

Correction: Item 8., Old Business: Case #H 93-166. Should read: "proposes addition (19 foot height)"

Upon motion by Mr. Cohen and second by Mr. Bennett, the Agenda was unanimously approved, as amended.

APPROVAL OF MINUTES - August 10, 1993:

Ms. Grzeskowiak requested the following amendments:

Page 4, third paragraph from bottom, line 5 to read: "Mr. Romero explained to Mr. Palacios that these codes referred to the existing windows. "

Page 7, paragraph 2, line 4 to read: "She stated that it may be financially worthwhile for the owner to pursue this route..."

Page 11, last paragraph, line 2 to read: "~~Mr. Martinez~~ Mr. Romero stated that the parapet should ~~wrap around the whole building and~~ not just be in the front."

Page 12, paragraph two, line 1 to read: "Mr. Romero asked what the height regulation required."

Page 12, last paragraph, line 10 to read: "...the other was the West San Francisco project by Rick Chris Purvis."

In addition, Ms. Grzeskowiak asked Ms. Fox to listen to the tape regarding the following passage from page 13, paragraph 3: "Mr. Tryk stated that the ordinance was clear, but that the Board's reaction had not been consistent over the last 20 to 30 years." Ms. Grzeskowiak questioned the amount of time referred to by Mr. Tryk, stating that she thought he might have said 2 to 3 months.

Upon motion by Mr. Bennett and second by Mr. Martinez, the minutes of the above-mentioned date were unanimously approved, as amended.

COMMUNICATIONS:

Ms. Grzeskowiak stated that the CLG Grant needs to be closed out at the end of September and stated that one requirement of this grant is that updated resumes need to be provided to the State Preservation Office. She asked Board members to give staff a copy of updated resumes by the third week in September.

Mr. Romero and Chair Woods arrived at this time.

OLD BUSINESS:

Case #H 93-24. 431 Arroyo Tenorio. Downtown/Eastside Historic District. Chapman Homes proposes window replacement; addition on east elevation. (Tabled by applicant prior to 2/22/93 meeting.)

This case has been withdrawn.

City of Santa Fe, New Mexico

memo

DATE: February 22, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 93-24 ADDRESS 431 ARROYO TENORIO

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS

- Case Synopsis
- District Guidelines
- State Historical Survey Sheet
- Minutes of _____
- Other _____

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATIONS:

Please refer to the attached Memo.

City of Santa Fe, New Mexico

memo

DATE: February 22, 1993

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: Case #93-24 / 431 Arroyo Tenorio

The attached submission illustrates the rehabilitation and attachment of an addition to the existing building on site. This project and the two that follow it (433 & 435 Arroyo Tenorio) are/will be the result of lot line adjustments occurring on the site.

Built between 1935-1940, the existing residence at this address is a modest pueblo revival residence with multi-lite wooden casement windows and projecting viga ends on both its east and west elevation. When surveyed in 1984, the building was categorized as a "contributing" building in the Core Historic District. Staff concurs with this status assignment.

The proposal includes the construction of a large addition attached on the building's west side. The existing building will be used to accommodate bedroom space; the new addition will house common living areas and a two car garage. Separating the two building areas will be an open courtyard placed at the north end of the proposed structure.

In order to accommodate the proposed use of the existing building, window and door patterning will be revised, resulting in some existing openings to be filled in and others to be enlarged and/or covered up by placement of the addition. The building's exposed vigas will be removed (violation of 14-70.2 (C) & (D), 14-70.4 (A) (1)).

Though not noted as to the architectural scale at which it is drawn, the proposed addition footprint appears to exceed 50% of the existing footprint. It does, in addition, exceed the height of the existing building by 1 ft. 10 inches (violation of 14-70.4 (B) (4), 14-70.4 (B) (5) (a),, 14-70.4 (E) (a), (b), and (c)).

Staff has no doubts that, if constructed, the proposed work at 431 Arroyo Tenorio will result in the historic building losing its status as a contributing structure in the Core Historic District.



