



City of Santa Fe, New Mexico

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

www.santafenm.gov

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Peter N. Ives, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Bill Dimas, Dist. 4

Ronald S. Trujillo, Dist. 4

Project description: Proposes to demolish a non-contributing garage.

Project Number: 13-130074
Case number: H-13-074
Project Type: HDRB

PROJECT LOCATION (S): 927 & 929 Canyon Road

PROJECT NAMES:

OW – Joe R. Baca
Santa Fe, NM 87507

2400 Legacy Court, #285

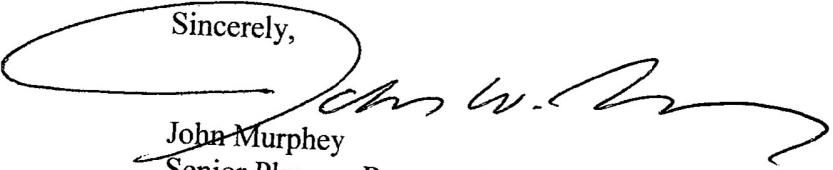
AP – Joseph D. Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-983-5697

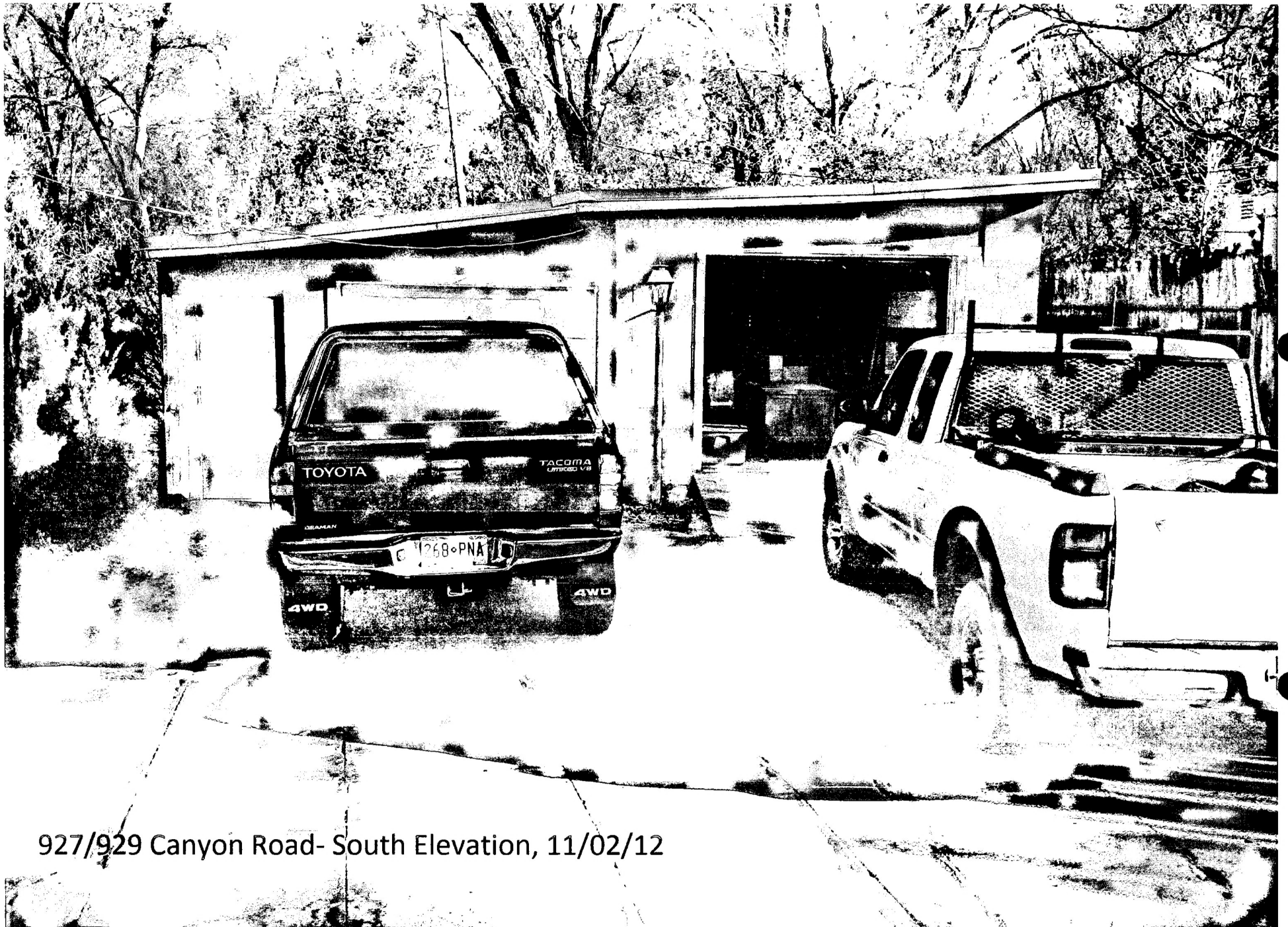
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 27, 2013, the decision of the Board was to approve the application as submitted, permitting the demolition of the non-contributing garage. For further information please call 955-6605.

