

January 29, 2026

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 669 Garcia St., Santa Fe NM

Proposal to construct new Yard Wall & Vehicle and Pass Gates

Dear Board Members,

On behalf of the property owners, Christine TenEyck and Gary Deaver, we are pleased to submit this proposal for a new free standing yard wall, vehicle gate with pilasters, and pass gate to be located at the west side of the property at 669 Garcia St..

The proposed yard wall will be setback from the front (west) property line a minimum of 5'-6" and curve to the south to avoid existing trees to meet an existing pilaster 15'-6" from the front (west) property line and meet an existing yard wall at the north side. The yard wall is proposed to be 5'-0" in height measured from the existing grade on the west (street side) of the wall, constructed of 8" concrete block with cementitious stucco finish (LaHabre 116 Adobe).

A 3'-0" wide pass gate is proposed in the yard wall setback 8'-6" from the front (west) property line, 4'-9" in height, constructed of wood with Olympic stain finish (Mahogany).

The proposed vehicle gate will align with the existing driveway from Garcia St. and be setback from the front (west) property line 8'-0" and 19'-0" from the existing Garcia St. curb line, and 32'-0" from the existing residence. The vehicle gate will slide open to the north. The gate is proposed to be 14'-0" wide by 6'-0" in height above finished grade, constructed of a steel frame clad in wood with steel clavos (wood to be stained, Olympic Mahogany), and the top 1'-9" portion of the gate to be open with McNichols 2"X 2" woven wire mesh (left natural to rust).

The proposed pilasters on both sides of the gate to be 3'-4" wide at the base and taper up to 3'-0" wide, constructed of 8" concrete block with cementitious stucco

finish (LaHabre 116 Adobe). The pilasters include light fixtures, downlight only, with a dark bronze finish.

The existing residence is listed as Non-Contributing in the Downtown and Eastside Historic Sub-District.

A previous owner received HPD Administrative approval and a building permit in 2022 to replace the west portal in-kind (size, materials, and finishes), construct the existing 33" high stone retaining wall on the west side of the drive court, replace all the exterior lights, and repair / replace two sliding doors with French doors on the south elevation. This work was completed.

The current owners have not done any exterior alterations to the residence.

Thank you for your consideration of this proposal.

Sincerely,



Jeffrey J. Seres, A.I.A.
Seres Architecture

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Santa Fe, New Mexico 87501
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CONSULTANTS

Architect: _____
Engineer: _____

TENEYUK - DEEVER
RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE: <u>HDRP</u>
PROJECT NUMBER: <u>SA 2601</u>
FILE: _____
DRAWN BY: <u>JJS</u>
CHECKED BY: <u>JJS</u>
DATE: <u>1-28-2024</u>
(REV) <u>2-4-2026</u>
SHEET TITLE

SITE PLAN
EXISTING & PROPOSED

AS-101



① SITE PLAN - EXISTING & PROPOSED
3/8" = 1" = 10'-0"

0 5 10 20 FT.

KEY

⊕ - EXIST. TREES

— - PROPOSED YARD WALL

PROJECT DATA

ADDRESS: 669 GARCIA ST.