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave. 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 93-24 PROJECT LOCATION 431 Arroyo Tenorio
PUBLICLY VISIBLE: N () S () E () W ()

1. MASSING: Applicable () Not Applicable ()
- a. Building Height existing: 11' proposed add.: 12'10"
 - b. Roof Type slope behind parapets
 - c. Facade Features rounded parapets, canals, full nosed windows, portal

Complies () Does Not Comply ()

Staff Comments: _____

2. OPENINGS: Applicable () Not Applicable ()
- a. Percentage of Opening per Facade on on on on
N S E W
 - b. May Exceed 40%-Under Portal on
 - c. 30" Maximum Glass Size (larger under portal) on
 - d. 3 ft. Minimum Distance from Corners on

Complies () Does Not Comply ()

Staff Comments: existing windows replaced w/ new

3. CANTILEVERS/OVERHANGS: Applicable () Not Applicable ()
- a. Cantilevered Elements _____
 - b. 30" Maximum Roof Overhang _____

Complies () Does Not Comply ()

Staff Comments: _____

4. MATERIALS: Applicable (✓) Not Applicable ()
a. Primary Exterior Finish Stucco
b. Secondary Exterior Finish Wood
Complies (✓) Does Not Comply ()
Staff Comments: _____

5. COLORS: Applicable (✓) Not Applicable ()
a. Exterior brickwork
b. Accents desert tan
c. Maximum Glass Area _____
Complies (✓) Does Not Comply ()
Staff Comments: _____

6. ROOFS: Applicable (✓) Not Applicable ()
a. Roof Type and Slope slope behind parapet
b. 30 Maximum Roof Overhang -
c. Parapets Concealed Equipment -
Complies (✓) Does Not Comply ()
Staff Comments: _____

HISTORIC DESIGN REVIEW BOARD ACTION

Approved () Deny () Table () Conditionally Approved ()

CONDITIONS:

14-70.9 Standards; Downtown and Eastside.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

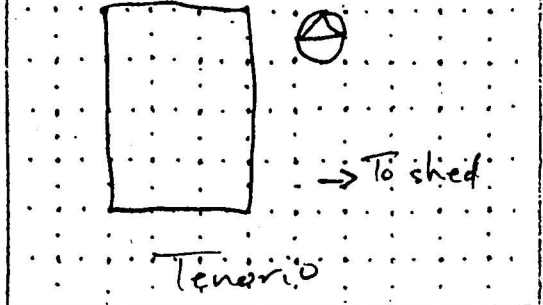
(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

building threatened? yes	survey date 24-9-84 by M	county Santa Fe	ID no. 051601088
field map SFHD	number 3-01088	UTM reference easting northing zone 12 13	
location description 431 Tenorio		city/town Santa Fe	
building name		land grant/reservation	
legal description		twp N S range E W sec	
film roll by M no. 4	negative nos. 34	loc. of neg. <input checked="" type="checkbox"/> HPD	plan shape



date of construction 1935-40 estimate actual

source Bus Dir

use present residential other historic residential other

condition excellent good fair deteriorating

style Pueblo Rev

FOUNDATION MATERIAL NV

wall material/surface Adobe / Stucco

degree of remodeling minor moderate major

describe:

Architectural Features

Roof - flat, parapet, metal PP, 2 masonry chimneys
Vigas ends axed & randomly placed

Windows - 6 l. to cmT, turquoise trim

Door - 6 panel wood, turquoise

Shed - adobe w adobe stucco, road curbe, vital vigas

Garden wall - adobe, adobe stucco, river run foundation.

surroundings Res

relationship to surroundings similar not similar

district potential yes no

significance eligible of interest none

if eligible, why? contrib. marginal date (old enough now) 2/93

comments

associated buildings? yes what type? Shed

if inventoried, list ID nos.

see back? yes

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

February 2, 1993

Historical Design Review Board
City of Santa Fe
Santa Fe, NM

To Whom It May Concern:

Enclosed you will find the architectural review package for a residence at 431 Arroyo Tenorio.

This residence is part of a four unit compound of zero lot line residences.

All the units will be stuccoed "buckskin" in color and will have wood windows that are finished with "desert tan" colored coating. Any exposed woodwork will be stained to match the windows.

This lot has an existing residence on it which will be remodeled and have an addition added to it. All the windows in the existing unit will be replaced with new windows to match the addition. After patching the exterior walls, this existing structure will be restuccoed to match the entire compound.

