

City of Santa Fe, New Mexico

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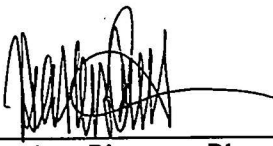
Project Outline for Wall Restoration - 435 Arroyo Tenorio

As per the direction of the Department Director, William C. Kueffer, Mr. Coombs will recreate the streetscape on Arroyo Tenorio to the best of his ability. Mr. Coombs stated he can accomplish a rough application with Sto stucco so it appears to be a mud-plaster. Staff approves the application of the Sto stucco instead of the mud-plaster as long as it is alike in appearance as the mud-plaster.

Mr. Coombs will attempt to recreate the original rock foundation by the addition of more rocks so as to make the transition between the foundation and the wall more gradual. Staff agrees with and approves this treatment.

As a result of this construction, the contributing designation of the structure has been lost. Staff and Mr. Coombs have attempted to the best of their ability to rectify this situation so as to recreate the historic character of the streetscape on Arroyo Tenorio and to respond to concerns expressed by neighbors.


Phillip Coombes, Owner


Heather Pierson, Planner II

XC: Carlos Martinez, City Manager's Office
William C. Kueffer, Planning and Land Use Department Director
Mark Basham, Deputy City Attorney
File H-95-49

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Chair Woods agreed to disagree on this point. She suggested that the Board might want to see story poles at the corners of the structure on the site to determine what the mass would look like.

Mr. Earnest agreed with the Chair's concerns, suggesting that a drawing showing both structures together would be helpful, saying they were only seeing one of the elements in the drawings. He said this might be helpful, noting the concerns regarding trying to mitigate the sheerness of the Antonio elevation.

Mr. Becker agreed it would be helpful to see both projects drawn together, since they share a common wall. He asked the applicant to consider "shaving off" 200 square feet, which would provide more setback. Mr. Ortega asked if what he wanted was a change to the massing, and Mr. Becker agreed.

Ms. Seth asked if these were spec homes. Mr. Martinez said he had sold the first home, and he did not yet know what he would do with the second home. Chair Woods asked him if he was building a home without knowing what he was going to do with it. Mr. Martinez replied by saying that he had no "hidden agendas", and had been clear about them from the start. He added that there would be a big difference between the heights of the two structures if this one was constructed as a single story.

There were no speakers from the public regarding this proposal.

Mr. Earnest moved to table Case #H-95-45. Mr. Becker seconded the motion, which passed 3-1, with Mr. Becker, Mr. Earnest and Mr. Cohen voting "aye" and Ms. Seth voting "no".

Chair Woods asked Mr. Earnest if he was asking to see a drawing of the two structures together and story poles at the corners of the building. Mr. Earnest agreed he was. Mr. Martinez asked how to do the story poles, and Chair Woods replied that Mr. Ortega knew how to place the story poles.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage. (Tabled by HDRB 3/28/95.)

Chair Woods noted that this was not a Woods Construction project, but the applicant was a former client of hers and excused herself from the meeting, leaving Mr. Cohen to chair.

Mr. Becker moved to take Case #H-95-49 from the table. Ms. Seth seconded the motion, which passed unanimously.

Ms. Cole presented the staff report. [Attached as Exhibit "G".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe.

Ms. Seth said the notes from the sub-committee meeting were in the packet, saying there was still a concern with one corner of the existing structure.

Mr. Lloyd said they had made some changes while working with the sub-committee and thanked them for their help. He said they had reached a compromise which allows the owner to proceed, saying he felt the sub-committee could support the changes to the design.

Mr. Lloyd said they were willing to decrease the highest part of the roof in the living room by one foot, which had been requested by a neighbor. He said they had eliminated the guest parking completely in an effort to maintain the streetscape.

Mr. Lloyd said they were planning to leave the existing south wall and three feet of the existing west wall intact and removing the north and east walls.

Ms. Seth asked if this was in the drawings which had been submitted, and Mr. Lloyd said it was not. He provided the Board with a drawing, which he said was a sketch showing how this would look. [A copy of this drawing is attached as Exhibit "H".]

Ms. Seth asked if the corner was in the location of the existing corner. Mr. Lloyd replied, "Not exactly." He said the adobe corner would already be interrupted when they removed the west wall. He said he would not have enough room for the pedestrian gate and the vehicle gate without taking off the 1½ foot of the south wall. He said if he moved the vehicle gate to the west it would not look good proportionately.

Mr. Becker asked if the gate could be moved back. Mr. Lloyd replied that there was only three feet to the garage wall, and that he needed a pilaster between the gates which was of good proportion. ~~He added that the existing wall was adobe with a rubble foundation, and they would "keep it this way" including the mud plaster.~~

Mr. Lloyd continued by saying they had eliminated a wall which would have been in front of the garage and had set back the gate in the alley between the west wall of the garage and the western property line.

Mr. Lloyd said the two windows which had previously been on the south wall with territorial trim and shutters had been changed to be Pueblo in style and were now moved to the west wall. He said the rest of the house remained unchanged. He said the south side of the house was done consistently in territorial trim and the east and west elevations were not very visible from the street, there being a six foot wall at this location. He said he had further information regarding the "blending" of the two styles, if the Board wished to hear it.

Ms. Seth asked the width of the pilasters between the gates. Mr. Lloyd said they were 2 feet, 10 inches, saying the pilaster on the west side actually overlaps the garage, and was 1 foot from the garage door.

Mr. Earnest asked if the contributing status of the structure would be maintained if two of the walls were being removed. He suggested that the north wall on the back corner could be maintained. Ms. Cole said she did not believe it could be considered a contributing structure if 50% of the structure is removed, saying that it would have to be more than 50%.

Mr. Earnest asked the applicant if they could maintain a portion of the original corner at the location of the north wall as it comes off the east wall. Mr. Lloyd said he could, noting that the wall was high and would shelter the sun from the front bedroom.

Ms. Grzeskowiak asked if this was in conjunction with the revision which had been submitted by Mr. Lloyd this evening. Mr. Lloyd and Mr. Earnest agreed.

Present and sworn was Betty Gold, 423 Arroyo Tenorio, who said she lived to the back of the property and had submitted a letter at the time this case was last reviewed. She said she was concerned with the streetscape,

the design of the house, and the height of the structure. She said her living room and dining room looked out onto the wall. She said she had met with Mr. Coombs since the last HDRB meeting, and had requested that the "outside height" of his building be no more than hers, which is 13 feet 10 inches. She requested that the minutes reflect that they had agreed to lower the roof by one foot to be 14 feet, six inches. She said she would like to have it even lower, if the Board thought it should be.

Mr. Lloyd declined cross examination of the speaker.

Mr. Becker moved to ~~designate the structure at 435 Arroyo Tenorio, as described in Case #H-95-49 as contributing.~~ Mr. Earnest seconded the motion, which passed by unanimous voice vote.

Ms. Seth moved for approval of Case #H-95-49 subject to the following conditions:

1. The north wall of the existing contributing structure be retained and extended 4 feet from the east corner
2. The south wall of the existing contributing structure be retained and extended 3 feet from the western corner, as submitted in the drawings presented at this meeting.

Mr. Becker seconded the motion.

Ms. Grzeskowiak noted that two items were presented differently than what had been submitted in the plans. She explained that the one foot decrease in the parapet height was not reflected in the plans. Mr. Lloyd added that the entire portion of the high roof would be decreased in height. Ms. Grzeskowiak said the staff would require a specific height to review the project during the building permit process.

Mr. Becker asked the applicant the height. Mr. Lloyd replied that the drawings showed a height of 15' 6" from finished floor and they would reduce it to be 14' 6" from finished floor. Ms. Grzeskowiak said they needed the height from finished grade, and Mr. Lloyd replied that it was shown as 16 feet from finished grade, and they would reduce the height to 15 feet from finished grade.

Ms. Grzeskowiak said the second item was that the west wall which would be preserved three feet running south from north was not being preserved. Ms. Seth said she did not mean that it was, and had not used the word preserved.

Ms. Seth clarified that the northeast corner of the structure would be preserved and that the southwest corner would be new.

Ms. Seth asked that the motion include the condition that the highest portion of the wall be 15 feet from finished grade.

The motion for approval of Case #H-95-49 subject to the following conditions:

1. The north wall of the existing contributing structure be retained and extended 4 feet from the east corner
2. The south wall of the existing contributing structure be retained and extended 3 feet from the western corner, as submitted in the drawings presented at this meeting.
3. The highest portion of the structure be 15 feet from finished grade.

Passed by unanimous voice vote, with Mr. Becker, Mr. Earnest and Ms. Seth voting "aye".

Ms. Gold asked Mr. Lloyd if the height would be 14' 6" from finished floor and Mr. Lloyd agreed.

Case #H-95-55. 342 Otero Street. Downtown and Eastside Historic District. Claire Lange, agent for Flora Dow, proposes a one story addition to north elevation and remodel. (Tabled by HDRB 4/11/95.)

[Chair Woods rejoined the meeting at this time.]

Upon motion by Mr. Becker and second by Ms. Seth Case #H-95-55 was unanimously removed from the table.

Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes prepared by Laurel Seth, April 17, 1995

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for April 13 at 9:30 AM in Stephen Earnest's office on Paseo de Peralta.

~~Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth.~~ Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of its members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

~~Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure.~~ Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. ~~They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.~~ ✓

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for 3:00 PM on Friday, April 14th at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud-plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

Chair Woods asked what the ½ moon was on the north elevation drawings above the window which he was proposing. Mr. Kueffer said it was to be a skylight, and the drawings were not correct, because the skylight would not be seen from this elevation.

Chair Woods asked if the skylight would be concealed with the parapet and Mr. Kueffer agreed.

Chair Woods asked if the applicant would agree to a vertical mullion. Mr. Kueffer agreed.

Chair Woods clarified that the applicant was agreeing that the windows would be left as is; that the infill on the north elevation would result in the three windows becoming interior windows, which would be removed; that the tall window on the north elevation would have a vertical mullion, and that the parapet would continue across to hide the skylight. Mr. Kueffer agreed that this was correct.

There were no speakers from the public regarding this project.

Mr. Samora asked the color of the stucco. Mr. Kueffer said it would be light tan as existing.

Ms. Seth moved for approval of Case #H-95-48 subject to the following conditions:

1. All existing window openings to remain as they exist with the exception of the three windows on the north elevation
2. The parapet to be extended to conceal the skylight
3. The stucco color match the existing stucco color
4. A vertical mullion be added to the tall window on the north elevation

Mr. Cohen seconded the motion, which passed by unanimous voice vote.

Chair Woods thanked the applicant for his cooperation.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.

Chair Woods, noting that the applicant was a former client of Woods Construction, excused herself from participation in this case, leaving Mr. Cohen to chair the meeting.

Ms. Cole presented the staff report. [Attached as Exhibit "K".] She added that they had received two letters in regard to this case, one appearing to be in support and one appearing to be opposed to the project. [Copies of these letters are attached as a part of Exhibit "K".] She noted that the Board was also provided with a memo from the City Building Inspector regarding a structural analysis of the structure. [A copy of this memo is attached as Exhibit "L".] She said there was also a statement from a structural engineer in regard to the condition of the building. [A copy of this statement is attached as Exhibit "M".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe. Mr. Lloyd stated that the owner would like to give a statement.

Present and sworn was Phillip Coombs, 1224 North Summit Drive. Mr. Coombs said that he had purchased the subject property about one year ago. He said that at the time, he had inspected City records and had found that the structure was not listed as a supporting or contributing building, and that he had purchased the property because of this. He said he liked the street where the structure was located and would like to live there, but could not find a way to use the structure as an habitable building.

Mr. Coombs continued by saying the building was listed in 1985 as a shed, and that now the structure does not have a roof. He said the proposed structure will be adobe. He said it "took him by surprise" that the staff was now reassessing that 1985 Historic Review" and calling the structure contributing. He said that he had hired a structural engineer and that his report explains that the structure is not sound. He said he would not use the building as a habitable space, saying he did not want to be liable that "if I put somebody in there" and a car "touches" the building, making it fall down.

Mr. Coombs said he would restore the streetscape with the design of the new structure, which would "look similar" to the existing structure. He said the garage which they were proposing was in the same scale as the existing structure, with mud plaster. He repeated that he was not willing to put someone's safety in danger by using the existing structure.

Ms. Seth noted that not every structure was listed in the 1985 Historic Review and asked what the owner meant by saying the staff had reassessed that review. Mr. Lloyd noted that at the time of the 1985 Historic Review, 431 Arroyo Tenorio included the "shed" and since that time, the property had been divided into three lots, with three addresses.

Ms. Seth asked what the property was designated as. Mr. Lloyd said the house had been designated as contributing, but the "shed" had not been designated.

Ms. Seth said many time the designation was meant to include all the outbuildings. Mr. Lloyd said he had a copy of the inventory and there was an arrow pointing to the "shed". He said there was no inventory number associated with the "shed", but was listed as an associated building. Ms. Seth said that if the structure was listed as an associated building, it was meant to have the same designation as the rest of the property. Mr. Lloyd repeated that 435 was a part of 431 at the time of the survey and the "shed" was not listed on the inventory as a contributing structure. Ms. Seth noted that it did list the structure as an associated structure, and Mr. Lloyd agreed.

Ms. Seth asked Mr. Lloyd to show the survey to the staff and he did so. Mr. Lloyd continued by saying that not every site was inventoried. Ms. Seth said the argument could be made that the "shed" was meant to be listed as contributing since it was a part of the property.

Chair Cohen asked staff to comment on the question regarding whether out buildings were included in the designation of a property. Ms. Grzeskowiak replied that the survey data collected by the City between 1978 and 1984 was not always accurate or thorough, and this is the reason they had requested funding from the State Historic Preservation Office each year so the properties could be re-surveyed. She said that in the past, the property address was noted, and all buildings on the site were listed under a designation. She said the re-surveys which had been conducted in the last five years included forms for each individual building on a property. She agreed with Ms. Seth that the survey form includes all the structures as they appeared in 1984. She said the structure now sits on a separate piece of property with a separate address, which justifies the staff asking for a separate designation.

~~Ms. Seth said the question was really if the structure needed to be demolished. She said that maintaining the building appeared to be possible, and the applicant was proposing to tear down the building to provide space.~~

for a parking area. She suggested that the structure could be integrated fairly easily into the plans for a new structure.

Mr. Lloyd replied by saying that it was not being torn down in order to build a parking lot, but rather because it is not a safe structure according to the structural engineer who had provided the report. He said the owner had just stated that the preference was to save the structure, if it was possible.

Ms. Seth noted that the argument was that the structure was going to be demolished based on the report from Red Mountain Engineer, dated March 28, but the proposal to demolish the structure was made March 15. Mr. Lloyd replied by saying they did not know the seriousness of the request by City staff to save the structure. Ms. Seth commented that the request for demolition was not based on the report then, since the report was written subsequent to the request. Mr. Lloyd agreed.

Mr. Lloyd continued by explaining that they had assumed the structure could be saved, and had checked with the building department to see what would be required to do so. He said they had told him that they would require concrete bonding to distribute the load of the roof because there were cracks in the adobe wall. Mr. Lloyd said they had then asked about the foundations and the building department requested a structural engineer's report, so they had hired one, which resulted in the report. Ms. Seth thanked the applicant for his explanation.

Mr. Lloyd said the adobe had been exposed to the weather for one to three years. He provided a sample of the adobe which he said was from the structure in question. He showed where the brick was cracked, and then dropped the adobe on the floor, and it broke into many pieces. He said the structural engineer had advised that the wall would have to be taken down to the footing, and replaced. He questioned what would be saved by doing so.

Ms. Seth asked where the adobe had come from. Mr. Lloyd said it was taken from the top of the wall, which had more exposure to the weather, adding that the structural engineer's opinion was that the adobes from the bottom of the wall were in the same condition.

Mr. Lloyd continued by saying that the added weight of the decking and roofing material would cause the walls to crumble in times of heavy snow fall. He said he had asked the engineer how the structure might be saved and he was told he would have to build a re-enforcing wall on each side of the

existing wall, "entombing" the wall, which would not be a restoration of the existing walls. He added that they had to "be safe" not only for those who might live in the structure, but for those "walking down the street".

~~Mr. Earnest cited SFCC 14-70.13C(2), noting that one of the considerations in regard to demolition was weather the unique streetscape could be reestablished. He asked the applicant what they had done to meet this requirement.~~ Mr. Lloyd said they had not interpreted this code requirement "quite so literally" He said to reestablish the streetscape they had thought they could do it not by "reestablishing it in its precise form as it existed before", but by "reestablishing the streetscape". He said he thought this could be done by building the proposed garage closer to the street.

Mr. Earnest referred to the U.B.C., saying there were some provision which provided some latitude. Mr. Lloyd agreed that Section 104F did provide for this. He added that his point was how to rebuild the integrity of an adobe "which has gone bad".

Mr. Earnest said his point was that if the Board were to approve the demolition, they needed proof that the unique streetscape would be reestablished. ~~He said it should match in style, texture and scale with what is existing!~~

Ms. Grzeskowiak commented that the existing front yard setback requirement would not allow the applicant to reestablish the streetscape if the structure is demolished.

Vice-Chair Cohen read SFCC 14-70.13C as follows:

In determining whether a request fro demolition should be approved or denied, the board shall consider the following:

- (1) Whether the structure is of historical importance;
- (2) 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
- (3) The state of repair and structural stability of the structure under consideration.