ZONING: R 2

DOWNTOWN & EASTSIDE HISTORIC DISTRICT

LOT AREA: 29,442.76 S.F. .58 AC

CONSULTANTS

Architect: _____
Engineer: _____

TENEYCK - DEEVER
RESIDENCE

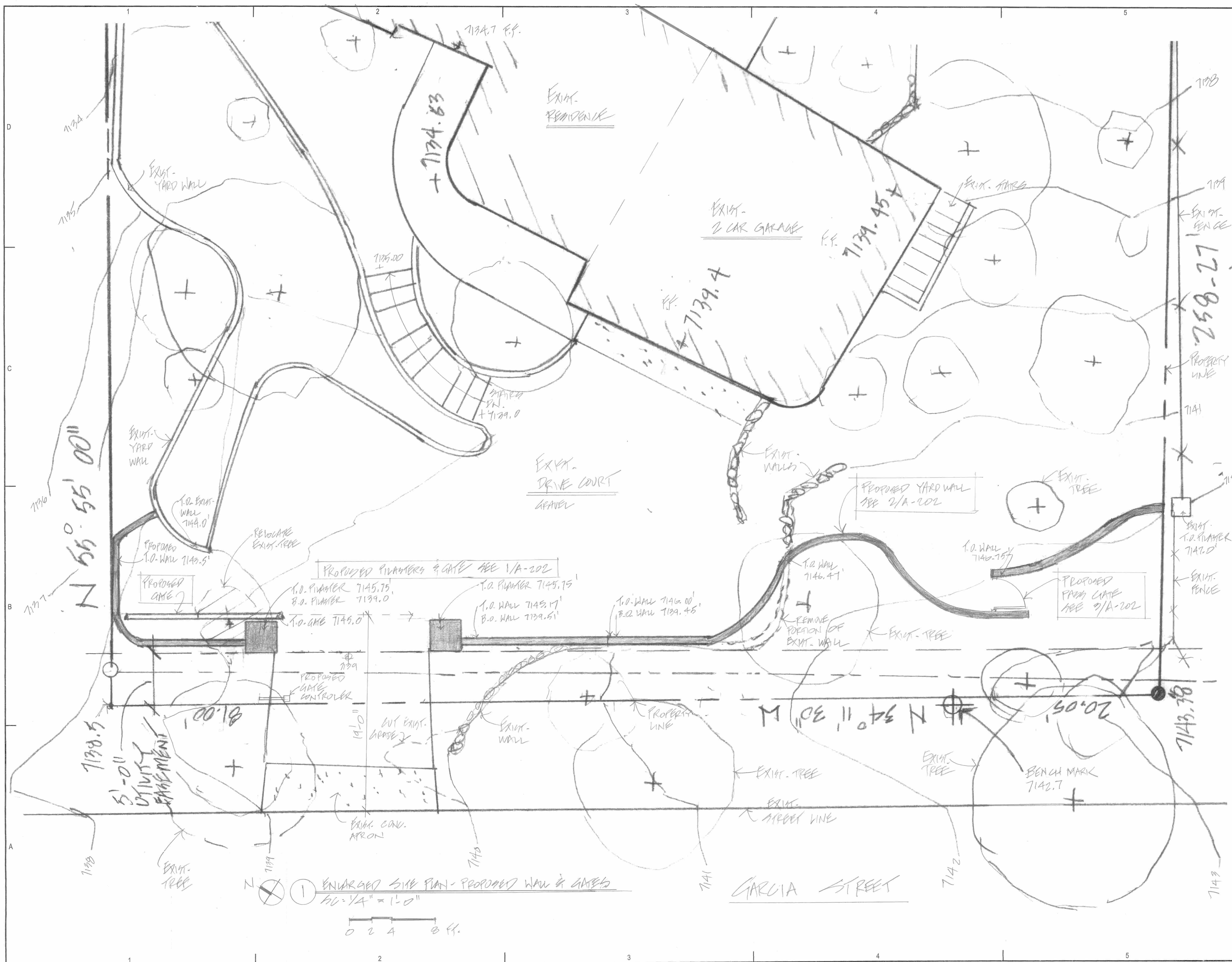
669 GARCIA ST.
SANTA FE, N.M.

Key Plan
NTS

No	Date	Description
Revision Schedule		
ISSUE:	HPED	
PROJECT NUMBER:	SA 2601	
FILE:		
DRAWN BY:	JJS	
CHECKED BY:	JJS	
DATE:	1-28-2020 (REV) 2-4-2020	
SHEET TITLE		

ENLARGED -
SITE PLAN

AS-102



① ENLARGED SITE PLAN - PROPOSED WALL & GATES
SC = 1/4" = 1'-0"
0 2 4 8 FT.