Any exterior walls will be stuccoed to match residence or will be a "coyote" fence with cedar post.

If there are any further questions, please feel free to contact me. Thank you very much for your cooperation.

Sincerely,

Tom Parmer
Designer



TP/rd

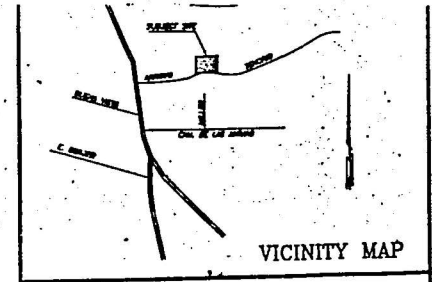
enclosure

20' ACCESS AND UTILITY
EASEMENT FROM REPLAT
RECORDED AS REC #521960

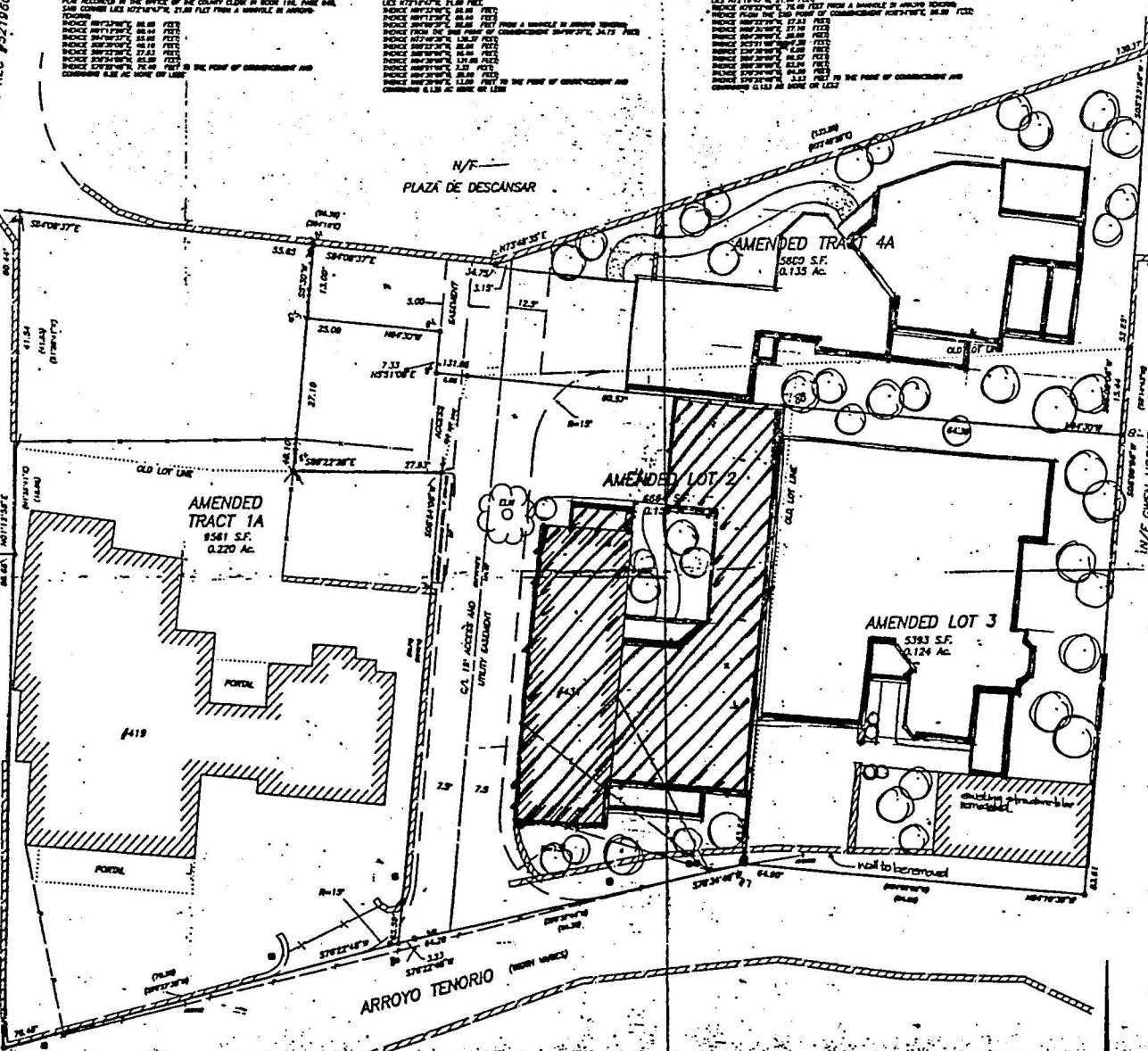
CONSIDERED AS A THE SOUTHWESTERN CORNER OF AMENDED TRACT 4A SHOWN ON
PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK 192, PAGE 040,
SUN CORNER LIES 107'4 1/2" N 71° 15' 00" E 21.80' PLAT FROM A MARKER IN APPROX.
EASING
MARKER 107'4 1/2" N 71° 15' 00" E 21.80'
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CONSIDERED AS A THE SOUTHWESTERN CORNER OF AMENDED LOT 2, THE CORNER
LIES 107'4 1/2" N 71° 15' 00" E 21.80' PLAT FROM A MARKER IN APPROX. LOCATION
MARKER 107'4 1/2" N 71° 15' 00" E 21.80' PLAT FROM A MARKER IN APPROX. LOCATION
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TRACT A
PLAT RECORDED
BK 192, PG 040