Sincerely,


John Murphey
Senior Planner, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**

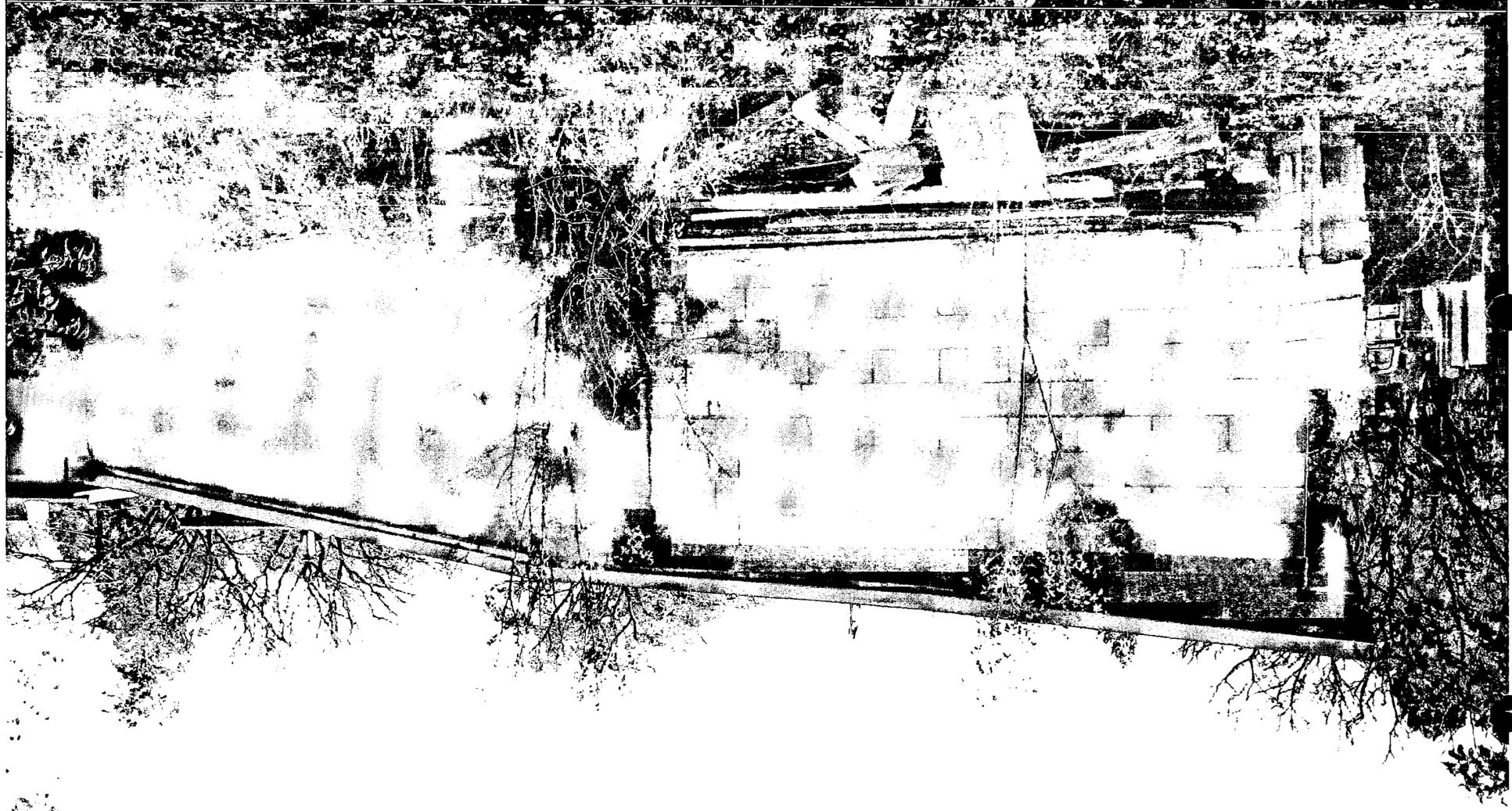


927/929 Canyon Road- South Elevation, 11/02/12

927/929 Canyon Road-South and East Elevations, 11/02/12



927/929 Canyon Road-North Elevation, 11/02/12





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: 929 CANYON ROAD	
Date Submitted: 7-29-13		Proposed Construction Description:	
Property Owner of Record: JOE R. BACA		Demolition of Concrete block GARAGE	
Applicant/Agent Name: JOSEPH D. GONZALES P.O.A.		TOTAL ROOF AREA:	
Contact Person Phone Number: 505 983 5697			
Zoning District: RAC		Lot Coverage: _____ % <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: _____ Minimum: _____ 2 nd Front? _____ Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____	
Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Height: Proposed _____ Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed _____ Accessible _____ Minimum: _____	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes _____			

* Requires an additional review conducted by Technical Review Division.
 ** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Joseph D. Gonzales P.O.A. [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Joseph D. Gonzales P.O.A. 7-29-13
SIGNATURE DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: garage demolition	
REVIEWER: Tamarra [Signature]	DATE: 7/30/13

City of Santa Fe, New Mexico

memo

DATE: August 27, 2013
TO: Historic Districts Review Board
FROM: John Murphey, Senior Planner, Historic Preservation Division
David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-074

Address: 927/929 Canyon Road
Historic Status: Noncontributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS

- Case Synopsis
 District Standards and Yard Wall
and Fence Standards
 Historic Inventory Form