CONSULTANTS

Architect Engineer

TENBECK - DEEVER
RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE: HERE

PROJECT NUMBER: SA 2601

FILE:

DRAWN BY: JJS

CHECKED BY: JJS

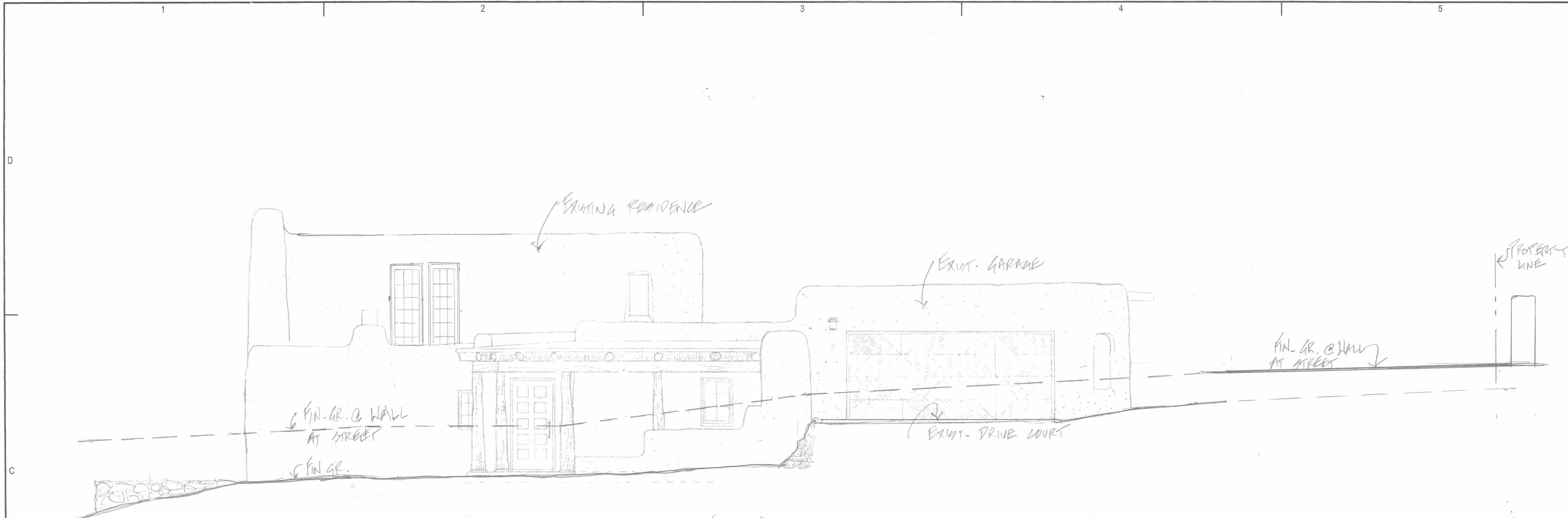
DATE: 1-20-2020

(REV) 2-4-2020

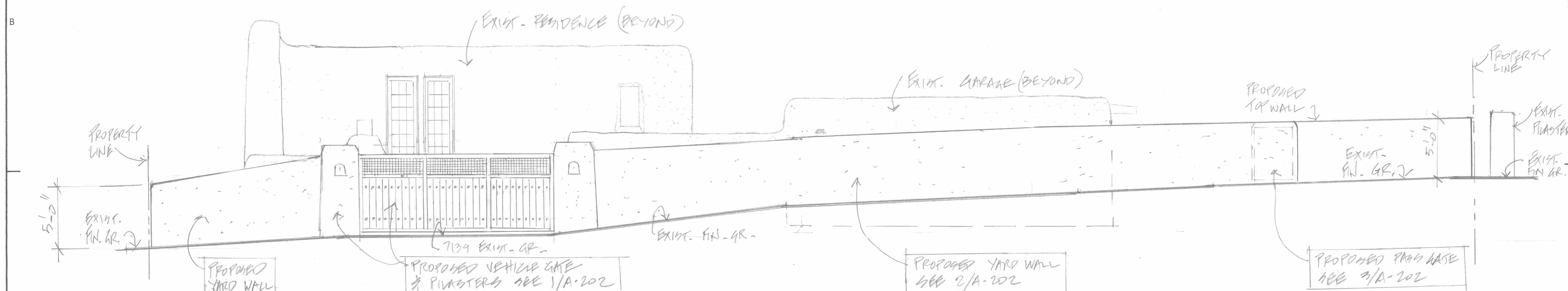
SHEET TITLE

ELEVATIONS
EXISTING & PROPOSED

A-201



2. WEST ELEVATION - EXISTING (FRONT) NO CHANGES
50:1/4" = 1'-0"



1. WEST ELEVATION - PROPOSED (FRONT)
60:1/4" = 1'-0"



CONSULTANTS

Architect	Engineer
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TENEYCK - DEEVER
RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

