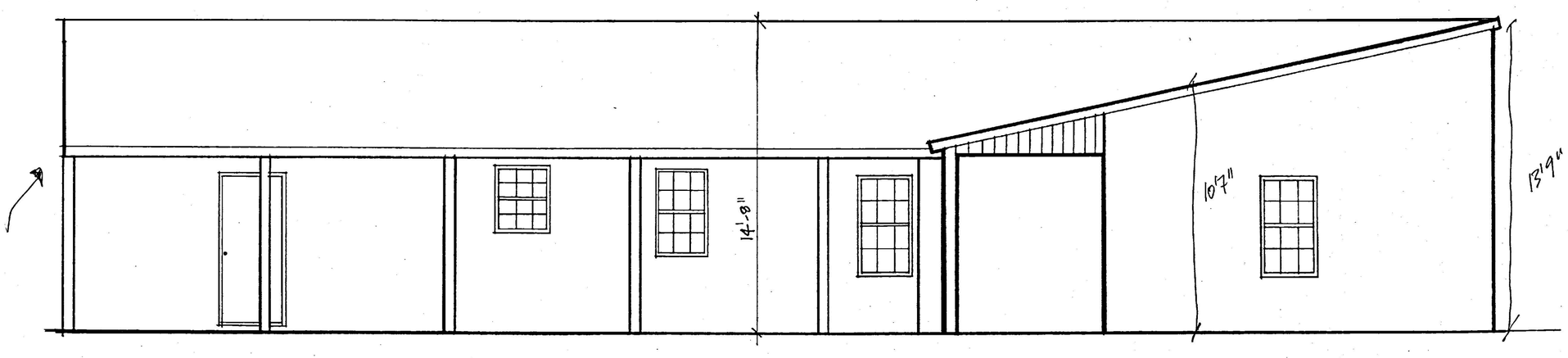
total ht 12'4" really 12'2"

With 1 block 12'10½" about 11" diff.

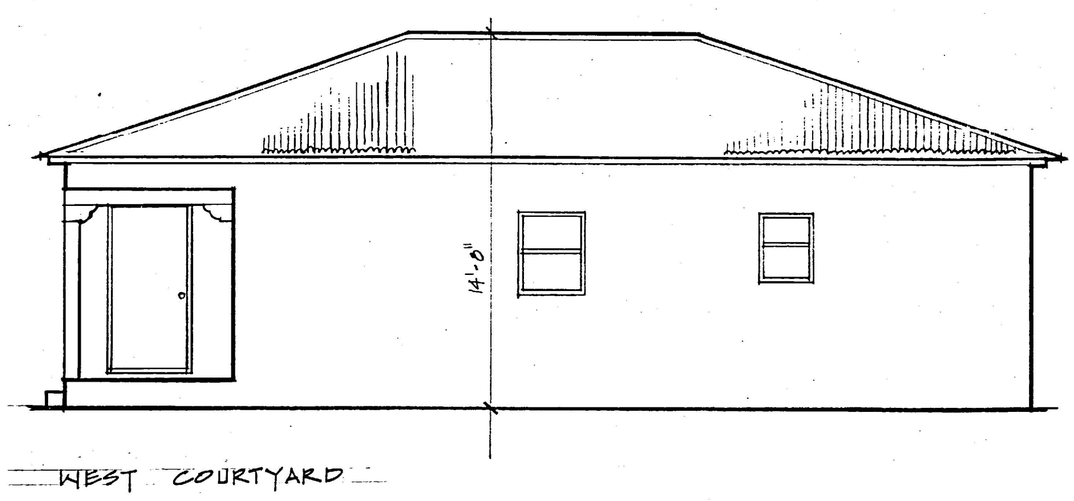


FROM SOUTH

Interior 10'3½"



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

16'-0"

JOB NO. 9402

4

Dates: ~~10-12-94~~ 1-16-95

EXISTING CONDITIONS

SCHEMATIC DESIGN for
516 ALTO STREET

1·16·95
2·10·95

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505·9835667