Vice-Chair Cohen commented they were faced with conflicting opinions from the experts. He read from the March 22 letter from the Construction Section Supervisor as follows: ~~“The structure stem, foundation walls appear to be in sound condition. The structure's adobe walls appear to be in sound condition with one exception: ... this can be easily repaired with some protective coating such as plaster.”~~ The structure on the roof portion there shall require replacement as deterioration will continue to the interior without such”. He noted that the Board was faced with conflicting reports: one saying the structure was sound, and the other saying it was not.

Mr. Lloyd commented that one of the experts had worked for the City for a long time, and this expert would not take the liability or responsibility for the structure once it was completed. He described a case in Silver City where an adobe structure had collapsed and had resulted in a law suit against the City.

Present and sworn was Sara Melton, 408 Sosoya Lane. She questioned if the ordinance addressed “demolition by neglect”. Ms. Grzeskowiak replied that the ordinance addressed minimum maintenance requirements, and she believed that demolition by neglect was addressed in this code section.

Ms. Melton said that the previous owner had been required to protect the building from further decay, and that the decay of the structure had been accelerated when the roof came off. She said the walls had been covered by black plastic, but it was not secured, and so the structure had not been protected. She suggested that the care of the structure should be a consideration of the Board.

Vice-Chair Cohen cited 14-70.14 and read as follows:

All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

He then noted that there was a list of about 13 items which followed. He noted that the owner of the property could be in violation of this section of the ordinance, adding that Mr. Coombs had not owned the property for very long. He said that he may still have some responsibility depending on when the decay had actually occurred.

Ms. Seth referred to the artifacts which may have been found in the area previously, and asked staff to comment. Ms. Cole reported that she had spoken to David Snow, who is an archeologist, and he did not have any addition information in this regard.

~~Mr. Eloyd described the project and said that it would reestablish the streetscape. He said he had "done a quick overlay" to show what the project would look like, and displayed it.~~

Ms. Seth said she was unsure of the status of the existing structure, noting that it could already be designated, and she asked that this issue be resolved before motion on the case. Ms. Grzeskowiak explained that if the Board determines that the structure does warrant designation as a contributing portion of 431 Arroyo Tenorio (as suggested by the survey data), she would suggest a motion to affirm the apparent, existing designation at the new address at 435.

Vice-Chair Cohen asked for a motion regarding the designation of the structure.

Mr. Earnest expressed discomfort in making this determination without more information, saying that the survey in 1984 points to that structure. He asked staff how they could take the structure which was considered to be contributing to the property listed as 431 Arroyo Tenorio and now "pull it out as a separate item". Ms. Grzeskowiak, acknowledging she did not want to speak for the Board, said that agreeing that the structure warranted designation as a contributing building was the premise.

Ms. Grzeskowiak continued by saying the structure was currently recognized at 431 Arroyo Tenorio, being called out on the survey forms, both on the site drawings and in the description of features on the site. She noted that now the structure is at a separate address (435 Arroyo Tenorio), and this was the reason she suggested the term "affirm", or "confirm". She questioned if it was a designation.

Ms. Grzeskowiak said it was the intent of the survey forms, as surveys were conducted ten years ago, to include this structure as a part of the property. She noted that the Revised Historic Status Map, which goes to the City Council before the end of the year, will address properties such as these and have every structure designated individually of the property.

Vice-Chair Cohen said it appeared that the Board could not do its duty and approve the application, noting there were too many questions.

Mr. Lloyd said no one knows if the person who conducted the survey 10 years ago meant for the "shed" to be designated as contributing or not. He said the survey data includes a map, where the structures on the site are depicted as being either contributing or significant. He said the subject structure does not appear on this colored map. He showed this map to Ms. Seth. Ms. Seth asked that he show the map to the other Board members as well.

Mr. Earnest asked Mr. Lloyd if he would agree there was some "gray area". Mr. Lloyd replied, "Yes".

Ms. Grzeskowiak said that the applicant and the architect were aware that the source of information on structures in the historic districts is the survey form (which was completed in 1984), and that she could not comment on the map which was published in 1982. She said the map was updated in 1992, and another revision was currently being done. Ms. Grzeskowiak stated the position of staff to be that the survey form is the information used on a daily basis in their office when reviewing projects.

Mr. Coombs commented that he had contacted the Planning Department when he was thinking about purchasing the property and that he had been given the map which Mr. Lloyd had presented as being the information for the property. He said that now the staff is saying that this was not the correct document.

Vice-Chair Cohen stated that the Board "had a job to do", and this could not be determined by what one person may have told another person when they purchased a property.

Ms. Seth noted bigger issues, including sub-dividing properties in Santa Fe. She commented that the Board had attempted to view properties as a whole, and cited a case of a compound on De Vargas Street as an example.

She said there were many cases where smaller structures were "included as part of the whole", and were important to the integrity to the entire property and the streetscape.

Ms. Seth acknowledged that this case must be unpleasant for the owner of the property. She said the Board must look at all structures, whether they be a shed, a building, or a wall and regardless of what they may have been used for in the past.

~~Vice-Chair Gohen explained to the owner that the area is a very important one in Santa Fe, reflecting the "old character". He recalled that Dorothy Pillsbury, who lived on San Antonio street had written four books about the area called Tenorio Flats, which were classics of New Mexico literature. He explained this was the reason for the Board's concern. He said it "sets the tone" and could set precedent for many things in the area. He asked if the applicant would consider having his case tabled so that he could consider the concerns expressed tonight and work with staff on alternatives for the project.~~

Mr. Coombs thanked the Chair for his offer, and asked what the Board would suggest, considering that the engineer he had hired had determined that the structure was not safe. He added that he would like to preserve the streetscape and again asked the Board for suggestions.

Vice-Chair Cohen replied that he did not believe it was the Board's place to make suggestions, adding that a classic response would be to "get a second opinion" in regard to an opinion about the structure's soundness. He noted that there were two conflicting opinions, and suggested that there may have been an unconscious effort on the part of the engineer to please his client. He concluded by saying that if the applicant wanted more time to explore options, the Board could table his case.

Noting that the applicant was aware of these examples, Ms. Grzeskowiak cited two cases on the west 400 block of San Francisco Street for the Board. She said they were both condemned by the City, and the owners worked with the City and closely with staff. She noted that both efforts may result in award winning projects. She offered to refer the applicant to the owners of these properties, noting that they had saved and preserved the two structures.

Other examples of preservation cited

Mr. Coombs asked when he could return to the Board for review if his case were tabled. Vice-Chair said the Board was not interest in delaying him, and said they would be ready to hear the case as soon as he was ready.

Ms. Grzeskowiak requested that the Board give the applicant some direction in regard to the design of the project, separate from the placement of structures on the site.

Mr. Samora expressed concern that there were both Territorial and Pueblo style details on the building. Mr. Lloyd responded by saying this was an effort to "mimic" the styles of John Gaw Meem's designs. Referring to the glass which measured more than 30 inches, Mr. Lloyd said this was an oversight, and it would be easy to corrected by adding muntins.

Mr. Lloyd continued by describing how he had studied drawings of Mr. Meem's work, and there were many examples of mixing the two architectural styles. He added that he did not believe this was in violation of city code.

Mr. Earnest commented that he had worked with Mr. Meem, and agreed that there was some mixture of styles, but most were on large scale projects. He questioned if this was appropriate on smaller residential projects, adding that he did not recall territorial and pueblo style windows only four feet away from each other. Mr. Lloyd agreed.

Risking sounding facetious, Vice-Chair Cohen commented that Mr. Meem's style does not decide the appropriate design for projects before the Board. He added his project did however, "set nice precedent".

Ms. Seth asked if the pitched portals on the south elevation had metal roofs. Mr. Lloyd said they did not, and cited an example of the roof being proposed.

Ms. Seth asked Mr. Lloyd to explain what appeared to be a covered walkway between the garage and the portal on the east elevation, acknowledging that she was unsure if it was visible from the street. Mr. Lloyd replied that it was a pergola where they would plant climbing roses.

Vice-Chair Cohen asked staff if the matter of archeological permit was outside this Board's jurisdiction. Ms. Grzeskowiak agreed, adding that they included it in the staff report so that it be included in the public hearing and so that the applicant will be aware of this issue.

Ms. Seth asked the trim color. Mr. Lloyd replied that the territorial trim would be sage green. Ms. Seth asked if the outside gates were stained wood. Mr. Lloyd agreed they were, adding that there would be blue and deep red on the raised panel portions of the gates.

Ms. Seth asked if the windows were true-divided-lites. Mr. Lloyd replied that they were. Ms. Seth noted that the applicant said that the structures would be constructed of either adobe or frame (depending on the budget), and asked if the owner had not said the structures would be adobe. Mr. Lloyd replied, "If we can get through the hearings in due course, yes." Mr. Coombs replied that he would like to use adobe.

Mr. Lloyd commented that he had used these mixtures of styles on many homes he had designed.

Mr. Earnest asked if the shutters on the Arroyo Tenorio street side were operable or fixed. Mr. Lloyd said they had not decided. He briefly studied his drawings and then said they could be made operable. Mr. Earnest asked if they could be eliminated, noting that this element did not appear anywhere else in the project. Mr. Lloyd explained that they were attempting to make it appear that the project had been built in stages, like many older structures on the east side. He added that the window treatments looked more contemporary if there is no "blend". Mr. Earnest commented that if they were "tack ons", then they were nothing more than "decoration."

Ms. Seth referred to the letter from Ms. Betty Gold, the neighbor who had written a letter to the Board, noting that she had several concerns. Ms. Seth asked Mr. Lloyd to address the neighbors concerns in regard to the height of the structure and the 50 foot length of wall. Mr. Lloyd replied that the height of the structure was proposed at 15½ feet and the wall was actually 30 feet in length. He said this wall was the "raised portion" at the location of the living room and dining room.

Mr. Lloyd noted that Ms. Gold had said this was the location of her front door, and he did not believe this was correct. Mr. Lloyd offered to show the Board the floor plan of Ms. Gold's home, noting that the front door was on the north side of her structure.

Vice-Chair Cohen suggested that the applicant attempt to talk to Ms. Gold before the next hearing of this case.

Mr. Samora moved to table Case #H-95-49. Ms. Rivera seconded the motion, which passed by unanimous voice vote.

[A brief recess was taken at this time. Chair Woods rejoined the meeting when it reconvened.]

Case #H-95-51. 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "N".]

Present and sworn was Maj Hagman, 500 Camino Rancheros. She asked the Board to review a map she had, which she said was the area immediately surrounding her property. She showed the Board the map, showing the location of Monte Sol and said "a lot of this is two story". She said they were "no where near" the height of these other two stories, adding that she needed two more bedrooms in her home.

Ms. Hagman stated that David Serafin had been "working on the project", and that they had tried "everything we could" to accommodate her needs. She said the height was four feet higher, including the parapet. She said the massing was more in style with Santa Fe style and that she thought this was "what the Board was after".

Present and affirmed was David Serafin, who gave his address as Route 1, Santa Fe. Mr. Serafin said they had "stretched and pulled" in an effort to "scale down" the second story as much as they could. He said the second floor was "I think like 30%" of the footprint of the first floor. He said the second story was 48 inches above the height of the highest portion of the existing parapet. He added that a precedence had been set in the neighborhood with "all these other second stories" surrounding the property.

Mr. Earnest commented that there had been a lot of discussion in the history of this case about second story solutions which were rejected for a variety of reasons. He questioned why another application for a second story addition had been made.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South elevation of existing adobe structure. Note severe erosion of walls and daylight poking through.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South and west elevations of existing adobe ruin. (south elevation facing roadway.) Note eroding concrete & rock foundation.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View into interior of existing adobe structure. Note electrical outlets, unknown as to whether they were installed when structure was originally built or later.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Severe erosion at south wall of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- West elevation of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation (with openings) and west elevation.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Partial North elevation and ~~view~~ view into interior of existing adobe structure. Note the lack of vigas, roof and bond beam.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to east from inside existing adobe structure. This east wall would be partially saved and incorporated into yard walls. (It would have to be brought down to regulation 6'-8' height and the opening closed up.)

Exterior east elevation not available due to it's facing into a neighbors lot and the neighbors not being home during picture taking.



Coombs Residence - 435 Arroyo Tenorio
Lloyd & Tryk, Architects

- Adobe wall at southwest corner of lot.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to west from inside existing adobe structure. Note lack of roof.



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 04-0909

Project description . . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
Project number . . . : 95- 10100045
Case Number : H-95-49
Project type : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/17/95

PROJECT LOCATION(S) : 435 Arroyo Tenorio

PROJECT NAMES:

OW- Coombs, Phillip 1224 N. Summit Drive Santa Fe, Nm
Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

PROJECT DATA

| | |
|-------------------------------|-----------------------|
| HISTORICAL DISTRICT | DOWNTOWN AND EASTSIDE |
| HISTORIC BUILDING STATUS | N/A |
| PUBLICLY VISIBLE FACADE-EAST | YES |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | YES |
| PROJECT TYPE (NEW, ADD, ETC.) | DEMO; NEW CONST. |
| USE, PROPOSED | RESIDENTIAL |

City of Santa Fe, New Mexico

memo

DATE: April 25, 1995
TO: Historic Design Review Board Members
FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II *JG*
VIA: Dennis Thompson, Planning Division Director *DT by mv*

CASE #H- 95-49 ADDRESS 435 Arroyo Tenorio

REFERENCE ATTACHMENTS (Sequentially):

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|--|--|
| <input checked="" type="checkbox"/> Case Synopsis | <input checked="" type="checkbox"/> Proposal Letter |
| <input checked="" type="checkbox"/> District Standards | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> State Historical Survey Sheet | <input checked="" type="checkbox"/> Site Plan/Floor Plan |
| <input checked="" type="checkbox"/> Minutes of <u>3/28/95</u> | <input checked="" type="checkbox"/> Elevations |
| <input checked="" type="checkbox"/> Other <u>Previous submittal, Subcommittee report</u> | <input checked="" type="checkbox"/> Photographs |
| | <input type="checkbox"/> Other _____ |

STAFF RECOMMENDATIONS:

As requested by the applicant and agreed upon by the HDRB at its April 11, 1995 hearing, a subcommittee met with the applicant to address the concerns expressed by the board at the March 28, 1995 HDRB hearing regarding the demolition of the existing structure and the reestablishment of the Arroyo Tenorio streetscape. A subcommittee report is attached, and staff defers to the subcommittee to confirm the discussions which took place at the meeting(s) with the applicant.

No specific construction date of this building has been identified by staff or the applicant. The existing one-room structure is constructed of adobe with mud plaster exterior walls and a stone foundation, and retains one door and two, deeply recessed window openings. Remnants of a stone foundation wall exists along the street. Staff is of the opinion that the form and materials which the structure possess speak to a historic building technology. The building has been without a roof for a time and has been exposed to the elements. Staff acknowledges deterioration due to this exposure, but feels that this structure contributes to the unique streetscape of Arroyo Tenorio and the historic district. It appears that the existing structure is currently identified by reference in the historic districts survey inventory at 431 Arroyo Tenorio as a contributing property. As the result of recent lot splits, the structure is now located at 435 Arroyo Tenorio. Staff recommends that contributing status be assigned to this structure at the 435 Arroyo Tenorio address.

Case H-95-49
April 25, 1995
Page 2

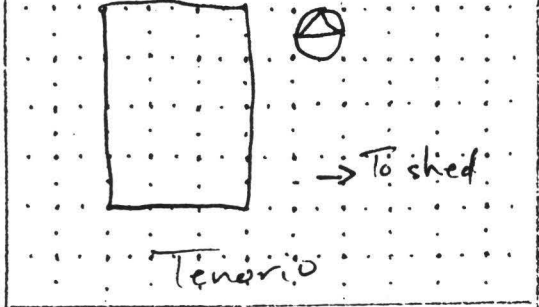
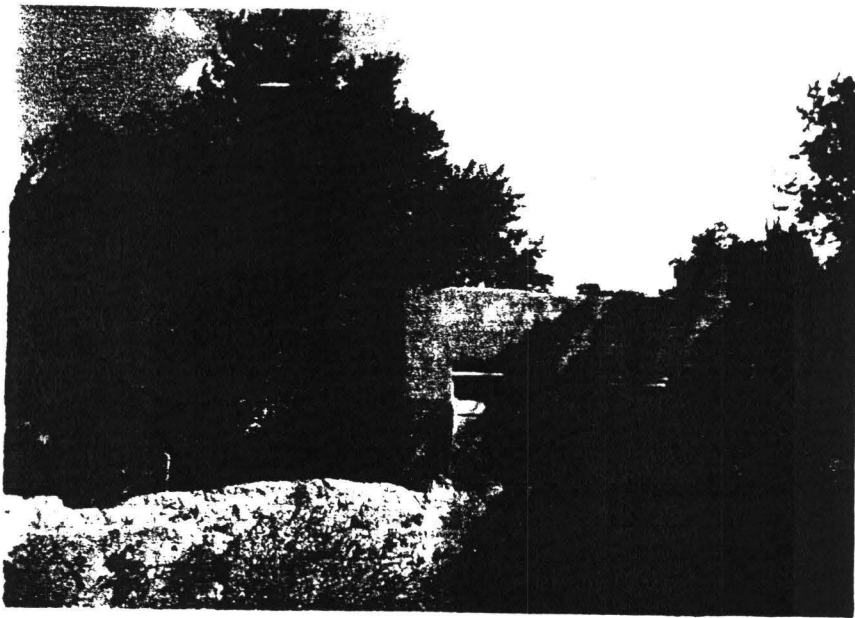
Current revisions of the original proposal for this property illustrate the elimination of the previously proposed guest parking at the location of the existing structure, retention of two walls (S and E facades) of the existing structure, the relocation of a pair of windows from the S elevation to the W elevation of the garage, the elimination of shutters and pedimented lintels and the addition of heavy wood lintels at those windows, the relocation of a pedestrian gate to the western portion of the S elevation, and the extension of the 5'0" yardwall from the interior pedestrian gate to the remaining S wall of the existing structure. All elevations of the main house remain unchanged.