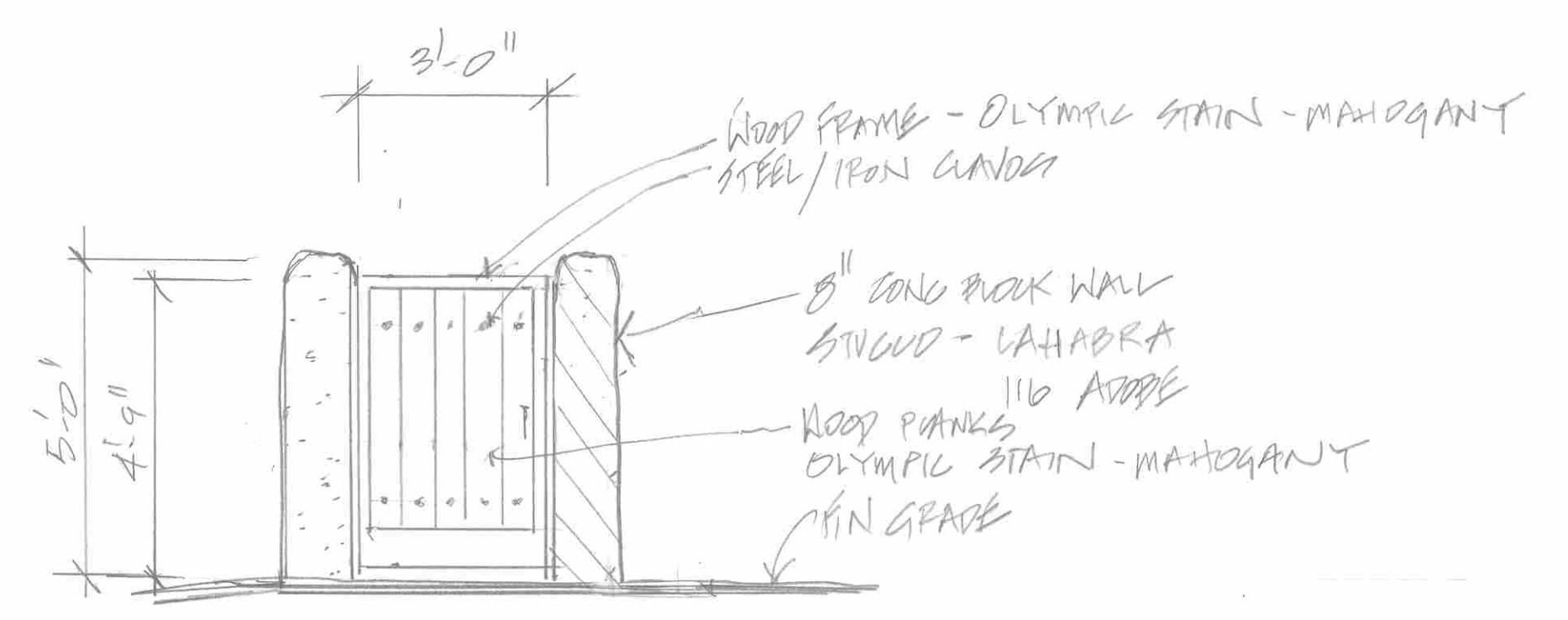
Key Plan
NTS

No	Date	Description
Revision Schedule		

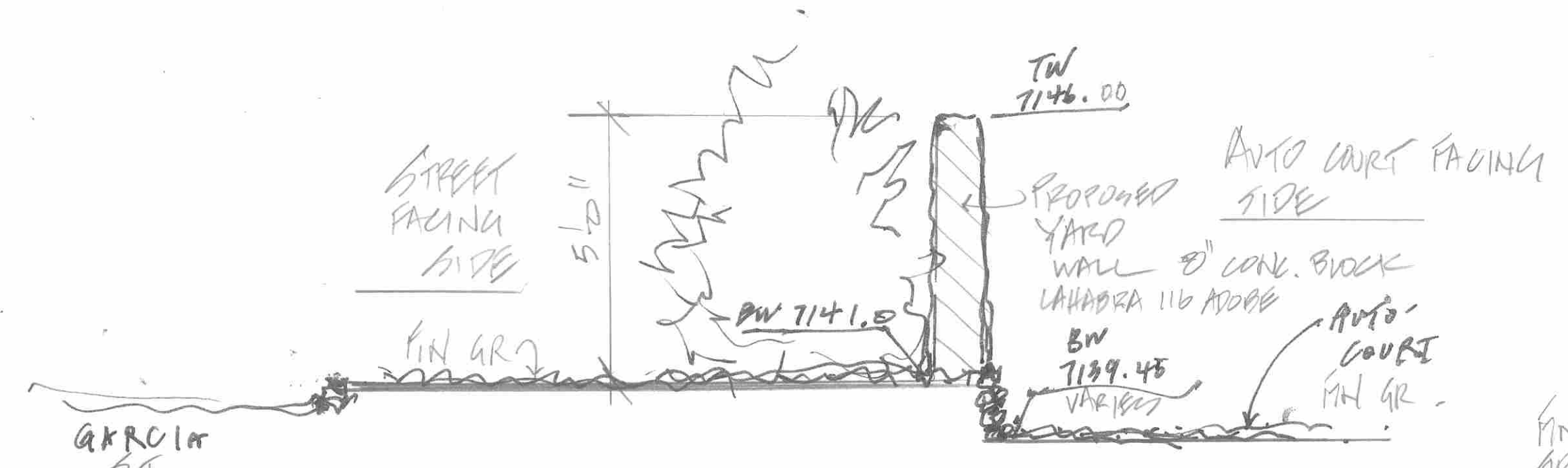
ISSUE:	HYPS
PROJECT NUMBER:	SA 26021
FILE:	
DRAWN BY:	JJS
CHECKED BY:	JJS
DATE:	1-28-2024 (REV) 2-4-2024
SHEET TITLE	