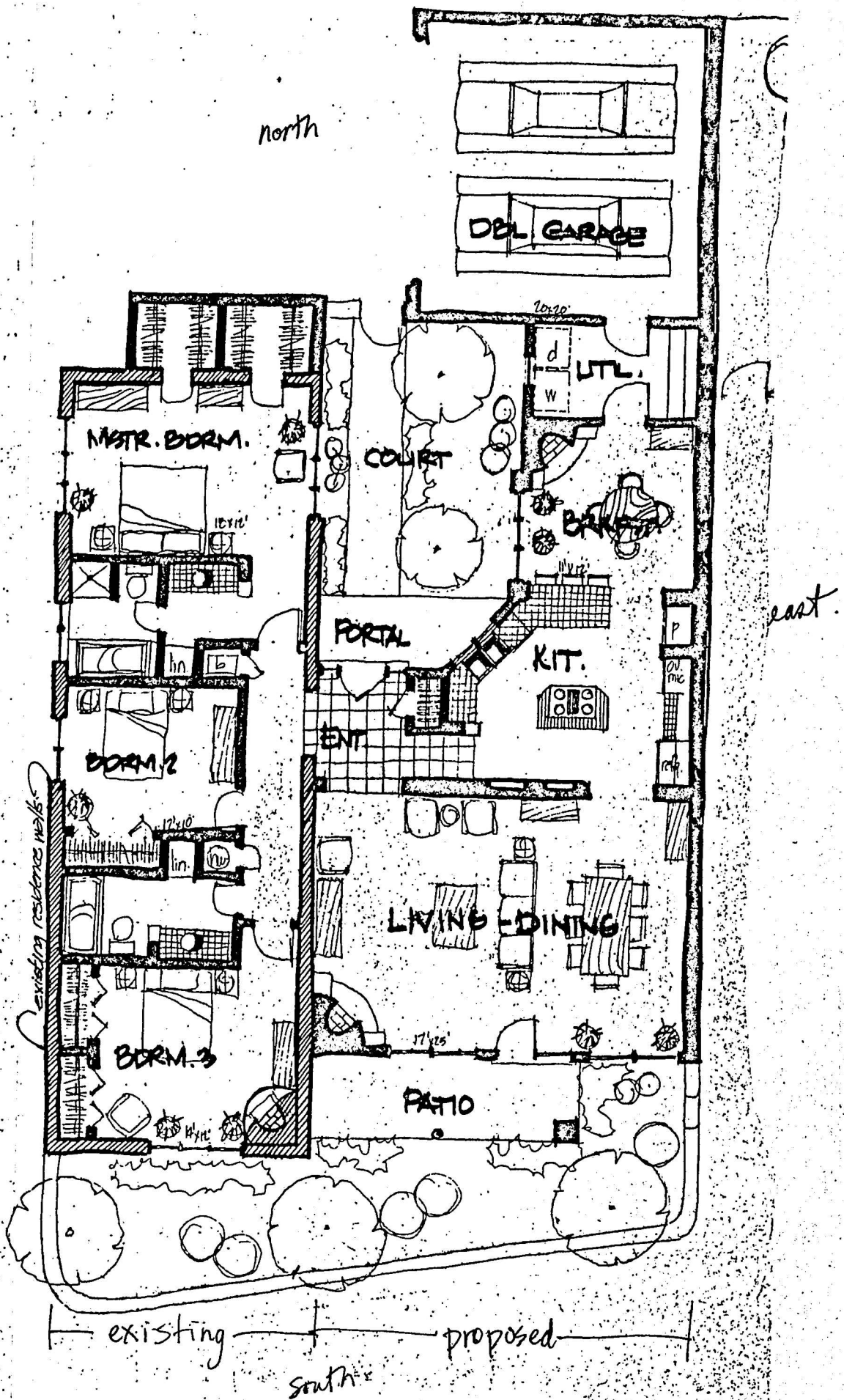


RECORDS AND APPROVAL
SHOW ALL LOTS OF THESE PREVIOUSLY SHOWN THE UNDERSTANDING CONVEYOR
WANT TO BE RE-PLATED UNDER THESE NEW ACTIONS. THE
SUN CORNER LIES WITH THE PREVIOUS CONVEYOR AND IN ACCORDANCE WITH
THE TERMS OF THE ORIGINAL UTILITY CONVEYOR THE SERVICES
CONVEYOR HAS AGREED TO EXTEND UTILITY LINES AND
WATER TO THE PROPERTY OF THESE LOTS. THE REPLAT CONTAINS 1.815 ACRES
BEING AN EQUAL SHARE IN AN EQUAL DISTRIBUTION OF UTILITY
LINES TO THE PROPERTY OF THE LOTS.
THE REPLAT LIES WITHIN THE PLANNING AND PUBLIC
LIMITS OF THE CITY OF SANTA FE, N.M.
CITY OF SANTA FE
COUNTY OF SANTA FE
PLANNING AND PUBLIC UTILITIES DEPARTMENT
DATE 7-17-91
BY [Signature]
TITLE [Title]

THE PLAT SUBJECT TO ANY EXISTING EASEMENTS AND
ENCUMBRANCES OF RECORD.
I HEREBY CERTIFY THAT I AM A
LICENSED PROFESSIONAL LAND SURVEYOR
AND THAT I AM THE AUTHOR OF THIS PLAT.
DATE 7-17-91
BY [Signature]
TITLE [Title]

LOT LINE ADJUSTMENT
ALBERT AND SHIRLEY
EICHSTEADT
SHOWING
REPLAT OF
TRACTS 1A & 4A, SHOWN ON
PLAT RECORDED IN BOOK 192, PAGE 040,
AND
TRACTS 2 & 3, SHOWN ON KOLEDIN REPLAT
RECORDED IN BOOK 193, PAGE 017.
CITY AND COUNTY OF SANTA FE, N.M.

G. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1210 ST. FRANCIS CH.
SANTA FE, N.M.
FILED 1991 DATE 3-12-91





431 Arroyo Tenorio
Existing structure

South Elevation

(fenestration pattern removed)



North elevation

(addition placed on this elev.)

431 Arroyo Tenorio
Existing Structure
East Elevation



(elevation completely
obliterated by
addition)