With reference to the historic districts ordinance, staff notes the following concerns:

- 1) Section 14-70.13C(2) of SFCC. The applicant currently proposes to demolish half the structure in an attempt to address the retention of the unique Arroyo Tenorio streetscape. Though this represents a compromise to complete demolition, staff is concerned that the particular streetscape is retained only if viewed from the south and east directions.
- 2) Section 14-70.73A(1) of SFCC. If the HDRB concurs with staff that this structure warrants contributing status, staff is concerned that retention of only two walls would not preserve that status.
- 3) Section 14-70.9C(5) of SFCC. The details of the windows of the proposed residence remain inconsistent throughout the building. Both territorial and pueblo style details are combined throughout the project and on the same facades at the N, W and E elevations.
- 4) Since ground disturbance for this project exceeds 2500 sq. ft., staff reminds the applicant that archaeological clearance will be required prior to submitting for a building permit.

Staff defers to the HDRB for its review of this project. Staff reminds the board that assignment of status to this structure at 435 Arroyo Tenorio is necessary.

| | | | |
|--|--------------------------------|--|---------------------|
| building threatened? yes | surveyed date 2-1-86 by M B | county Santa Fe | ID no. 051601088 |
| field map SFHD | number 3-01088 | UTM reference zone 12 13 | easting northing |
| location description 431 Tenorio now designated 435 Arroyo Tenorio | | city/town Santa Fe | |
| building name | | legal description twp N S range E W sec | |
| film roll by M B no. 4 | negative nos. 34 | loc. of neg. RPP | plan shape |



date of construction
1935-40 estimate _____ actual _____

source
Bus Div

use
present residential
other _____
historic residential
other _____

condition
_____ excellent _____ good
_____ fair _____ deteriorating

style
Pueblo Rev

foundation material
NV

wall material/surface
Adobe / Stucco

Architectural features
Roof - flat, parapet, metal pipes, 2 masonry chimneys
Vigas ends axed & randomly placed
Windows - 6 l. to casT, turquoise trim
Door - 6 panel wood, turquoise
Shed - adobe w adobe stucco, wood cornice, steel vigas
Garden wall - adobe, adobe stucco, river run foundation.

degree of remodeling
X minor _____ moderate _____ major

describe:

surroundings
Ras

relationship to surroundings
V similar _____ not similar

district potential
_____ yes _____ no

significance
_____ eligible X of _____ none
interest

if eligible, why? contrib.

associated buildings? X yes
what type?
Shed
if inventoried, list ID nos.

see back? _____ yes


comments

City of Santa Fe, New Mexico

memo

DATE: March 22, 1995

TO: Joan Cole, Planner II

FROM: Rudy Gallegos, Construction Section Supervisor 

RE: Structural analysis of structure at 435 Arroyo Tenorio.

This office recently conducted an onsite inspection at the above location at the request of the H-styles liaison to determine the over all stability of said building. The following is noted:

1. The structure stem, foundation walls appear to be in sound condition.
2. The structures adobe walls appear to be in sound condition with one exception: The wall facing Arroyo Tenorio is showing signs of some deterioration, however this can be easily repaired with some protective coating such as plaster.
3. The structure on the roof portion there to shall require replacement as deterioration will continue to the interior-without such.

Enclosing this structure can help maintain the integrity by there of.

Should any additional information be required I can be reached at 984-6646 at your convenience.

Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes prepared by Laurel Seth, April 17, 1995

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for April 13 at 9:30 AM in Stephen Earnest's office on Paseo de Peralta.

Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth. Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of its members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure. Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for 3:00 PM on Friday, April 14th at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

Chair Woods asked what the ½ moon was on the north elevation drawings above the window which he was proposing. Mr. Kueffer said it was to be a skylight, and the drawings were not correct, because the skylight would not be seen from this elevation.

Chair Woods asked if the skylight would be concealed with the parapet and Mr. Kueffer agreed.

Chair Woods asked if the applicant would agree to a vertical mullion. Mr. Kueffer agreed.

Chair Woods clarified that the applicant was agreeing that the windows would be left as is; that the infill on the north elevation would result in the three windows becoming interior windows, which would be removed; that the tall window on the north elevation would have a vertical mullion, and that the parapet would continue across to hide the skylight. Mr. Kueffer agreed that this was correct.

There were no speakers from the public regarding this project.

Mr. Samora asked the color of the stucco. Mr. Kueffer said it would be light tan as existing.

Ms. Seth moved for approval of Case #H-95-48 subject to the following conditions:

1. All existing window openings to remain as they exist with the exception of the three windows on the north elevation
2. The parapet to be extended to conceal the skylight
3. The stucco color match the existing stucco color
4. A vertical mullion be added to the tall window on the north elevation

Mr. Cohen seconded the motion, which passed by unanimous voice vote.

Chair Woods thanked the applicant for his cooperation.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.

Chair Woods, noting that the applicant was a former client of Woods Construction, excused herself from participation in this case, leaving Mr. Cohen to chair the meeting.

Ms. Cole presented the staff report. [Attached as Exhibit "K".] She added that they had received two letters in regard to this case, one appearing to be in support and one appearing to be opposed to the project. [Copies of these letters are attached as a part of Exhibit "K".] She noted that the Board was also provided with a memo from the City Building Inspector regarding a structural analysis of the structure. [A copy of this memo is attached as Exhibit "L".] She said there was also a statement from a structural engineer in regard to the condition of the building. [A copy of this statement is attached as Exhibit "M".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe. Mr. Lloyd stated that the owner would like to give a statement.

Present and sworn was Phillip Coombs, 1224 North Summit Drive. Mr. Coombs said that he had purchased the subject property about one year ago. He said that at the time, he had inspected City records and had found that the structure was not listed as a supporting or contributing building, and that he had purchased the property because of this. He said he liked the street where the structure was located and would like to live there, but could not find a way to use the structure as an habitable building.

Mr. Coombs continued by saying the building was listed in 1985 as a shed, and that now the structure does not have a roof. He said the proposed structure will be adobe. He said it "took him by surprise" that the staff was now reassessing that 1985 Historic Review" and calling the structure contributing. He said that he had hired a structural engineer and that his report explains that the structure is not sound. He said he would not use the building as a habitable space, saying he did not want to be liable that "if I put somebody in there" and a car "touches" the building, making it fall down.

Mr. Coombs said he would restore the streetscape with the design of the new structure, which would "look similar" to the existing structure. He said the garage which they were proposing was in the same scale as the existing structure, with mud plaster. He repeated that he was not willing to put someone's safety in danger by using the existing structure.

Ms. Seth noted that not every structure was listed in the 1985 Historic Review and asked what the owner meant by saying the staff had reassessed that review. Mr. Lloyd noted that at the time of the 1985 Historic Review, 431 Arroyo Tenorio included the "shed" and since that time, the property had been divided into three lots, with three addresses.

Ms. Seth asked what the property was designated as. Mr. Lloyd said the house had been designated as contributing, but the "shed" had not been designated.

Ms. Seth said many time the designation was meant to include all the outbuildings. Mr. Lloyd said he had a copy of the inventory and there was an arrow pointing to the "shed". He said there was no inventory number associated with the "shed", but was listed as an associated building. Ms. Seth said that if the structure was listed as an associated building, it was meant to have the same designation as the rest of the property. Mr. Lloyd repeated that 435 was a part of 431 at the time of the survey and the "shed" was not listed on the inventory as a contributing structure. Ms. Seth noted that it did list the structure as an associated structure, and Mr. Lloyd agreed.

Ms. Seth asked Mr. Lloyd to show the survey to the staff and he did so. Mr. Lloyd continued by saying that not every site was inventoried. Ms. Seth said the argument could be made that the "shed" was meant to be listed as contributing since it was a part of the property.

Chair Cohen asked staff to comment on the question regarding whether out buildings were included in the designation of a property. Ms. Grzeskowiak replied that the survey data collected by the City between 1978 and 1984 was not always accurate or thorough, and this is the reason they had requested funding from the State Historic Preservation Office each year so the properties could be re-surveyed. She said that in the past, the property address was noted, and all buildings on the site were listed under a designation. She said the re-surveys which had been conducted in the last five years included forms for each individual building on a property. She agreed with Ms. Seth that the survey form includes all the structures as they appeared in 1984. She said the structure now sits on a separate piece of property with a separate address, which justifies the staff asking for a separate designation.

Ms. Seth said the question was really if the structure needed to be demolished. She said that maintaining the building appeared to be possible, and the applicant was proposing to tear down the building to provide space

for a parking area. She suggested that the structure could be integrated fairly easily into the plans for a new structure.

Mr. Lloyd replied by saying that it was not being torn down in order to build a parking lot, but rather because it is not a safe structure according to the structural engineer who had provided the report. He said the owner had just stated that the preference was to save the structure, if it was possible.

Ms. Seth noted that the argument was that the structure was going to be demolished based on the report from Red Mountain Engineer, dated March 28, but the proposal to demolish the structure was made March 15. Mr. Lloyd replied by saying they did not know the seriousness of the request by City staff to save the structure. Ms. Seth commented that the request for demolition was not based on the report then, since the report was written subsequent to the request. Mr. Lloyd agreed.

Mr. Lloyd continued by explaining that they had assumed the structure could be saved, and had checked with the building department to see what would be required to do so. He said they had told him that they would require concrete bonding to distribute the load of the roof because there were cracks in the adobe wall. Mr. Lloyd said they had then asked about the foundations and the building department requested a structural engineer's report, so they had hired one, which resulted in the report. Ms. Seth thanked the applicant for his explanation.

Mr. Lloyd said the adobe had been exposed to the weather for one to three years. He provided a sample of the adobe which he said was from the structure in question. He showed where the brick was cracked, and then dropped the adobe on the floor, and it broke into many pieces. He said the structural engineer had advised that the wall would have to be taken down to the footing, and replaced. He questioned what would be saved by doing so.

Ms. Seth asked where the adobe had come from. Mr. Lloyd said it was taken from the top of the wall, which had more exposure to the weather, adding that the structural engineer's opinion was that the adobes from the bottom of the wall were in the same condition.

Mr. Lloyd continued by saying that the added weight of the decking and roofing material would cause the walls to crumble in times of heavy snow fall. He said he had asked the engineer how the structure might be saved and he was told he would have to build a re-enforcing wall on each side of the

existing wall, "entombing" the wall, which would not be a restoration of the existing walls. He added that they had to "be safe" not only for those who might live in the structure, but for those "walking down the street".

Mr. Earnest cited SFCC 14-70.13C(2), noting that one of the considerations in regard to demolition was weather the unique streetscape could be reestablished. He asked the applicant what they had done to meet this requirement. Mr. Lloyd said they had not interpreted this code requirement "quite so literally" He said to reestablish the streetscape they had thought they could do it not by "reestablishing it in its precise form as it existed before", but by "reestablishing the streetscape". He said he thought this could be done by building the proposed garage closer to the street.

Mr. Earnest referred to the U.B.C., saying there were some provision which provided some latitude. Mr. Lloyd agreed that Section 104F did provide for this. He added that his point was how to rebuild the integrity of an adobe "which has gone bad".

Mr. Earnest said his point was that if the Board were to approve the demolition, they needed proof that the unique streetscape would be reestablished. He said it should match in-style, texture and scale with what is existing.

Ms. Grzeskowiak commented that the existing front yard setback requirement would not allow the applicant to reestablish the streetscape if the structure is demolished.

Vice-Chair Cohen read SFCC 14-70.13C as follows:

In determining whether a request fro demolition should be approved or denied, the board shall consider the following:

- (1) Whether the structure is of historical importance;
- (2) 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
- (3) The state of repair and structural stability of the structure under consideration.

Vice-Chair Cohen commented they were faced with conflicting opinions from the experts. He read from the March 22 letter from the Construction Section Supervisor as follows: "The structure stem, foundation walls appear to be in sound condition. The structure's adobe walls appear to be in sound condition with one exception: ... this can be easily repaired with some protective coating such as plaster. The structure on the roof portion there shall require replacement as deterioration will continue to the interior without such". He noted that the Board was faced with conflicting reports: one saying the structure was sound, and the other saying it was not.

Mr. Lloyd commented that one of the experts had worked for the City for a long time, and this expert would not take the liability or responsibility for the structure once it was completed. He described a case in Silver City where an adobe structure had collapsed and had resulted in a law suit against the City.

Present and sworn was Sara Melton, 408 Sosoya Lane. She questioned if the ordinance addressed "demolition by neglect". Ms. Grzeskowiak replied that the ordinance addressed minimum maintenance requirements, and she believed that demolition by neglect was addressed in this code section.

Ms. Melton said that the previous owner had been required to protect the building from further decay, and that the decay of the structure had been accelerated when the roof came off. She said the walls had been covered by black plastic, but it was not secured, and so the structure had not been protected. She suggested that the care of the structure should be a consideration of the Board.

Vice-Chair Cohen cited 14-70.14 and read as follows:

All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

He then noted that there was a list of about 13 items which followed. He noted that the owner of the property could be in violation of this section of the ordinance, adding that Mr. Coombs had not owned the property for very long. He said that he may still have some responsibility depending on when the decay had actually occurred.

Ms. Seth referred to the artifacts which may have been found in the area previously, and asked staff to comment. Ms. Cole reported that she had spoken to David Snow, who is an archeologist, and he did not have any addition information in this regard.

Mr. Lloyd described the project and said that it would reestablish the streetscape. He said he had "done a quick overlay" to show what the project would look like, and displayed it.

Ms. Seth said she was unsure of the status of the existing structure, noting that it could already be designated, and she asked that this issue be resolved before motion on the case. Ms. Grzeskowiak explained that if the Board determines that the structure does warrant designation as a contributing portion of 431 Arroyo Tenorio (as suggested by the survey data), she would suggest a motion to affirm the apparent, existing designation at the new address at 435.

Vice-Chair Cohen asked for a motion regarding the designation of the structure.

Mr. Earnest expressed discomfort in making this determination without more information, saying that the survey in 1984 points to that structure. He asked staff how they could take the structure which was considered to be contributing to the property listed as 431 Arroyo Tenorio and now "pull it out as a separate item". Ms. Grzeskowiak, acknowledging she did not want to speak for the Board, said that agreeing that the structure warranted designation as a contributing building was the premise.

Ms. Grzeskowiak continued by saying the structure was currently recognized at 431 Arroyo Tenorio, being called out on the survey forms, both on the site drawings and in the description of features on the site. She noted that now the structure is at a separate address (435 Arroyo Tenorio), and this was the reason she suggested the term "affirm", or "confirm". She questioned if it was a designation.

Ms. Grzeskowiak said it was the intent of the survey forms, as surveys were conducted ten years ago, to include this structure as a part of the property. She noted that the Revised Historic Status Map, which goes to the City Council before the end of the year, will address properties such as these and have every structure designated individually of the property.

Vice-Chair Cohen said it appeared that the Board could not do its duty and approve the application, noting there were too many questions.

Mr. Lloyed said no one knows if the person who conducted the survey 10 years ago meant for the "shed" to be designated as contributing or not. He said the survey data includes a map, where the structures on the site are depicted as being either contributing or significant. He said the subject structure does not appear on this colored map. He showed this map to Ms. Seth. Ms. Seth asked that he show the map to the other Board members as well.

Mr. Earnest asked Mr. Lloyd if he would agree there was some "gray area". Mr. Lloyd replied, "Yes".

Ms. Grzeskowiak said that the applicant and the architect were aware that the source of information on structures in the historic districts is the survey form (which was completed in 1984), and that she could not comment on the map which was published in 1982. She said the map was updated in 1992, and another revision was currently being done. Ms. Grzeskowiak stated the position of staff to be that the survey form is the information used on a daily basis in their office when reviewing projects.

Mr. Coombs commented that he had contacted the Planning Department when he was thinking about purchasing the property and that he had been given the map which Mr. Lloyd had presented as being the information for the property. He said that now the staff is saying that this was not the correct document.

Vice-Chair Cohen stated that the Board "had a job to do", and this could not be determined by what one person may have told another person when they purchased a property.

Ms. Seth noted bigger issues, including sub-dividing properties in Santa Fe. She commented that the Board had attempted to view properties as a whole, and cited a case of a compound on De Vargas Street as an example.

She said there were many cases where smaller structures were "included as part of the whole", and were important to the integrity to the entire property and the streetscape.

Ms. Seth acknowledged that this case must be unpleasant for the owner of the property. She said the Board must look at all structures, whether they be a shed, a building, or a wall and regardless of what they may have been used for in the past.

Vice-Chair Cohen explained to the owner that the area is a very important one in Santa Fe, reflecting the "old character". He recalled that Dorothy Pillsbury, who lived on San Antonio street had written four books about the area called Tenorio Flats, which were classics of New Mexico literature. He explained this was the reason for the Board's concern. He said it "sets the tone" and could set precedent for many things in the area. He asked if the applicant would consider having his case tabled so that he could consider the concerns expressed tonight and work with staff on alternatives for the project.