WALL / GATE
DETAILS

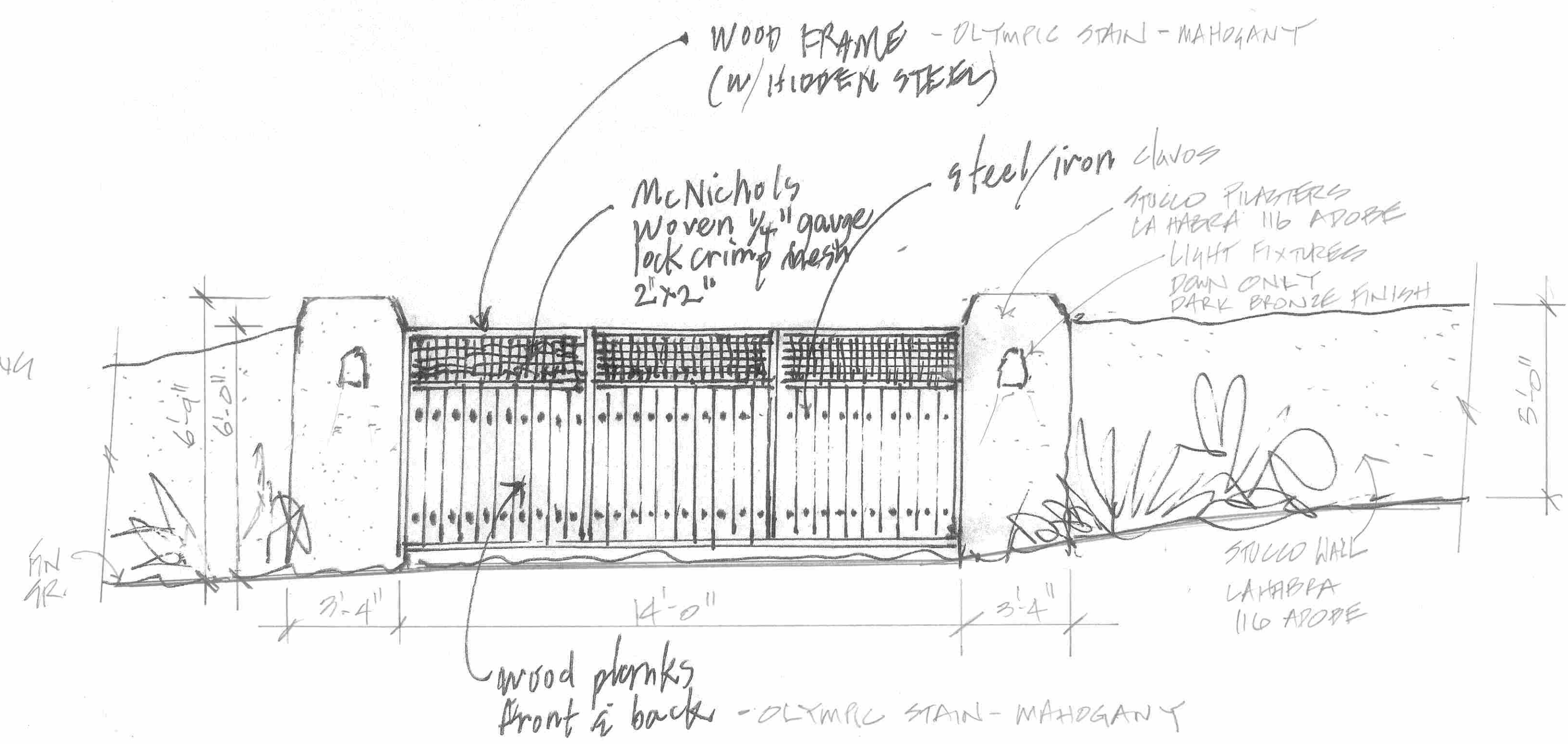
A-202



1) PANEL GATE - ELEVATION PROPOSED
SV: 3/16" = 1'-0"



2) SECTION - PROPOSED YARD WALL
SV: 3/16" = 1'-0"



1) VEHICLE GATE & PILASTERS - ELEVATION PROPOSED
SV: 3/16" = 1'-0"





West Side – Residence Front Elevation



West Side – Drive Court Looking South – Proposed Vehicle Gate Location



West Side – Drive Court Looking North



West Side – Proposed Yard Wall Location



Garcia St. View – Looking South



Garcia St. View – Looking North



Drive Court – Looking West – Proposed Vehicle Gate Location

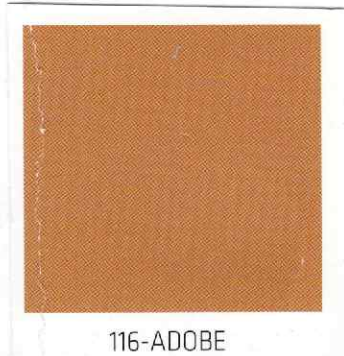


Looking West Across Garcia St. – SAR Delivery Vehicle Entrance

669 Garcia St.

1-29-2026

Exterior Finish Samples



Stucco La Habra 116 Adobe



Wood Stain Olympic - Mahogany

669 Garcia St.

Applicants Response to Exception Criteria Height

Following are the exception criteria stated in City Code section 14-4.6(F)(2)(ll)(c), along with applicant, Jeff Seres, and owners, Christine TenEyck and Gary Deaver, responses to each criterion as they relate to the exceptions contained in the application with respect to yard wall and gates height.