 Zoning Review Sheet
 Other: Letter from City building inspector

APPLICANT SUBMITTALS

- Proposal Letter
 Vicinity Map
 Site Plan/Floor Plan
 Elevations
 Photographs
 Other:

STAFF RECOMMENDATION:

Staff recommends approval to demolish the garage, as the request meets Section 14-13.4, "Demolition of Landmark or Historic Structure," (C) and (G).

BACKGROUND AND SUMMARY:

Located near the back of the property, down a concrete driveway, the structure is an approximate 750 sq. ft., two-bay, single-story garage made of concrete masonry units. It is noncontributing to the Downtown and Eastside Historic District

Historical Overview

The east block-built bay was most likely erected prior to 1960, and appears on aerials as a north-south oriented rectangle. Added at some point after 1966, by owner Joe R. Baca, is a second, stuccoed-block bay and storage closet to the west. This was built at a lower height, giving the garage its west-sloping roof. A relative of Baca asserts the addition was made around the same time the main house was constructed in 1967. The garage has doubled in size since 1963. Whatever contributing eligibility the original building may have once had was compromised with the addition. In this regard, does not believe the garage meets the criteria of a Contributing Structure.

Project

The applicant requests a review to demolish the structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-13.4 (C)).

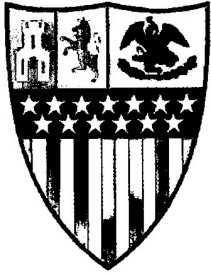
For Item 1, staff asks the Board to refer to the brief statement above and the attached HCPI form. For Item 2, staff asks the Board to review the August 5, 2013 letter from City of Santa Fe building inspector Mike Purdy, who determined the garage "to be in good condition." In regard to Item 3, an archaeological permit is not required, as the structure is less than 75 years old.