Mr. Coombs thanked the Chair for his offer, and asked what the Board would suggest, considering that the engineer he had hired had determined that the structure was not safe. He added that he would like to preserve the streetscape and again asked the Board for suggestions.

Vice-Chair Cohen replied that he did not believe it was the Board's place to make suggestions, adding that a classic response would be to "get a second opinion" in regard to an opinion about the structure's soundness. He noted that there were two conflicting opinions, and suggested that there may have been an unconscious effort on the part of the engineer to please his client. He concluded by saying that if the applicant wanted more time to explore options, the Board could table his case.

Noting that the applicant was aware of these examples, Ms. Grzeskowiak cited two cases on the west 400 block of San Francisco Street for the Board. She said they were both condemned by the City, and the owners worked with the City and closely with staff. She noted that both efforts may result in award winning projects. She offered to refer the applicant to the owners of these properties, noting that they had saved and preserved the two structures.

Mr. Coombs asked when he could return to the Board for review if his case were tabled. Vice-Chair said the Board was not interest in delaying him, and said they would be ready to hear the case as soon as he was ready.

Ms. Grzeskowiak requested that the Board give the applicant some direction in regard to the design of the project, separate from the placement of structures on the site.

Mr. Samora expressed concern that there were both Territorial and Pueblo style details on the building. Mr. Lloyd responded by saying this was an effort to "mimic" the styles of John Gaw Meem's designs. Referring to the glass which measured more than 30 inches, Mr. Lloyd said this was an oversight, and it would be easy to corrected by adding muntins.

Mr. Lloyd continued by describing how he had studied drawings of Mr. Meem's work, and there were many examples of mixing the two architectural styles. He added that he did not believe this was in violation of city code.

Mr. Earnest commented that he had worked with Mr. Meem, and agreed that there was some mixture of styles, but most were on large scale projects. He questioned if this was appropriate on smaller residential projects, adding that he did not recall territorial and pueblo style windows only four feet away from each other. Mr. Lloyd agreed.

Risking sounding facetious, Vice-Chair Cohen commented that Mr. Meem's style does not decide the appropriate design for projects before the Board. He added his project did however, "set nice precedent".

Ms. Seth asked if the pitched portals on the south elevation had metal roofs. Mr. Lloyd said they did not, and cited an example of the roof being proposed.

Ms. Seth asked Mr. Lloyd to explain what appeared to be a covered walkway between the garage and the portal on the east elevation, acknowledging that she was unsure if it was visible from the street. Mr. Lloyd replied that it was a pergola where they would plant climbing roses.

Vice-Chair Cohen asked staff if the matter of archeological permit was outside this Board's jurisdiction. Ms. Grzeskowiak agreed, adding that they included it in the staff report so that it be included in the public hearing and so that the applicant will be aware of this issue.

Ms. Seth asked the trim color. Mr. Lloyd replied that the territorial trim would be sage green. Ms. Seth asked if the outside gates were stained wood. Mr. Lloyd agreed they were, adding that there would be blue and deep red on the raised panel portions of the gates.

Ms. Seth asked if the windows were true-divided-lites. Mr. Lloyd replied that they were. Ms. Seth noted that the applicant said that the structures would be constructed of either adobe or frame (depending on the budget), and asked if the owner had not said the structures would be adobe. Mr. Lloyd replied, "If we can get through the hearings in due course, yes." Mr. Coombs replied that he would like to use adobe.

Mr. Lloyd commented that he had used these mixtures of styles on many homes he had designed.

Mr. Earnest asked if the shutters on the Arroyo Tenorio street side were operable or fixed. Mr. Lloyd said they had not decided. He briefly studied his drawings and then said they could be made operable. Mr. Earnest asked if they could be eliminated, noting that this element did not appear anywhere else in the project. Mr. Lloyd explained that they were attempting to make it appear that the project had been built in stages, like many older structures on the east side. He added that the window treatments looked more contemporary if there is no "blend". Mr. Earnest commented that if they were "tack ons", then they were nothing more than "decoration."

Ms. Seth referred to the letter from Ms. Betty Gold, the neighbor who had written a letter to the Board, noting that she had several concerns. Ms. Seth asked Mr. Lloyd to address the neighbors concerns in regard to the height of the structure and the 50 foot length of wall. Mr. Lloyd replied that the height of the structure was proposed at 15½ feet and the wall was actually 30 feet in length. He said this wall was the "raised portion" at the location of the living room and dining room.

Mr. Lloyd noted that Ms. Gold had said this was the location of her front door, and he did not believe this was correct. Mr. Lloyd offered to show the Board the floor plan of Ms. Gold's home, noting that the front door was on the north side of her structure.

Vice-Chair Cohen suggested that the applicant attempt to talk to Ms. Gold before the next hearing of this case.

Mr. Samora moved to table Case #H-95-49. Ms. Rivera seconded the motion, which passed by unanimous voice vote.

[A brief recess was taken at this time. Chair Woods rejoined the meeting when it reconvened.]

Case #H-95-51. 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "N".]

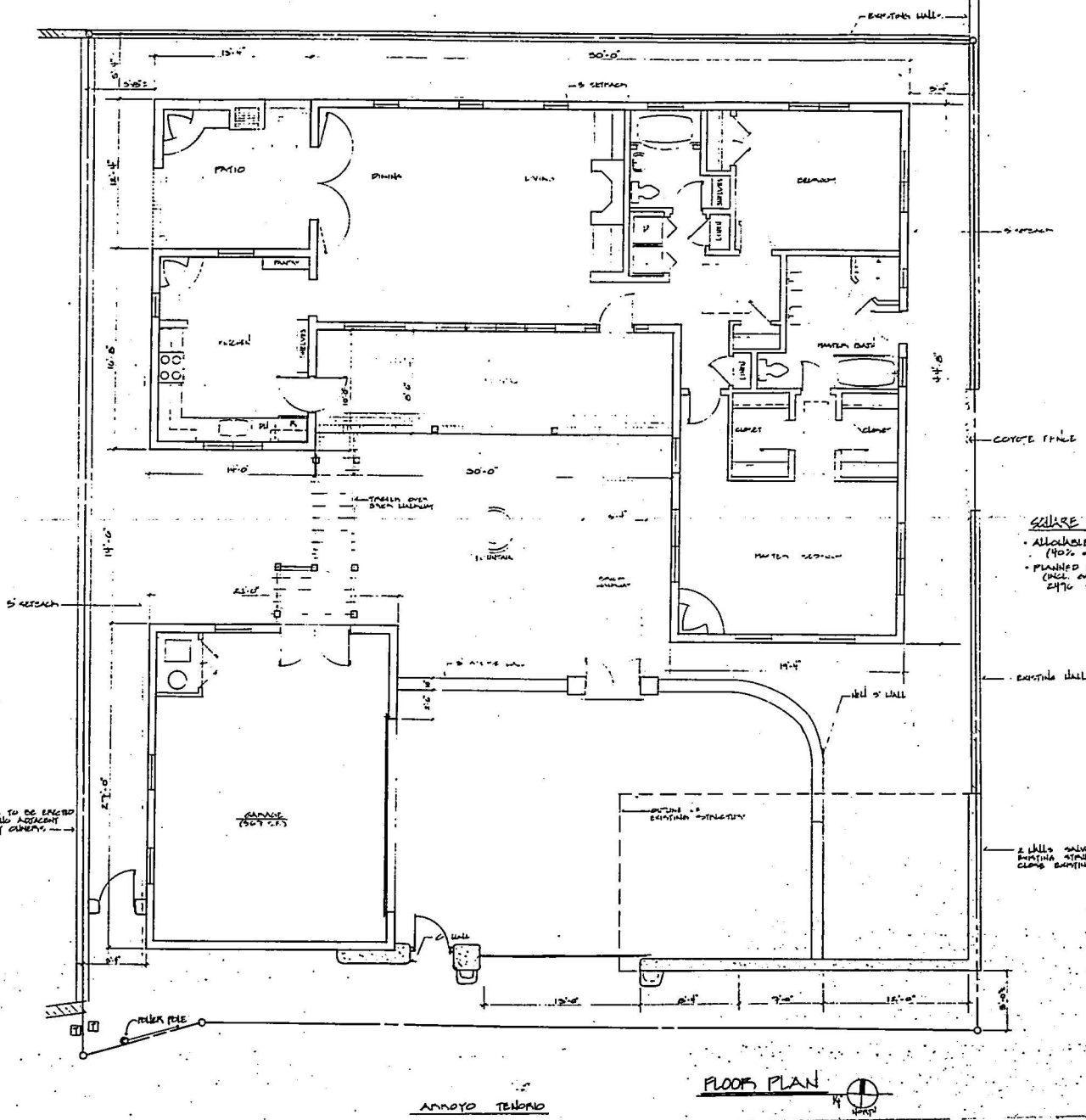
Present and sworn was Maj Hagman, 500 Camino Rancheros. She asked the Board to review a map she had, which she said was the area immediately surrounding her property. She showed the Board the map, showing the location of Monte Sol and said "a lot of this is two story". She said they were "no where near" the height of these other two stories, adding that she needed two more bedrooms in her home.

Ms. Hagman stated that David Serafin had been "working on the project", and that they had tried "everything we could" to accommodate her needs. She said the height was four feet higher, including the parapet. She said the massing was more in style with Santa Fe style and that she thought this was "what the Board was after".

Present and affirmed was David Serafin, who gave his address as Route 1, Santa Fe. Mr. Serafin said they had "stretched and pulled" in an effort to "scale down" the second story as much as they could. He said the second floor was "I think like 30%" of the footprint of the first floor. He said the second story was 48 inches above the height of the highest portion of the existing parapet. He added that a precedence had been set in the neighborhood with "all these other second stories" surrounding the property.

Mr. Earnest commented that there had been a lot of discussion in the history of this case about second story solutions which were rejected for a variety of reasons. He questioned why another application for a second story addition had been made.

REVISED SUBMITTAL



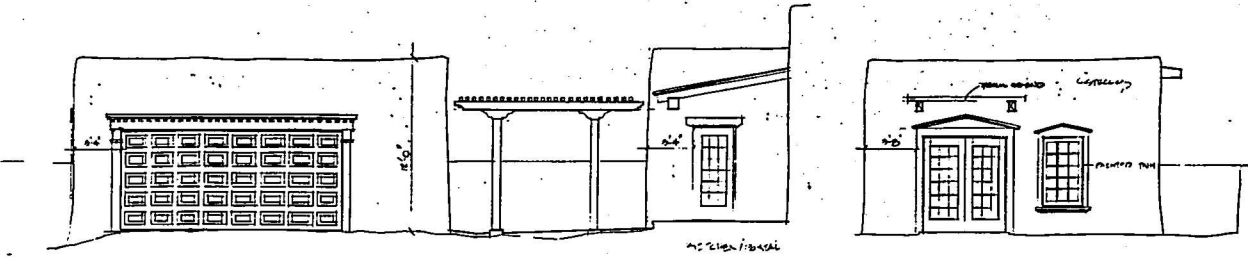
SETBACK FOOTAGE:
 • ALLOWABLE: 2476 +/- (40% OF LOT AREA)
 • PLANNED COVERED AREA (POOL, GARAGE & PORCH) 2476 +/-

2 WALLS REMOVED FROM EXISTING STRUCTURE. CLUMP EXISTENCE AVAILABLE.

WALL WALL TO BE ERASED BY THE TILLO ADJACENT PROPERTY OWNER.

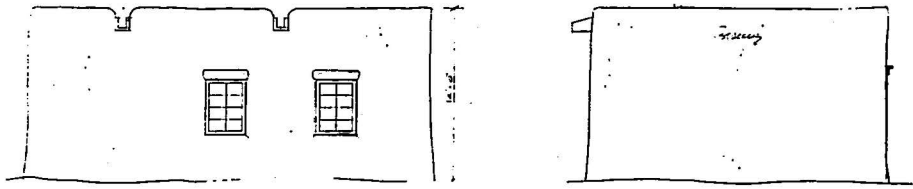
FLOOR PLAN

| |
|---|
| McHugh-Lloyd, Trk ARCHITECTS 301 N. CHANDLER BLVD. SUITE 201 SANTA FE, NEW MEXICO 87504 TELEPHONE 505-982-9777 FAX 505-984-1165 |
| RESIDENCE PHILLIP CUMMIS 455 AMARILLO TENCENICO SANTA FE NEW MEXICO |
| Drawn by |
| Checked by 95.02 |
| Show this FLOOR PLAN |
| Sheet No. |



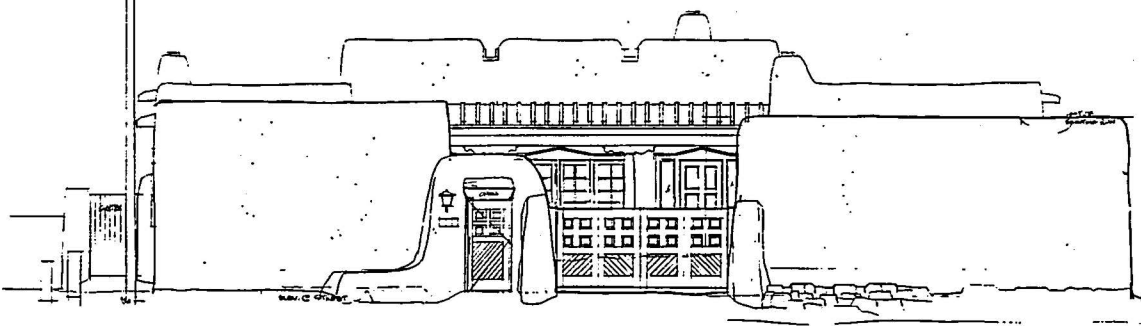
1 EAST ELEVATION - GARAGE

2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE

4 SOUTH ELEVATION - GARAGE



5 ELEVATION FROM APPROACH TO GARAGE

McHugh-Lloyd-Tryk
ARCHITECTS
201 N. CALADAVE, SUITE 200
DENVER, COLORADO 80202
TELEPHONE 303.733.7777 FAX 303.736.1155

RESIDENCE
PHILIP COOMBS
1155 APPROX TENDRIS

Date: MARCH 7, 1995

Revised:

Drawn by: AL

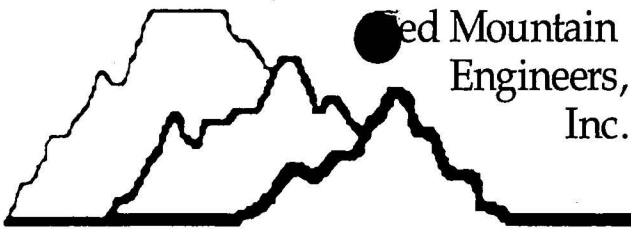
Checked by:

Job Number: 02

ELEVATION
GARAGE &
FRONT HALL

Sheet No.

01



Red Mountain
Engineers,
Inc.

ENGINEERS • SURVEYORS • PLANNERS

March 28, 1995

Mr. Phillip Coombs
Fax Transmittal: (505) 988-1245

**RE: Adobe Walls at 435 Arroyo Tenorio
Santa Fe, New Mexico**

Dear Mr. Coombs:

As requested, I made a visit to the above referenced site. The purpose of my visit was to evaluate the structural safety of the adobe walls and their support.

My observations indicate the following:

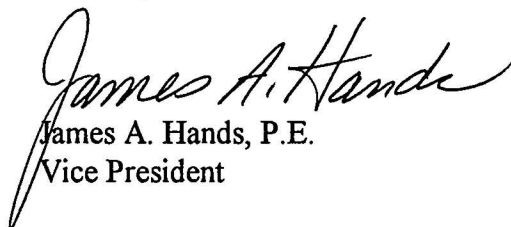
1. Crumbled and eroded adobe
2. Eroded and damaged dirt mortar joints
3. Exposed undercut rubble foundation
4. Inadequate binding of rubble foundation stones at exposed areas
5. Some settlement which has caused cracking in the adobe walls

In general, the adobe walls and their support are in very poor condition and have sustained damage due to exposure to the elements. The walls and their support are not structurally safe and are a danger to safety. Additional loading to the weak adobe walls is not structurally advisable. The wall in its present condition is also a hazard due to the probability that failure of the wall may occur.

I recommend due to safety reasons that the adobe walls and the rubble foundation be removed. Weak and broken adobes and the mortar joints will not comply with the Uniform Building Code requirements for transferring static loads and lateral loads induced by earthquakes or wind loads.

If you have any further questions, please contact me.

Sincerely,


James A. Hands, P.E.
Vice President

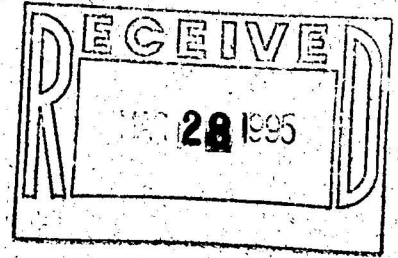
JAH/jh



Previous Submittal

Debi Sanchez Appraisal Associates
Real Estate Appraisers & Consultants

March 28, 1995



Historic Design Review Board
City of Santa Fe

Re: Proposed construction to be located at 435 Arroyo Tenorio, Phillip Coombs - owner/builder.