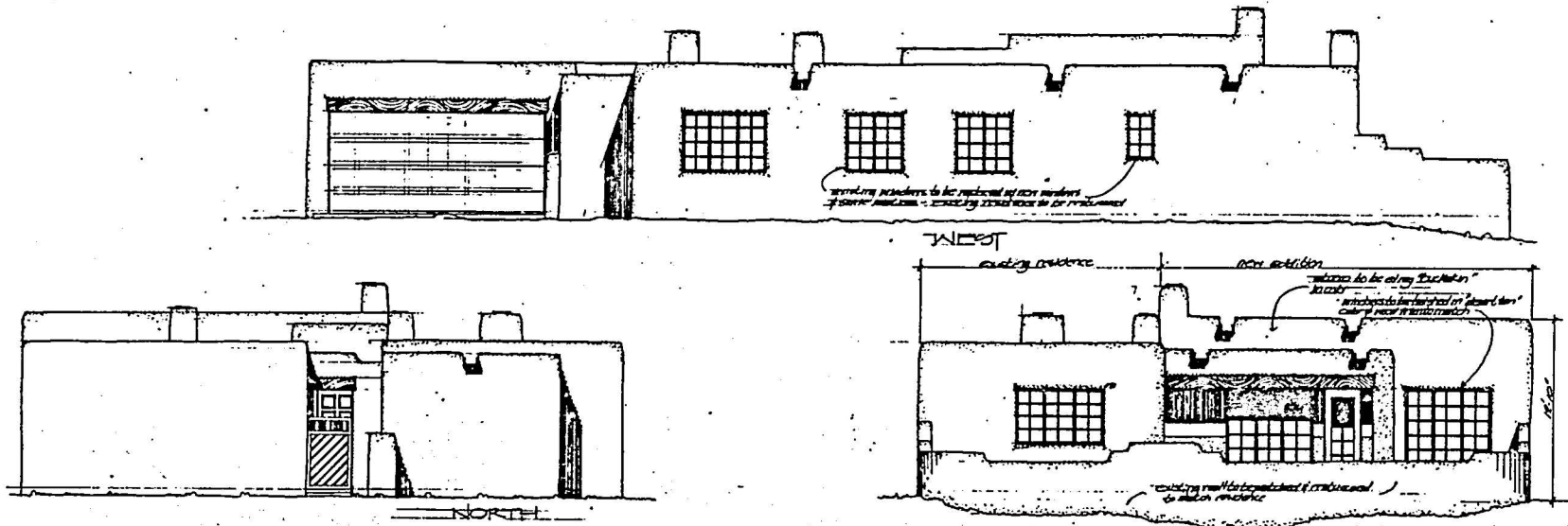


East Elevation



431 Arroyo Tenorio
Existing structure
West Elevation

(orientation pattern altered/removed
projecting vigas removed)