(1) *Do not damage the character of the streetscape.*

Response: The proposed yard wall and vehicle and pass gates at 669 Garcia St. will be in proportion to its setting and surroundings. They will fit within the context of the existing streetscape along Garcia St. with the great majority of existing residences having yard walls and pass gates and some with vehicle gates. Many of these existing walls are at the back of existing sidewalks only 4' or 5' off the street line, greater than 6' in height, and visually prominent.

The proposed yard wall and gates will be at a minimum 15'-6" off the street line keeping in character of the residences at the upper (south) end of Garcia St. The yard wall will also curve to avoid the removal of existing pinon and elm trees along the street keeping visibility to the yard wall and gates less prominent from the street. The yard wall will meet with existing 5'-0" high walls on the both sides of the property.

The proposed yard wall and gates with a maximum height of 6'-0" for the vehicle gate and 5'-0" for the yard wall are in proportion to its setting and will enhance, rather than damage the character of the streetscape.

(2) *Prevent hardship to the applicant or an injury to the public welfare;*

Response: The existing driveway entrance to 669 Garcia St. is directly across from the service and delivery entrance driveway to the School for Advanced Research (SAR) on the west side of Garcia St., a unique condition along the street. Medium and large size service and delivery vehicles use this entrance and exit from SAR on a daily basis. This entrance is to be widened to create the exclusive entrance for service vehicles to SAR. This pending change is known as Ms. TenEyck (owner of 669) is the landscape architect that has been selected to prepare a new Master Landscape Plan for SAR.

The proposed vehicle gate and the existing driveway entrance at 669 Garcia St. cannot be relocated due to the location of the existing garage and the car movement required out of the garage into the drive court to drive straight out onto Garcia St. and not have to

back out. This will maintain direct visibility of the SAR service entrance to the front entrance of the residence.

The proposed increase from the HPD staff calculated 4'-2" wall height to 5'-0" for the yard wall and 6'-0" for the vehicle gate will prevent a hardship by reducing the visual, sound, and pollution impact of medium and large size service vehicles entering and exiting from SAR. This service vehicle location for an institutional / commercial use (SAR) is completely unique to the residence at 669 Garcia St.

The increased height (10") requested for the yard wall will also allow it to match the height of the existing walls at both sides of the property.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The proposed design option for the location of the yard wall and vehicle gate maintains existing car movement to exit straight out from the residence onto Garcia St. and maintains the existing mature trees and landscape along the street.

The proposed yard wall and gates will not prevent residents to continue to reside at 669 Garcia St. within the Historic District.

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

Applicant's Response: The subject property at 669 Garcia St comprises a 25,443 SF (.58 AC) parcel that accommodates a single family residence and 2 car garage. The location of the residence and garage are close to west (street front side) of the property minimally set back from the street due to an existing arroyo within the back half of the property that reduced the effective lot building area by half. As noted above, the location of the SAR service entrance directly across from the driveway entrance to 669 Garcia St. is completely unique and is not applicable to any other land or structures in the related streetscape.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: Neither the size of the Subject Property at 669 Garcia effectively being reduced by half for the building area, the existing service entrance to SAR, or the existing landscape trees and plantings along the street, are the result of

actions by the applicant. These conditions were created before ownership of the property by the current owners.

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

Applicant's Response: As discussed above, the proposed yard wall and gates are in harmony and fit within the context of existing residential buildings adjacent and in the immediate vicinity.

The height limit for walls calculated by HPD for the Subject Property is 4'-2" that requires exception for the proposed yard walls and gates on the basis that this is the only property that will be impacted by the service entrance to SAR.

The proposed yard wall and gates are harmonious with the context of the site and will have a positive effect on the surrounding streetscapes.