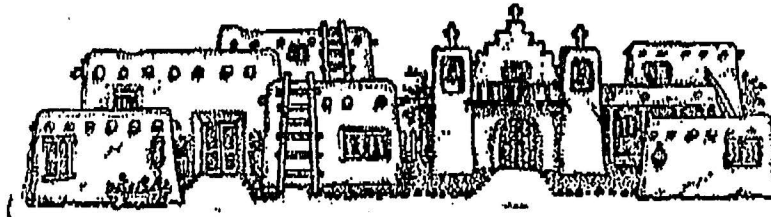
Dear Design Review Board,

My name is Debi Sanchez and I own the home at 431 Arroyo Tenorio which is next door to the house Mr. Coombs is proposing to build. I have examined the plans for the property and am very excited to see him constructing such an attractive home in keeping with the flavor of Arroyo Tenorio. It has come to my attention that the Design Review Board may require Phillip to incorporate the dilapidated, existing structure into his building plans. This structure appears to have been built around the same time as the adjoining wall, a portion of which fronts my property. The construction material is adobe with a stone footing, which is in keeping with the architectural style of the area. However, the stability of the structure is in question as I kicked over my portion of this wall by myself in less than one hour. The street-scape is important along this lovely dirt road. However, based on the elevations of what is proposed, the street-scape will be similar if not enhanced by the new construction. I do understand the importance of preserving a contributing historical structure. However, if this structure is contributing only to the street-scape of Arroyo Tenorio, I am sure the same aesthetic quality can be obtained through the use of traditional materials when constructing a replacement wall.

A handwritten signature in black ink, appearing to read "Debi Sanchez".

Debi Sanchez
431 Arroyo Tenorio
988-4763

BETTY GOLD
423 ARROYO TENORIO
SANTA FE, NEW MEXICO 87501



March 23, 1995

To: The Historic Design Review Board

This letter is in regard to a proposed structure at 435 Arroyo Tenorio. I am the owner of a home on a flag lot in back of the proposed house, with my living room, dining room, entrance and bedroom facing the proposed house.

I have great concern about the proposed design because of its impact on the unique character of the street and on the livability and value of my house.

Let me say that, to me, my vision of Santa Fe is summed up in a walk or drive down this narrow, curved dirt road, so close to the Plaza and Capitol that any structure fronting the street should be especially sensitive to its neighbors and history. One aspect of the street is the abundance of old walls, both rock and adobe. One of the most beautiful adobe walls, to my mind, is in the existing structure, which will be demolished if this plan is approved. I would like to suggest that this building be incorporated into the new structure.

On a more subjective level, in my opinion, the Territorial/Pueblo design combo is out of keeping with the character of Arroyo Tenorio and all of Santa Fe (for that matter).

In reviewing the proposed plans, it appears that no consideration was given to the impact on my property, which faces the rear of the proposed house. In this plan, my living room, dining room, entrance and bedroom will look out on a 50-foot wall, 15-plus feet high, just 14 feet from my house. The 15-foot high structure will cast shadows over my entire patio area for eight months of the year, ruin the enjoyment of my home, and substantially lower its value.

The 50-foot wall is really a ruthless design, with no three-dimensional quality. When I consider how it will impact my house, I have to say that it is just not acceptable. It is too high and too close. It is higher than any other house that fronts on Arroyo Tenorio.

BETTY GOLD
423 ARROYO TENORIO
SANTA FE, NEW MEXICO 87501

Historic Design Review Board
March 23, 1995
Page 2

- I request that the height of Mr. Coomb's house be lowered to 12-1/2 feet, the same as my house.
- I also request that his house be moved forward at least four feet to allow more light into my house and patio. Please note that the only windows in my living room, dining room, entrance are on the south, facing the proposed structure.
- I am also concerned that the barbecue area and outdoor fireplace are not shown in elevation. I am worried about the impact of smoke so close to my house.

I will be out of town for the meeting regarding 435 Arroyo Tenorio. I will be back March 31. I don't know if this is out of order, but before any decision is made I'd like to invite the Historic Design Review Board, the Planning Division, and Mr. Coombs or his architects to my house to see the severe impact the current design would have.

Sincerely,

Betty Gold
982-9735

Lloyd and Tryk

A R C H I T E C T S

March 3, 1995

Historic Design Review Committee
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87501

RE: *Philip Coombs Residence*
Architects Project No. 95-02

Dear Board Members:

On behalf of Mr. Philip Coombs, Owner of 435 Arroyo Tenorio, Lloyd & Tryk Architects is submitting this application for Historical Review Board approval. This project lies within the core historical zone. This project requires the demolition of a small, existing, unroofed, unusable ruin and construction of a 1,674 square foot residence and a 567 square foot detached garage.

The first part of the project involves demolition of an approximately 435 square foot, one room adobe structure of unknown age and of dubious structural integrity and value. This building no longer has a roof of any sort, has stone foundations that are exposed and eroding, with no footing and the adobe walls are severely eroded in several places, to the point of allowing daylight through. In short, it is a ruin. We propose to salvage, if feasible, a few sections of the walls for incorporation into yard walls.

The second part of the project is the construction of an entirely new one story residence and detached 2 car garage. The style conforms to Pueblo Revival with a few Territorial highlights and a slightly pitched, wood board covered roof on the south portal. Much of the south facade will be out of view from the street due to yard walls and gates requested by the Owner for privacy. Construction will employ either 2 x 8 frame or adobe, as the Owner is reviewing the budget. The maximum parapet height is approximately 15 feet above finish grade, which is within zoning regulations and in keeping with other structures along Arroyo Tenorio. Exterior walls will be stuccoed, and woodwork will employ traditional Northern New Mexico details and patterns.

As for site development, parking for the residents shall be within the gates, while an on-site guest parking space is available directly off the street. A wood trellis assembly will cover the walkway between the garage and the house. The use of native landscaping and a fountain will complete the site amenities.

We have complied with the Historical core district guidelines to the best of our knowledge. Please contact me if you have any questions or require further information. Thank you for your consideration.

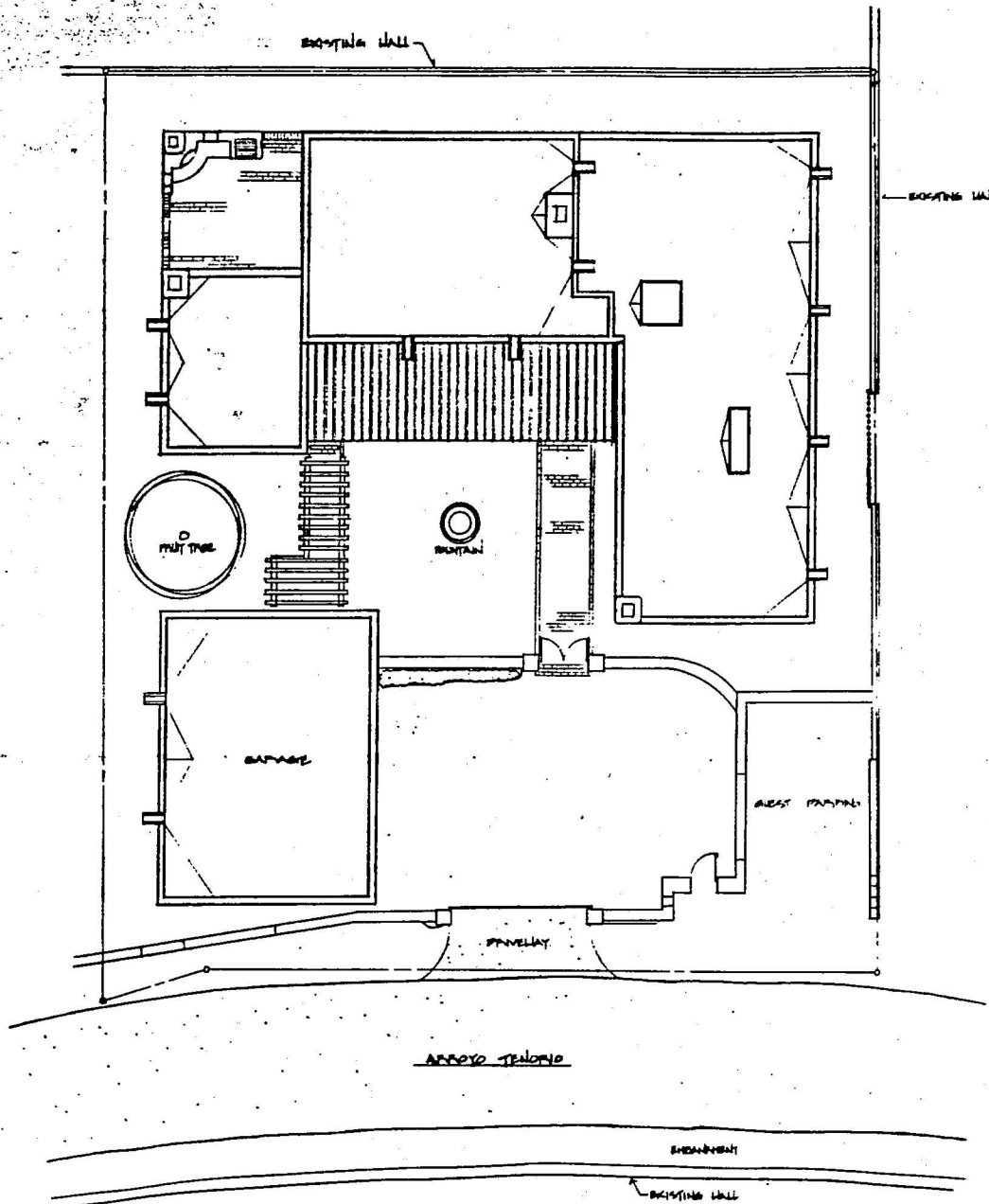
Best Regards,



Wayne S. Lloyd, AIA

cc: Philip Coombs

A I A



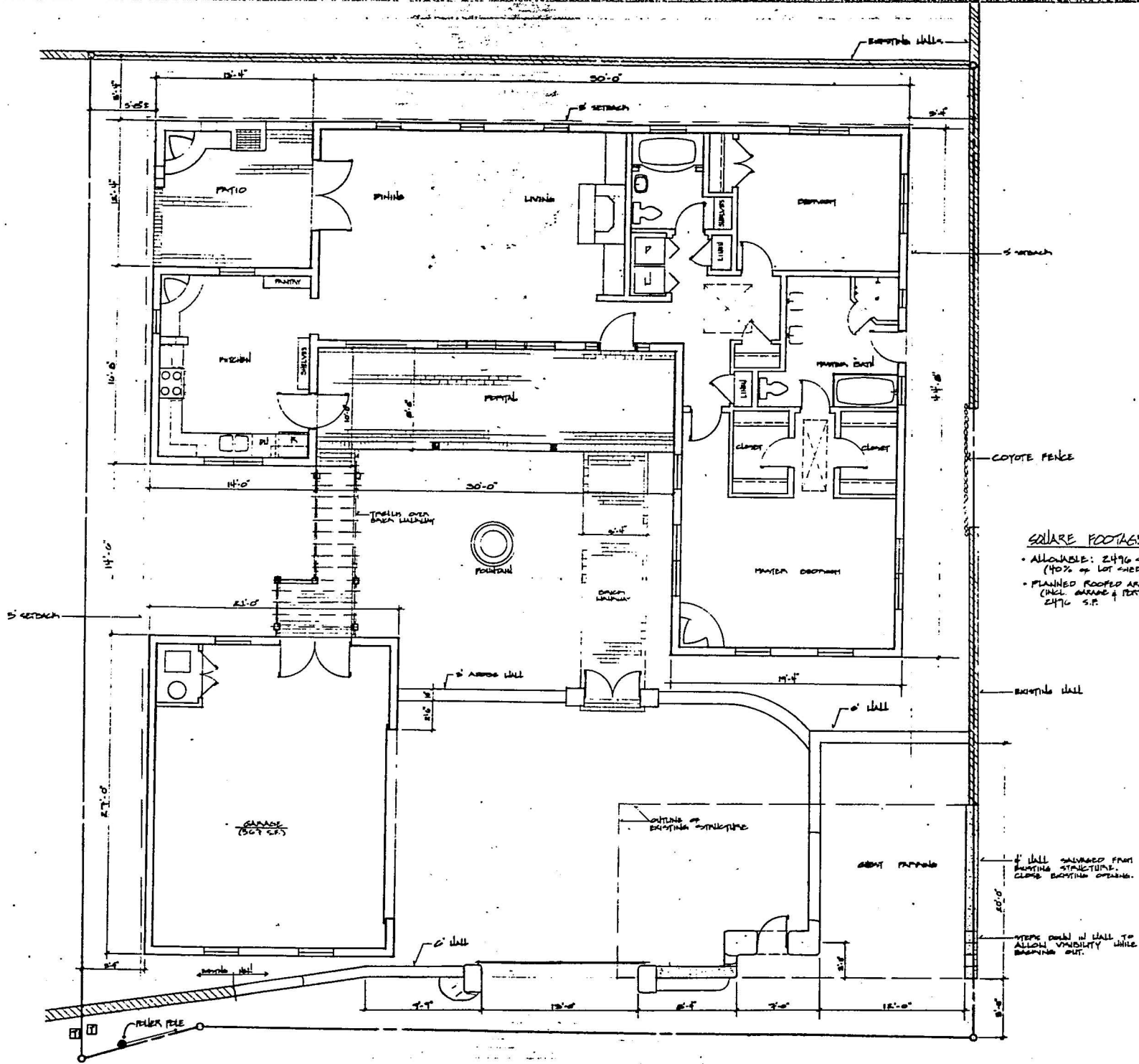
SITE PLAN
 1/8" NORTH

McHugh · Lloyd · Tryk
 ARCHITECTS
 301 N. GUADALUPE, SUITE 201
 SANTA FE, NEW MEXICO 87501
 TELEPHONE 305-988-9789 FAX 305-986-1163

RESIDENCE
 FOR
 PHILIP COMBS
 435 ARROYO TENORIO
 NEW MEXICO
 SANTA FE

| |
|--------------------------|
| Date |
| Revised |
| Drawn By |
| Checked By |
| Job Number 75-02 |
| Sheet Title SITE PLAN |
| Sheet No. |

Previous Submittal



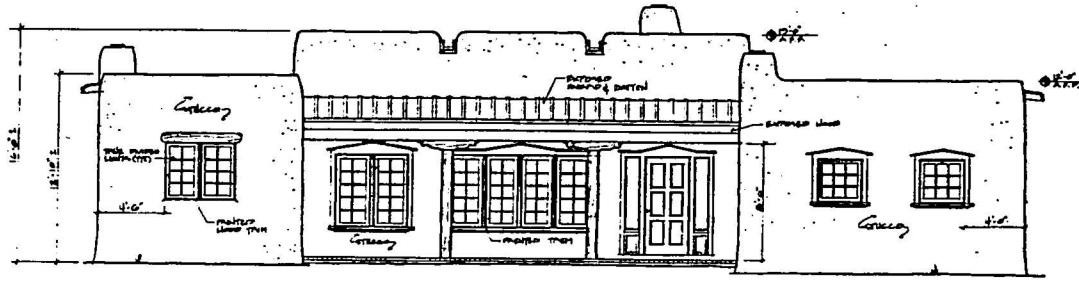
SQUARE FOOTAGE:
 • ALLOWABLE: 2496 S.F.
 (40% OF LOT AREA)
 • PLANNED ROOFED AREA
 (INCL GARAGE & PORCH)
 2176 S.F.

1/2" WALL RAISED FROM
 EXISTING STRUCTURE.
 CLOSE EXISTING OPENING.
 STEPS DOWN IN HALL TO
 ALLOW VISIBILITY WHILE
 BATHING OUT.