SOUTH ELEVATION

431 ARROYO TENORIO
 LOT 2 BICHATAEOT REPEAT

REVISIONS	BY

Chapman Homes

10001 PLYMOUTH DRIVE
 DUBLIN, CALIF. 94568
 (916) 481-1100
 FAX: 505 862 9888

BUILDERS SINCE 1900

DATE
BY
SCALE
JOB NUMBER
PROJECT

EXHIBIT C
ZONING DIVISION
HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

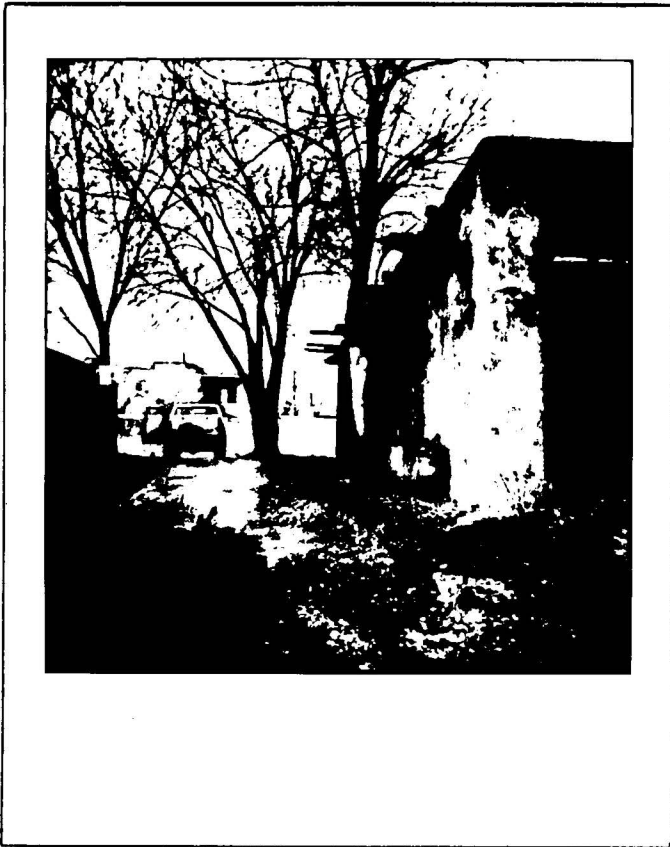
5

APPLICANT INFORMATION

Application Type: Preliminary Approval () Final Approval (<input checked="" type="checkbox"/>)	
Project Location: <u>431 Arroyo Tenorio</u>	
Owner: <u>Chapman Homes</u>	Address: <u>1500 St. Francis</u> Phone: _____
Applicant: _____	Address: <u>1500 St. Francis</u> Phone: _____
Project Proposal: <u>An addition to an existing residence.</u>	
Public Visibility: North (<input checked="" type="checkbox"/>) South () East () West (<input checked="" type="checkbox"/>)	
New Construction:	Single Family Residence () Multi-family Residence () Commerical ()
Other Construction:	Demolition () Remodel (<input checked="" type="checkbox"/>) Addition (<input checked="" type="checkbox"/>) Restucco (<input checked="" type="checkbox"/>) Sign(s) () Wall/Fence (<input checked="" type="checkbox"/>) Antenna () Solar ()