The Board's decision is premised on the application of three standards (14-13.4 (G)(1)):

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
- (c) The state of repair and structural stability of the structure under consideration

In consideration of the subject structure, it is not of historical importance, nor forms an essential part of a unique streetscape. The garage, however, according to the building inspector is in good condition.

Staff, therefore, recommends demolition.



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August 5, 2013

927 Canyon Road

Demolition request for two car garage

On August 5, 2013 I performed an inspection at the above referenced address on a two car garage approximately seven hundred square feet. The garage has a concrete foundation with masonry block walls and wood frame shed roof. My inspection was a visual observation only. The structure appears to be in good condition structurally and no code violations were present at the time of my inspection.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy, Building Official

Land Use Department / Inspections and Enforcement Division

City of Santa Fe

7/30/13.

City of Santa Fe
Historic Preservation Div.
To John W. Murphey.

Sir:

The reason for the demolition of Block garage that is now located on 929 Canyon Road is For the purpose to construct a single family home, now in the Planning stages.

Thank you,
Joseph D. Gonzalez P.O.A.

C. 1967

1
2
3 **POWER OF ATTORNEY**
4

5 I, Joseph Ramon Baca, reside at 2400 Legacy Ct. #285, Santa Fe, New
6 Mexico 87505.

7 I appoint Joseph D. Gonzales, residing at 485 Calle Volver, Santa Fe,
8 New Mexico, 87505 to serve as my attorney-in-fact.

9 This power of attorney shall not be affected by my incapacity but will
10 terminate upon my death unless I have revoked it prior to my death. I intend
11 by this power of attorney to avoid a court supervised guardianship or
12 conservatorship.

13
14 Should my attempt be defeated, I ask that my attorney in fact be
15 appointed as guardian or conservator of my person or estate.
16

17 My attorney-in-fact shall have the power to act in my name, place and
18 stead in any way which I myself could do with respect to the following matters
19 to the extent permitted by law:
20

- 21 ___ 1. real estate transactions.
- 22 ___ 2. stock and bond transactions.
- 23 ___ 3. commodity and option transactions.
- 24 ___ 4. tangible personal property transactions.
- 25 ___ 5. banking and other financial institution transactions.
- 26 ___ 6. business operating transactions.
- 27 ___ 7. insurance and annuity transactions.
- 28 ___ 8. estate, trust and other beneficiary transactions.
- 29 ___ 9. claims and litigation.
- 30 ___ 10. personal and family maintenance.
- 31 ___ 11. benefits from social security, medicare, medicaid or other
32 government programs or civil or military service.
- 33 ___ 12. retirement plan transactions.
- 34 ___ 13. tax matters, including any transactions with the Internal Revenue
35 Service.
- 36 ___ 14. decisions regarding lifesaving and life prolonging medical treatment.
- 37 ___ 15. decisions relating to medical treatment, surgical treatment, nursing
38 care, medication, hospitalization, institutionalization in a nursing
39 home or other facility and home health care.
- 40 ___ 16. transfer of property or income as a gift to my children for the

1 purpose of qualifying the principal for governmental medical
2 assistance.

3 JRB 7. ALL OF THE ABOVE POWERS, INCLUDING FINANCIAL
4 AND HEALTH CARE DECISIONS.

5
6 JRB This Power of Attorney shall become effective immediately.

7
8 This power of attorney shall not be affected by lapse of time. I agree
9 that any third party who receives a copy of this power of attorney may act
10 under it.

11 Joseph Ramon Baca
12 Joseph Ramon Baca

13 § 25-28-603 §
Social Security Number

14 Dated: 11/10/10

15
16
17 **ACKNOWLEDGEMENT**

18 STATE OF NEW MEXICO)
19)
20 ss.
21 COUNTY OF SANTA FE)
22)

23 The foregoing instrument was acknowledged before me this 10th
24 day of November, 2010 by Joseph Ramon Baca.

25
26 RJA
27 NOTARY PUBLIC

28 My Commission Expires:
29
30 September 16, 2010