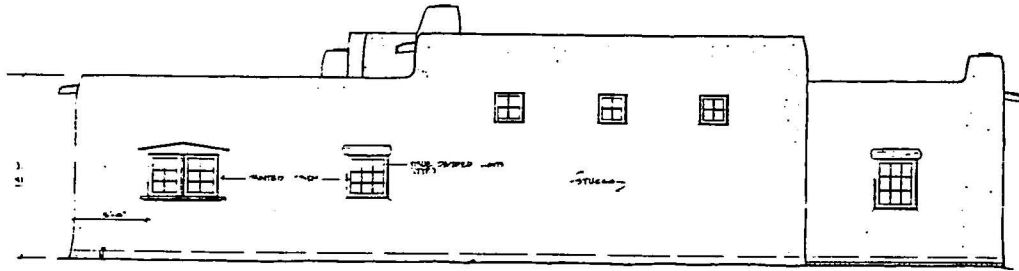
ARRAYO TENORIO

FLOOR PLAN

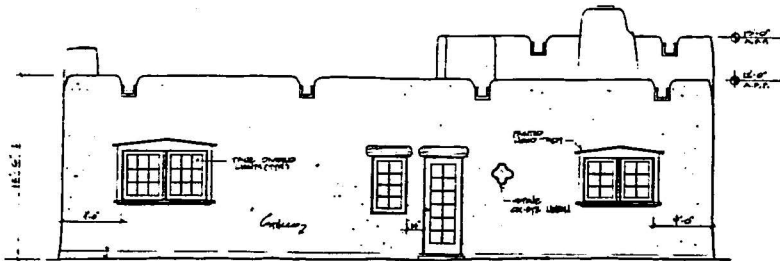
| |
|---|
| ARCHITECTS McHugh-Lloyd-Tryk 505 N. CALIFORNIA AVE. STE. 201 SANTA FE, NEW MEXICO 87501 TELEPHONE 303-988-8789 FAX 303-988-1843 |
| RESIDENCE FOR PHILLIP COOMBS 455 ARROYO TENORIO SANTA FE, NEW MEXICO |
| Date: _____ Revised: _____ Drawn By: _____ Checked By: _____ Job Number: 95-02 Sheet Title: FLOOR PLAN Sheet No: _____ |



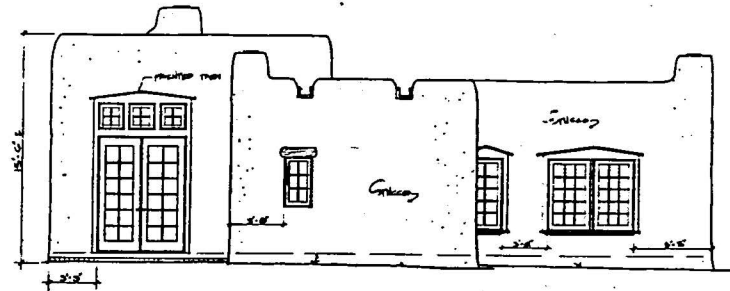
① SOUTH ELEVATION 1/4"



② NORTH ELEVATION 1/4"



③ EAST ELEVATION 1/4"



④ WEST ELEVATION 1/4"

McHugh-Lloyd-Tryk
 ARCHITECTS
 100 N. CALIFORNIA BLVD. SUITE 200
 SANTA ANA, CALIF. 92701
 TELEPHONE 949-266-7770 FAX 949-266-5888

RESIDENCE
 FOR
 PHILIP COOMBS
 4355 ARROYO TENOCHA
 SANTA FE
 NEW MEXICO

Scale

Project

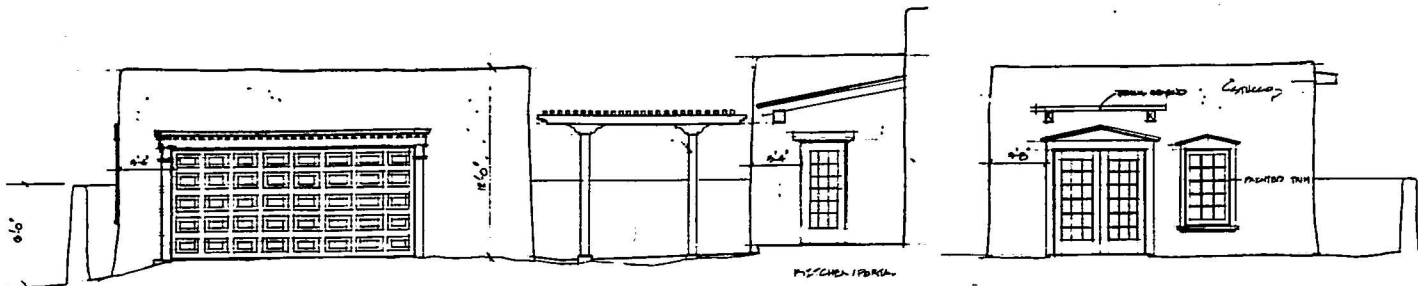
Drawn by AL

Checked by [Signature]

Date

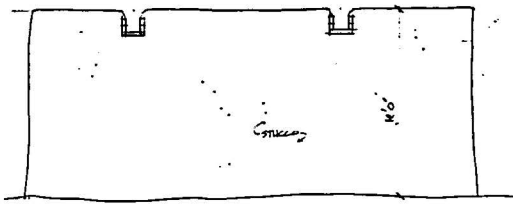
Sheet Title
 ELEVATIONS
 (MAIN HOUSE)

Sheet No.

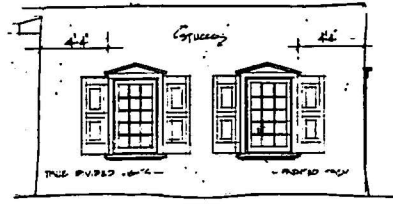


1 EAST ELEVATION - GARAGE

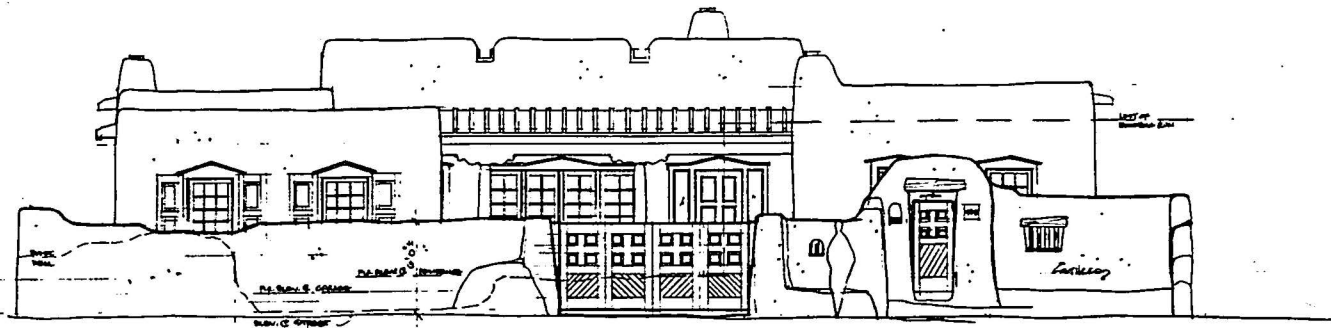
2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE



4 SOUTH ELEVATION - GARAGE



5 ELEVATION FROM ARROYO TENORIO

McHugh-Lloyd-Tryk
 ARCHITECTS
 301 N. GUADALUPE, SUITE 200
 SANTA FE, NEW MEXICO 87501
 TELEPHONE 405/968-7789 FAX 505/968-1185

RESIDENCE
 PHILIP COOMBS
 435 ARROYO TENORIO

Date: MARCH 7, 1985
 Drawn By: AL
 Checked By:
 Job No.: 2
 Sheet Title: ELEVATION GARAGE & FRONT WALL
 Sheet No.:



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation (with openings) and west elevation.



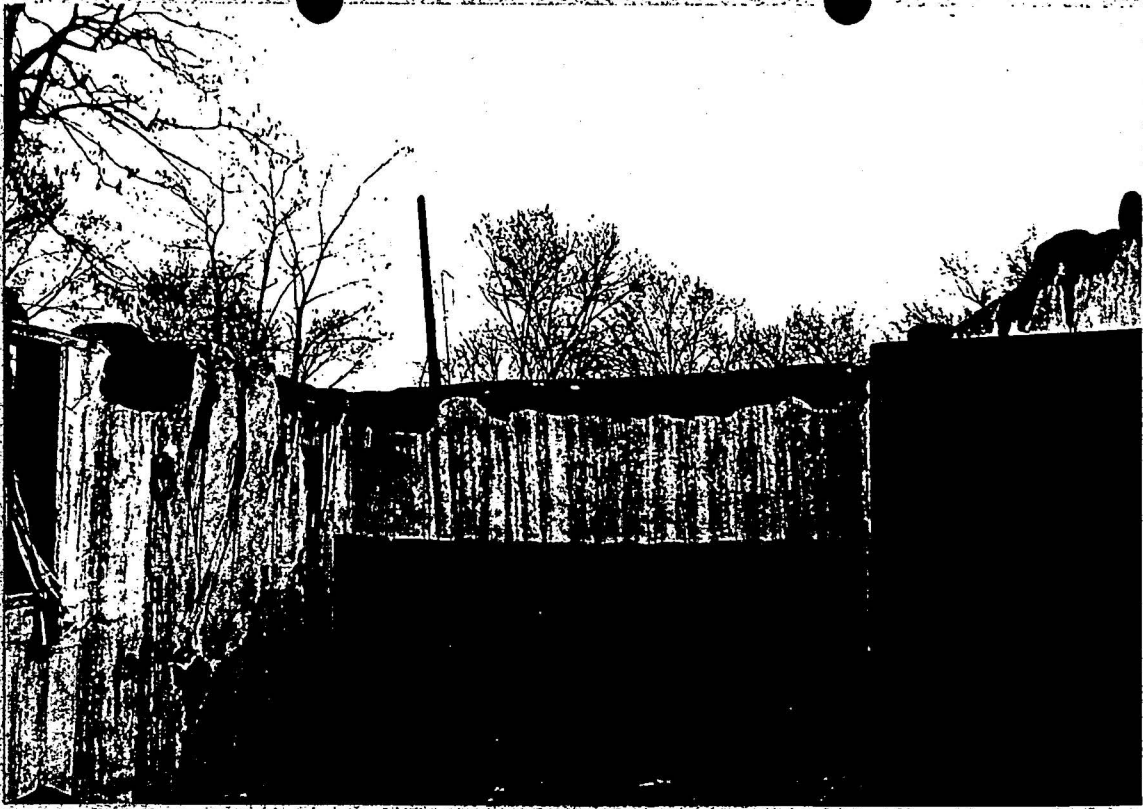
435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation of existing adobe structure.



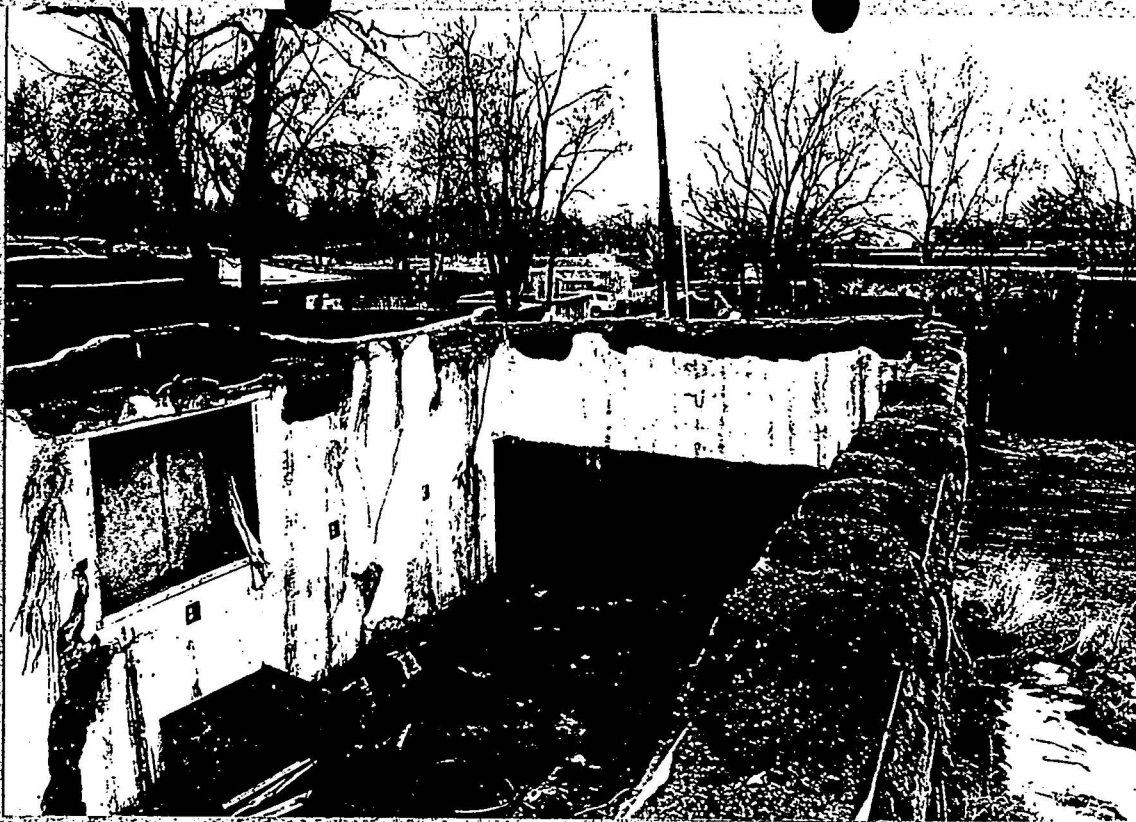
435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Partial North elevation and ~~view~~ view into interior of existing adobe structure. Note the lack of vigas, roof and bond beam.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to west from inside existing adobe structure. Note lack of roof.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View into interior of existing adobe structure. Note electrical outlets, unknown as to whether they were installed when structure was originally built or later.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

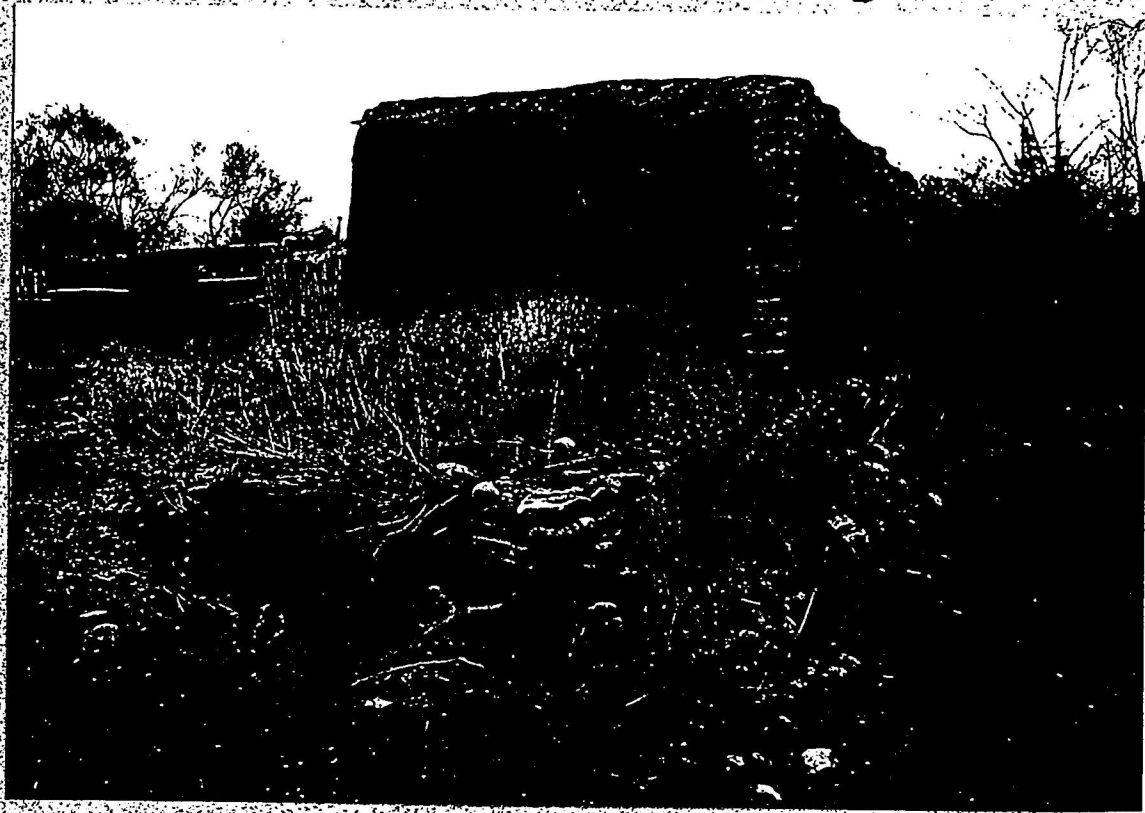
- View to east from inside existing adobe structure. This east wall would be partially saved and incorporated into yard walls. (It would have to be brought down to regulation 6'-8' height & the opening closed up.)

Exterior east elevation not available due to it's facing into a neighbors lot and the neighbors not being home during picture taking.



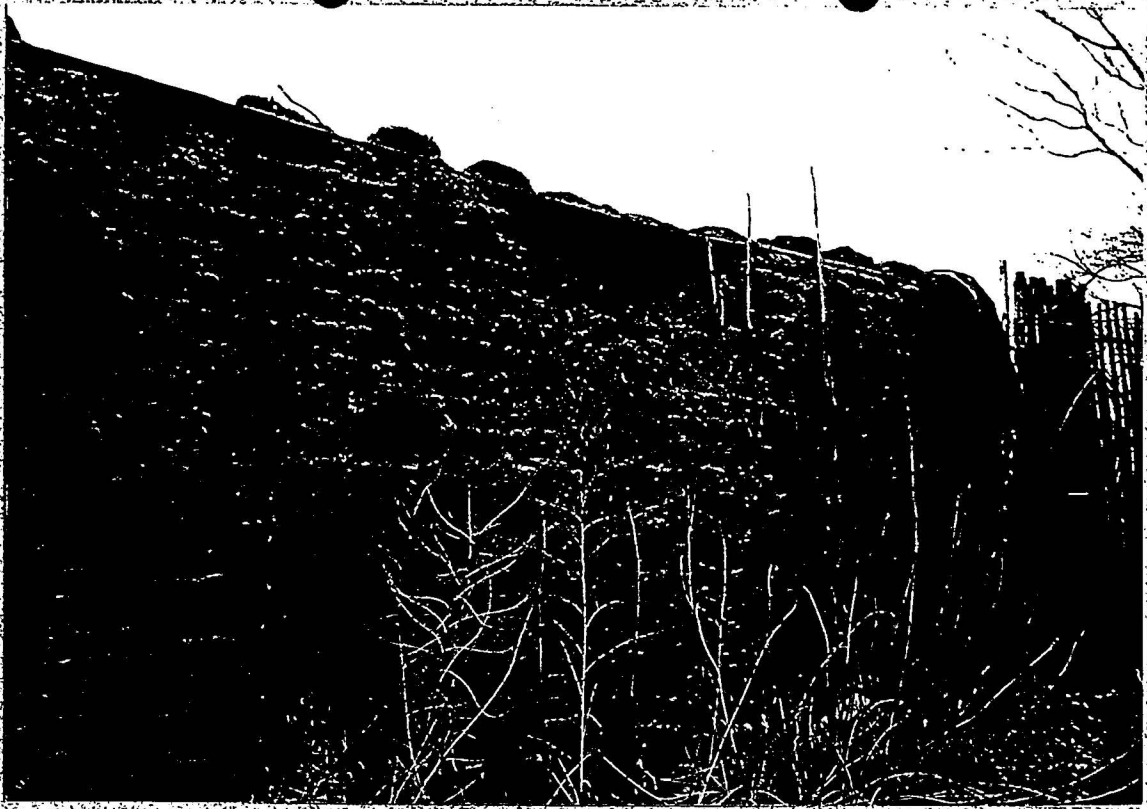
435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South and west elevations of existing adobe ruin. (south elevation facing roadway.) Note eroding concrete & rock foundation.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- West elevation of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Severe erosion at south wall of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South elevation of existing adobe structure. Note severe erosion of walls and daylight poking through.