<p>I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project's seven 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 Historic approval.</p>	
<p><u>Tom Farmer</u> _____ Date <u>2/2/93</u></p> <p>Signature of Applicant or Owner</p>	

For Official Use Only

Date Received: _____	Case Number: H- <u>93-24</u>	
Historic District: _____	Survey Number: _____	Survey Area: _____
Age: _____	Historic Significant () Contributing ()	
Source: _____	Status: Supporting () Non Supporting ()	
H-Board Meeting Date: _____	SHPO Review Required ()	
Ordinance Compliance Checklist:		
Section	Description:	Compliance Yes _____
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: <u>5/28 - will resubmit 6/8 for 6/28</u>		



431 Arroyo Tenorio
Existing structure
West Elevation

(ornamentation pattern altered/removed
projecting vigas removed)

431 Arroyo Tenorio
Existing structure

South Elevation

(fenestration pattern removed)



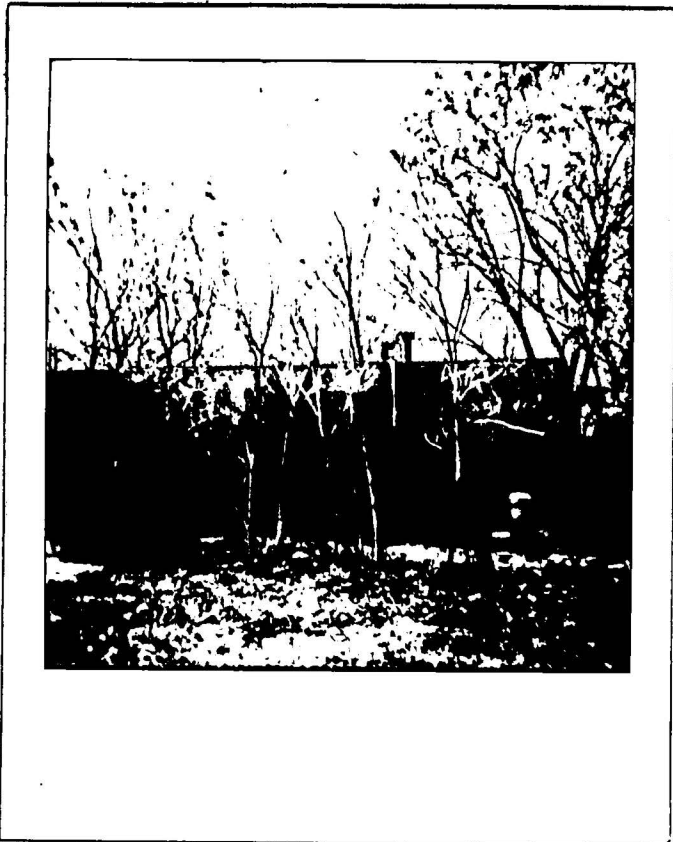
North elevation

(addition placed on this elev.)



431 Arroyo Tenorio
Existing Structure
East Elevation

(elevation completely
obliterated by
addition)



East Elevation