Coombs Residence - 435 Arroyo Tenorio
Lloyd & Tryk, Architects

- Adobe wall at southwest corner of lot.

City of Santa Fe, New Mexico

memo

DATE: APRIL 19, 1995

TO: JOAN COLE, URBAN PLAN REVIEW SPECIALIST
PLANNING DIVISION

FROM: RUDY GALLEGOS, ACTING OPERATIONS MANAGER

RG

ITEM & ISSUE

435 Arroyo Tenorio

BACKGROUND & SUMMARY

This inspector conducted an on site inspection at the above location on Wednesday, April 12, 1995. The purpose for this inspection was to meet with Mr. James Hands who had previously conducted an analysis of the structure and to analyze what his position was in difference to what the city Building Inspector feels is a structure than can be salvaged!

This office is in agreement with Mr. Hands that overall this building is in poor shape where as the top four (4) or five (5) layers of adobe are in need of replacement. The structure is without a roof and without a bond beam. In addition, the bottom of this structure at the connection between the footing and foundation where the adobe rests is in most areas (throughout the perimeter), in good shape although some foundation is being exposed on the south side facing the street. Please note that there is no settlement in this or other sides leaving me to believe that this structure is relatively stable.

Electrical The electrical wiring is outdated incomplete and otherwise in need of replacement as would be a requirement as per the NEC 1991 edition.

Plumbing No plumbing in this structure therefore no violation.

435 Arroyo Tenorio
April 19, 1995
Page 2

In conclusion, rebuilding this structure or causing it to be a safe structure would be a requirement per UBC section 203 1991 edition, should it be decided that restoring this structure is to everyone's best interests.

RECOMMENDED ACTION

As per request.

37
37
37

**Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes
prepared by Laurel Seth, April 17, 1995**

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for **April 13 at 9:30 AM** in Stephen Earnest's office on Paseo de Peralta.

Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth. Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of it's members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure. Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for 3:00 PM on Friday, April 14th at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

TRANSMITTAL

PROJECT: 435 Arroyo Tenorio

JOB NO.: 95.02

TO: City of Santa Fe
Historic Division

ATTN: Joan Cole

DATE: April 17, 1995

WE TRANSMIT

HEREWITH UNDER A SEPARATE COVER VIA

IN ACCORDANCE WITH YOUR REQUEST

FOR YOUR

APPROVAL DISTRIBUTION TO PARTIES INFORMATION USE
 REVIEW & COMMENT RECORD

THE FOLLOWING

DRAWINGS SPECIFICATIONS SHOP DRAWINGS SUBMITTALS
 PRINTS PROJECT INFORMATION 8 1/2" x 11" Reductions

| COPIES | DATE | DESCRIPTION |
|--------|------|---|
| 2 | | 8 1/2 x 11 of site/floor plan (revised) |
| 2 | | " " Elevation (revised) |
| | | |
| | | |
| | | |
| | | |

| COPIES TO: | REMARKS |
|------------|---------|
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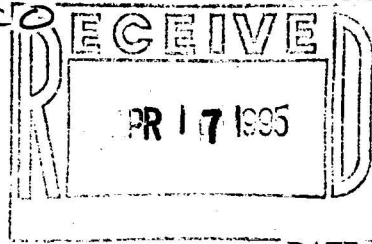
SENT BY: Andy Lyons

TRANSMITTAL

PROJECT: 435 Arroyo Tenorio

JOB NO: 95.02

TO: City of Santa Fe
Historic Division



ATTN: Jean Cole

DATE: 4/17/95

WE TRANSMIT

- HEREWITH UNDER A SEPARATE COVER VIA
- IN ACCORDANCE WITH YOUR REQUEST

FOR YOUR

- APPROVAL DISTRIBUTION TO PARTIES INFORMATION USE
- REVIEW & COMMENT RECORD

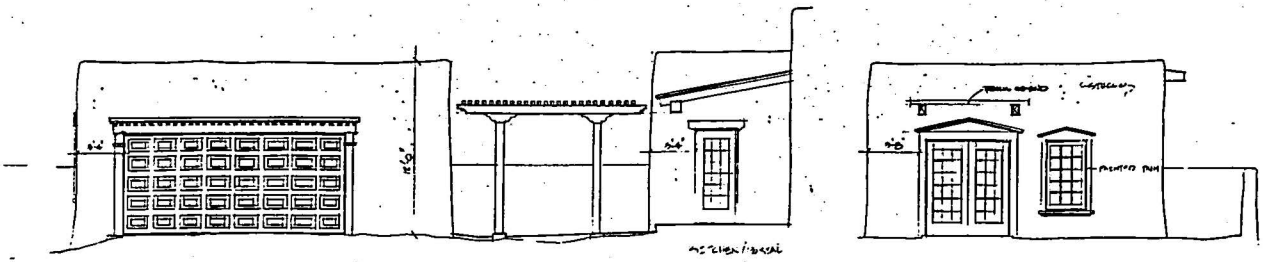
THE FOLLOWING

- DRAWINGS SPECIFICATIONS SHOP DRAWINGS SUBMITTALS
- PRINTS PROJECT INFORMATION

| COPIES | DATE | DESCRIPTION |
|--------|------|--------------------|
| 1 | 4/17 | Revised site Plan |
| 1 | 4/17 | Revised Elevations |
| | | |
| | | |
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| | | |

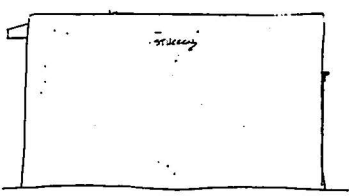
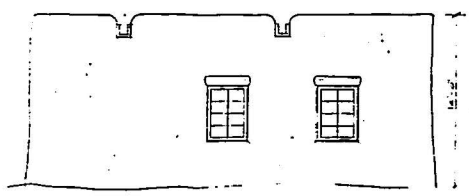
| COPIES TO: | REMARKS |
|------------|--|
| | |
| | Please call if there are any questions |
| | |
| | |

SENT BY: Andy Lyons



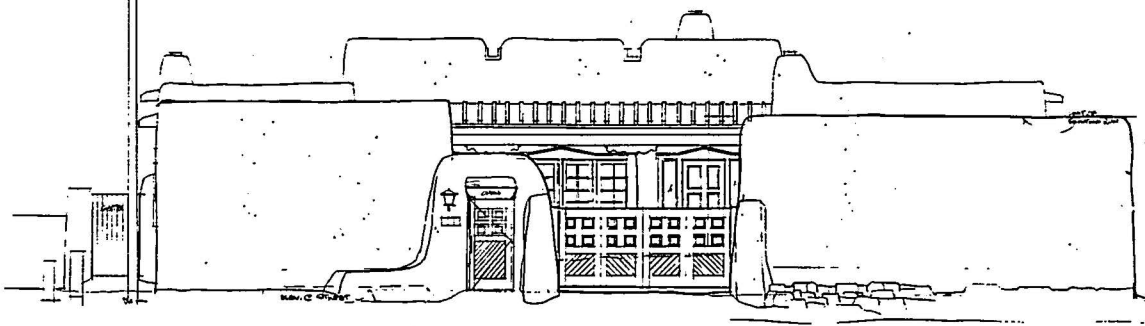
1 EAST ELEVATION - GARAGE

2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE

4 SOUTH ELEVATION - GARAGE



5 ELEVATION FROM APPROX TENDRIS

RESIDENCE
FOR
PHILIP COOMBS
1125 APPROX TENDRIS

Date: MARCH 7, 1996

Revised:

Drawn by: AL

Checked by:

Job Number: 02

ELEVATION
GARAGE &
FRONT WALL

Sheet No.:



Agenda

**HISTORIC DESIGN REVIEW BOARD FIELD TRIP
TUESDAY, MARCH 28, 1995 - 12:00 NOON ON-SITE**

**HISTORIC DESIGN REVIEW BOARD MEETING
TUESDAY, MARCH 28, 1995 - 6:00 P.M.**

CITY COUNCIL CHAMBERS

CITY CLERK'S OFFICE

A. CALL TO ORDER

DATE 3/21/95 TIME 3:03

B. ROLL CALL

REPORTED BY Maia Vigil

C. APPROVAL OF AGENDA

RECEIVED BY Arvida Villa

D. APPROVAL OF MINUTES

1. March 14, 1995

E. COMMUNICATIONS

F. OLD BUSINESS TO REMAIN TABLED

1. Case #H-95-1. 123 Grant Avenue. Downtown and Eastside Historic District. Poohbah Corporation proposes construction of a security station and dumpster enclosure. (Tabled by HDRB 2/14/95. Will remain tabled for 3/28/95 HDRB.)

G. OLD BUSINESS

1. Case #H-94-125A-E. 228 N. St. Francis Drive. Westside-Guadalupe Historic District. Antonio F. Ortega, agent for Peralta Properties provides revised details regarding proposed lighting. (Tabled at 2/28/95 HDRB.)

2. Case #H-95-25. 554 San Antonio Street. Downtown and Eastside Historic District. Colleen Gavin, agent for Darrell Dawson, proposes an attic and trellis addition. (Tabled prior to 2/28/95 HDRB.)

3. Case #H-95-46. 106 North Guadalupe Street. Downtown and Eastside Historic District. Blaine Young Architects for Joel Goldstein/Zabie Vourvouls, propose revisions to previous HDRB approval (10/25/94).

4. Case #H-95-50. 201 Washington Avenue. Downtown and Eastside Historic District. Lloyd & Tryk Architects, agents for Herman Weisenteiner, proposes revised window details as per the HDRB's 2/14/95 condition for approval.



Agenda

HISTORIC DESIGN REVIEW BOARD

MARCH 28, 1995

PAGE 2

H. NEW BUSINESS

1. Case #H-95-43. 466 W. San Francisco Street. Westside-Guadalupe Historic District. Christopher Purvis proposes to enclose carport, fenestration alteration at east elevation.
2. Case #H-95-45. 314 1/2 Magdalena Road. Downtown and Eastside Historic District. Antonio Ortega, agent for Robert J. Martinez, proposes a two story single-family residence.
3. Case #H-95-47. 554 E. Coronado. Downtown and Eastside Historic District. Michael Krufnick, agent for Peter Wendel, proposes one story additions to north, east and south elevations.
4. Case #H-95-48. 58 South Federal Place. Downtown and Eastside Historic District. Lino Pertusini proposes wholesale window replacement; restucco.
5. Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd & Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.
6. Case #H-95-51. 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.
7. Case #H-95-52. 134 W. Water Street. Downtown and Eastside Historic District. Michael Henry, agent for Giftsmith, proposes storefront alterations.
8. Case #H-95-53. 62 Lincoln Avenue. Downtown and Eastside Historic District. The First National Bank of Santa Fe proposes new signage.
9. Case #H-95-54. 100 Sandoval. Downtown and Eastside Historic District. The First National Bank of Santa Fe proposes new signage.

I. BUSINESS FROM THE FLOOR

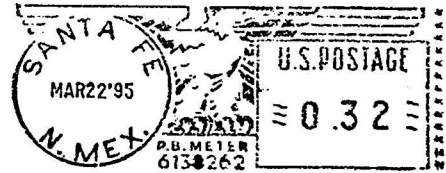
J. ADJOURNMENT

d15/mrv/hdrtb3-28

Planning / 6500

City of Santa Fe, New Mexico

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

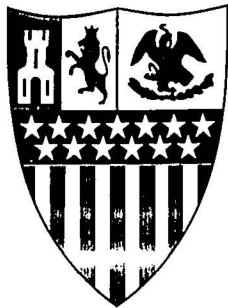


Phillip Coombs
411 San Antonio Street
Santa Fe, New Mexico 87501

COOM411 875012004 1N 03/28/95
NO RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER



87501-2846 83



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem Frank Montañño, 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 . . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
Project number : 95- 10100045
Case Number : H-95-49
Project type : HISTORIC DESIGN REVIEW BOARD
Application date . . . : 03/17/95

PROJECT LOCATION(S) : 435 Arroyo Tenorio

PROJECT NAMES:

OW- Coombs, Phillip 411 San Antonio St. Santa Fe, Nm
Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on March 28, 1995, acted on the above referenced case. The decision of the Board was to table your request. The applicant shall continue to work with staff to resolve the matters raised by the HDRB at its hearing, including but not limited to, the proposed demolition of the existing structure; maintenance of the unique existing streetscape of Arroyo Tenorio; and the inconsistent architectural detailing proposed for the new residence. Staff suggests that in light of HDRB discussions, the applicant protect the existing structure from further deterioration from the elements.

For further information please call 984-6808.

Sincerely,

Joan Cole
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 . . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
 Project number . . . : 95- 10100045
 Case Number : H-95-49
 Project type : HISTORIC DESIGN REVIEW BOARD
 Application date . . : 03/17/95

PROJECT LOCATION(S) : 435 Arroyo Tenorio

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OW- Coombs, Phillip 411 San Antonio St. Santa Fe, Nm
 Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
 Santa Fe, NM 87501 (505) 9889789

PROJECT DATA

| | |
|-------------------------------|-----------------------|
| HISTORICAL DISTRICT | DOWNTOWN AND EASTSIDE |
| HISTORIC BUILDING STATUS | CONTRIBUTING |
| PUBLICLY VISIBLE FACADE-EAST | YES |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | YES |
| PROJECT TYPE (NEW, ADD, ETC.) | DEMO; NEW CONST. |
| USE, PROPOSED | RESIDENTIAL |

City of Santa Fe, New Mexico

memo

DATE: March 28, 1995
TO: Historic Design Review Board Members
FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II *JC*
VIA: Dennis Thompson, Planning Division Director *DT*

CASE #H- 95-49 ADDRESS 435 Arroyo Tenorio

REFERENCE ATTACHMENTS (Sequentially):

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|--|
| <input checked="" type="checkbox"/> Case Synopsis | <input checked="" type="checkbox"/> Proposal Letter |
| <input checked="" type="checkbox"/> District Standards | <input checked="" type="checkbox"/> Vicinity Map |
| <input type="checkbox"/> State Historical Survey Sheet | <input checked="" type="checkbox"/> Site Plan/Floor Plan |
| <input checked="" type="checkbox"/> Minutes of <u>2/22/93</u> | <input checked="" type="checkbox"/> Elevations |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Photographs |
| | <input type="checkbox"/> Other _____ |

STAFF RECOMMENDATIONS:

The applicant proposes to demolish an existing one-story, structure at the SE corner of this property in the Downtown and Eastside Historic District. The existing structure is not currently identified in the historic districts survey inventory. Though no specific construction date of this building has been identified by staff or the applicant, included herein is a statement from an adjacent property owner (See attached HDRB minutes of 2/22/93.) attesting to the fact that this "bodega" was "probably one of the older buildings in this part of town." Also attached is a report from the city building inspector on the building's state of repair and structural stability.

The existing one-room structure is constructed of adobe with mud plaster exterior walls and a stone foundation, and retains one door and two, deeply recessed window openings. Remnants of a stone foundation wall exists along the street. Staff is of the opinion that the form and materials which the structure possess speak to a historic building technology. The building has been without a roof for a time and has been exposed to the elements. Staff acknowledges deterioration due to this exposure, but feels that this structure contributes to the unique streetscape of Arroyo Tenorio and the historic district. Staff recommends that contributing status be assigned to this structure by the HDRB.

If allowed to demolish this structure, the applicant proposes to construct a one-story, single-family residence, two-car garage and yard wall. The plans show a

H-95-49
March 28, 1995
Page 2

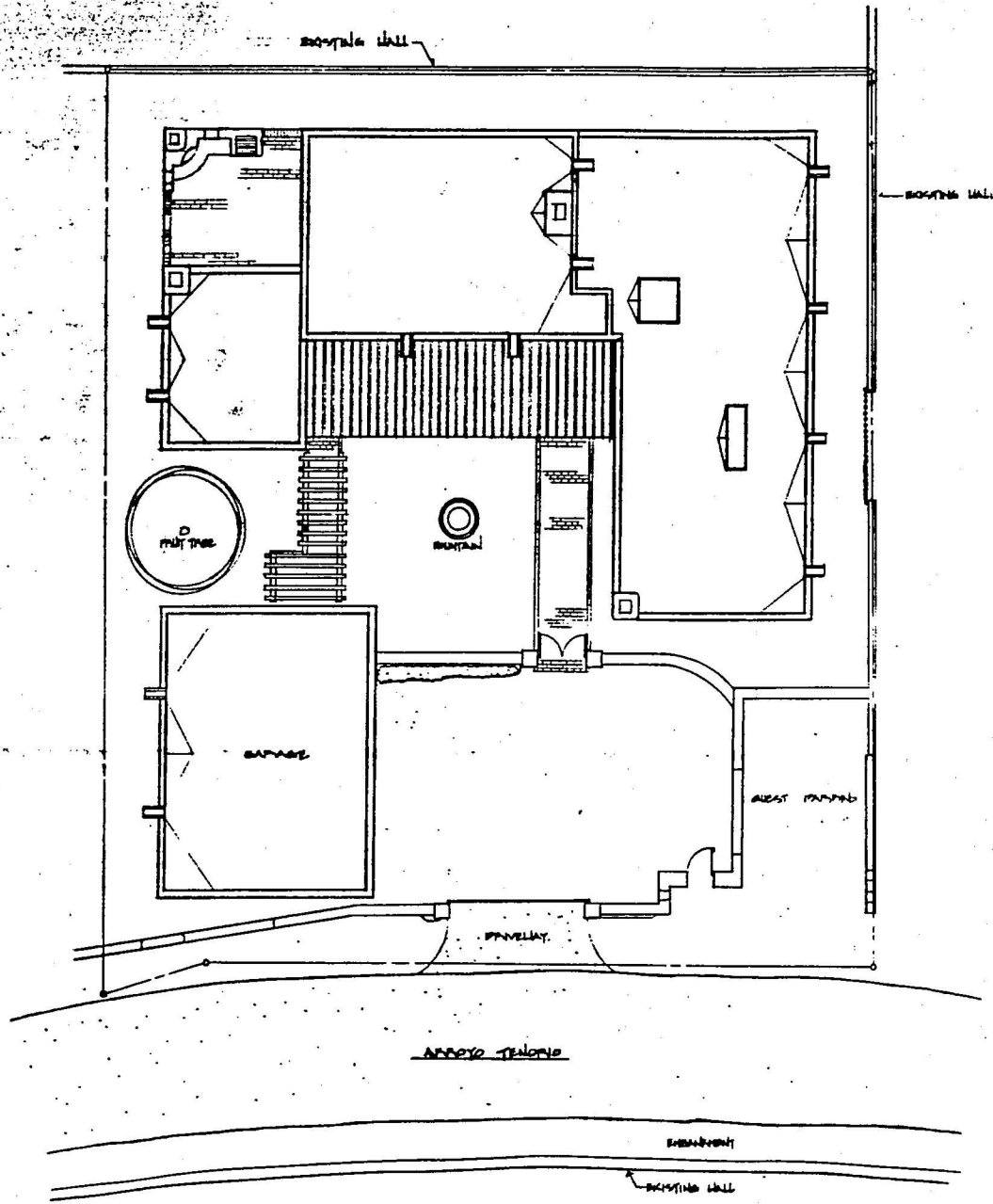
building height of 15'6"-16'0" at the highest point (N and S elevations). The roof is flat with a rounded parapet, canales and skylights. Details include a portal at the S elevation with simple, wood columns and corbels, and a pitched, wood board roof. Windows are multi-lite, TDL wood fixed/casement, some with pedimented territorial style details and others with wood lintels of the pueblo style. A pair of multi-lite French doors are shown at the W facade and a wood, six-panel door with sidelights are at the S elevation.

The garage is 12'0" in height, with a flat roof, rounded parapet, canales, multi-panel garage doors, territorial detailed, multi-lite wood windows with shutters at the S elevation and a pair of French doors at the N facade. A wooden trellis structure covers the brick walkway which connects the portal to the garage. A 3'0" adobe wall is proposed across the S elevation, creating an interior courtyard, while a 6'0" stucco wall separates the property from the street. A 12'0"-13'0" vehicular opening is planned for the center of the S elevation, and a pedestrian gate (10'6" high) and guest parking are proposed for the location of the existing adobe structure.

With reference to the historic districts ordinance, staff notes the following concerns:

- 1) Section 14-70.13C(2) of SFCC. Prior to application submittal, staff encouraged the applicant to consider incorporating the existing structure in any new plans for the site. The applicant proposes to demolish a structure which sits right along Arroyo Tenorio and is an essential part of this unique streetscape. Because the project proposes to locate the pedestrian gate and guest parking at the location of the existing structure, it does not reestablish this unique existing streetscape.
- 2) Section 14-70.73A(1) of SFCC. If the HDRB concurs with staff that this structure warrants contributing status, the alterations proposed by the applicant would not preserve that status.
- 3) The details of the windows of the proposed residence are inconsistent throughout the building. Both territorial and pueblo style details are combined throughout the project and on the same facades at the N, W and E elevations.
- 4) Section 14-70.9B(3). The sidelights at the front door do not meet the 30" glazing rule.
- 4) Since ground disturbance for this project exceeds 2500 sq. ft., staff reminds the applicant that archaeological clearance will be required prior to submitting for a building permit.

Staff cannot recommend approval of this project and defers to the HDRB for its review. Staff reminds the board that a designation of this property is necessary.

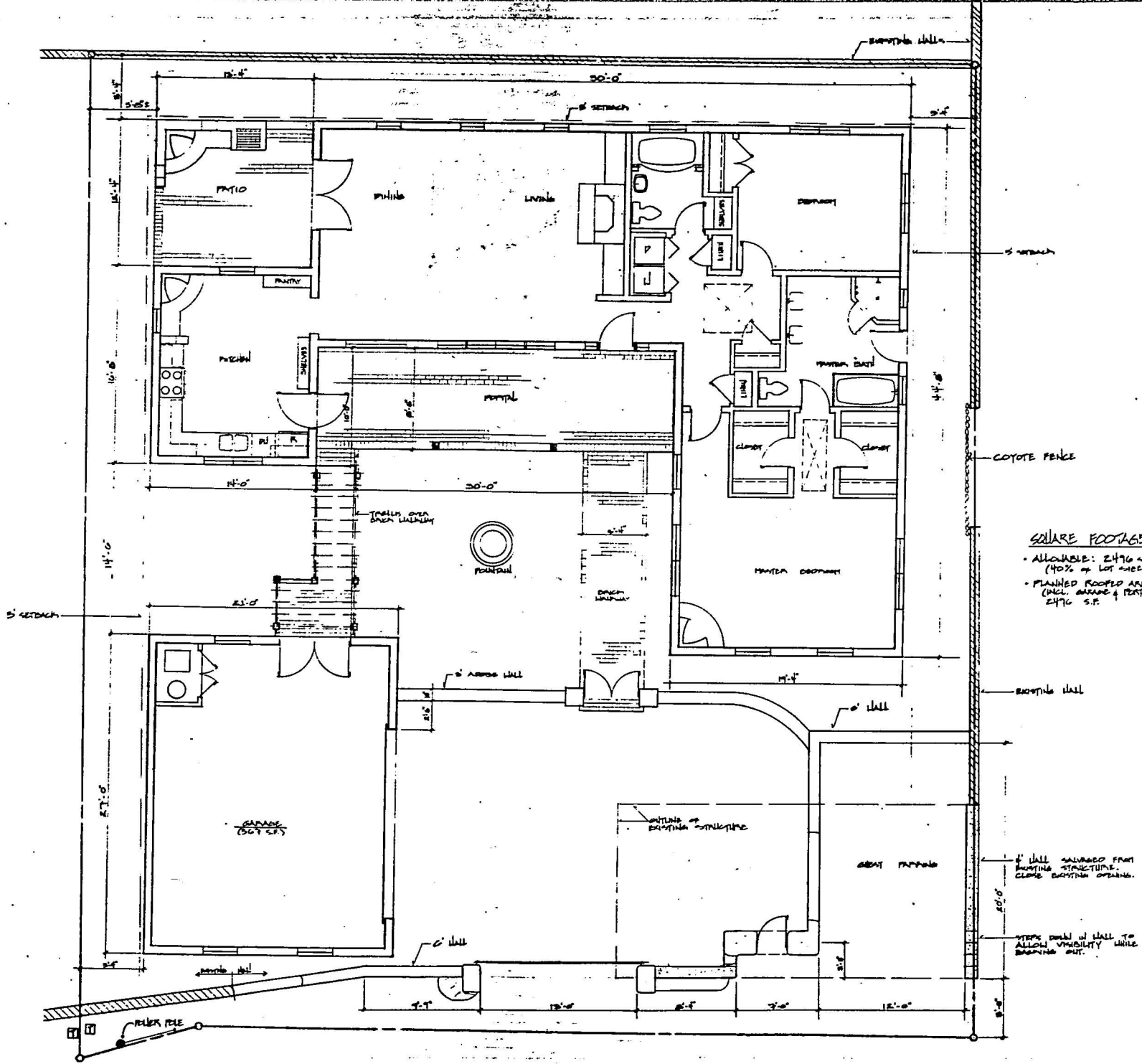


SITE PLAN
1/8" = 1'-0"
NORTH

McHugh · Lloyd · Tryk
A R C H I T E C T S
301 N GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-986-7789 · FAX 505-986-1163

RESIDENCE
FOR
PHILIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

| | |
|-------------|-----------|
| Date | |
| Revised | |
| Drawn By | |
| Checked By | |
| Job Number | 75-02 |
| Sheet Title | SITE PLAN |
| Sheet No. | |



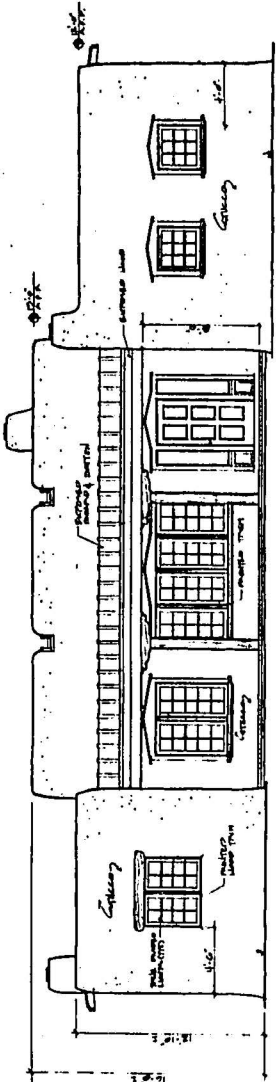
SQUARE FOOTAGE:
 • ALLOWABLE: 2476 S.F. (40% of LOT AREA)
 • PLANNED ROOFED AREA (INCL GARAGE & PORCH): 2476 S.F.

4" HALL SAVED FROM EXISTING STRUCTURE. CLOSE EXISTING OPENING.
 WIDE OPENING IN HALL TO ALLOW VISIBILITY WHILE BEARING OUT.

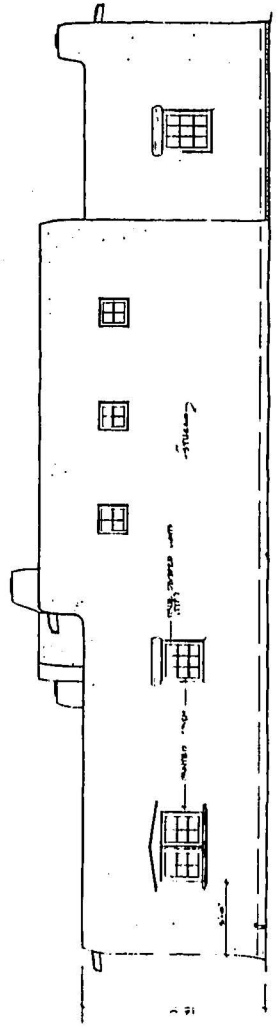
ARRAYO TELORIO

FLOOR PLAN

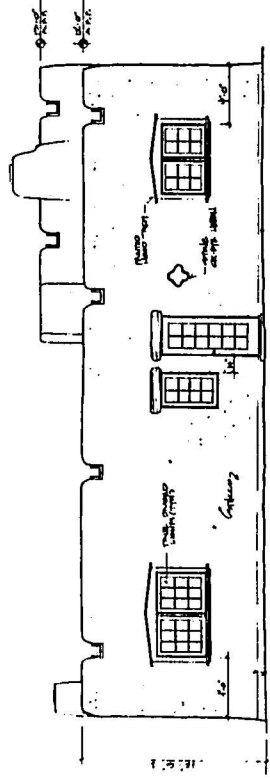
| |
|---|
| McHugh-Lloyd-Tryk ARCHITECTS 200 N. GUADALUPE, SUITE 201 SANTA FE, NEW MEXICO 87501 TELEPHONE 353-7877 FAX 353-786-1165 |
| RESIDENCE FOR PHILLIP COUMBS 452 ARROYO TELORIO SANTA FE NEW MEXICO |
| Date |
| Revised |
| Drawn by |
| Checked by |
| Job Number 95-02 |
| Sheet Title FLOOR PLAN |
| Scale |



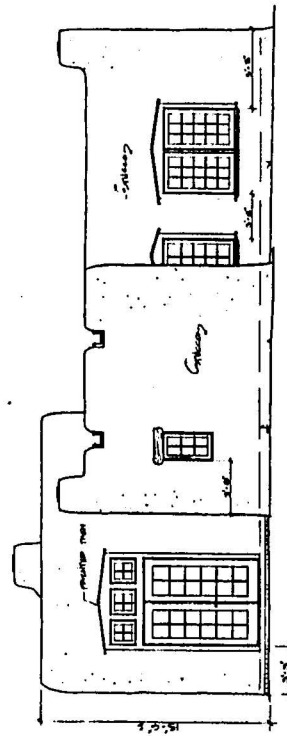
1 SOUTH ELEVATION 1/4"



2 NORTH ELEVATION 1/4"



3 EAST ELEVATION 1/4"

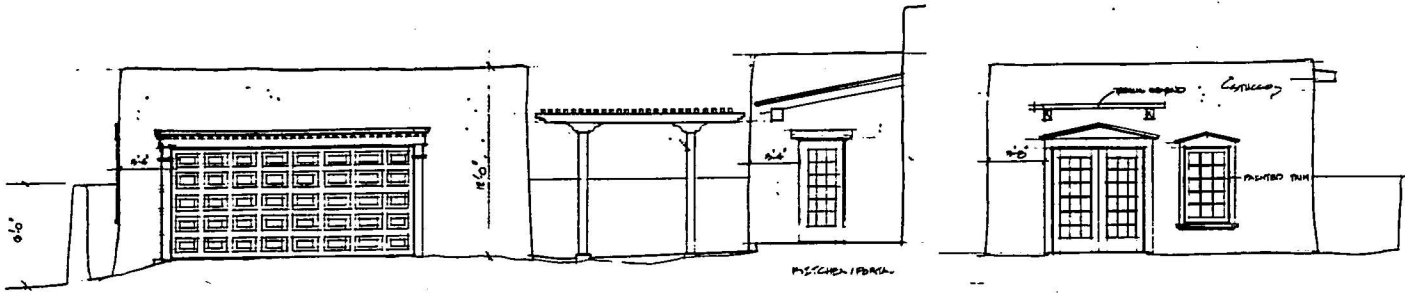


4 WEST ELEVATION 1/4"

McHugh-Lloyd-Tryk
ARCHITECTS
206 N. CHALLIS ST., SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 981-6657 FAX 981-6658

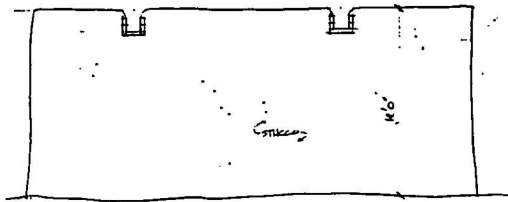
RESIDENCE
FOR
PHILIP CUMERS
435 ARROYO TENIPIO
SANTA FE

20-0-0-1
Scale
ELEVATION SHEETS
CHECKED BY
DATE

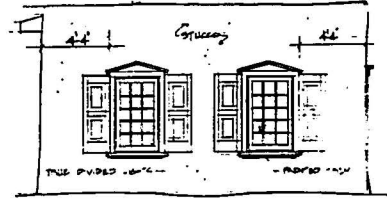


1 EAST ELEVATION - GARAGE

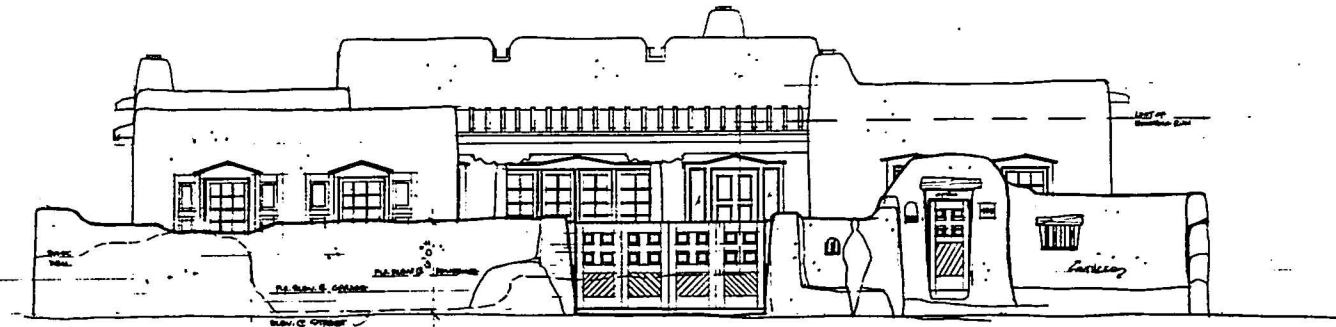
2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE



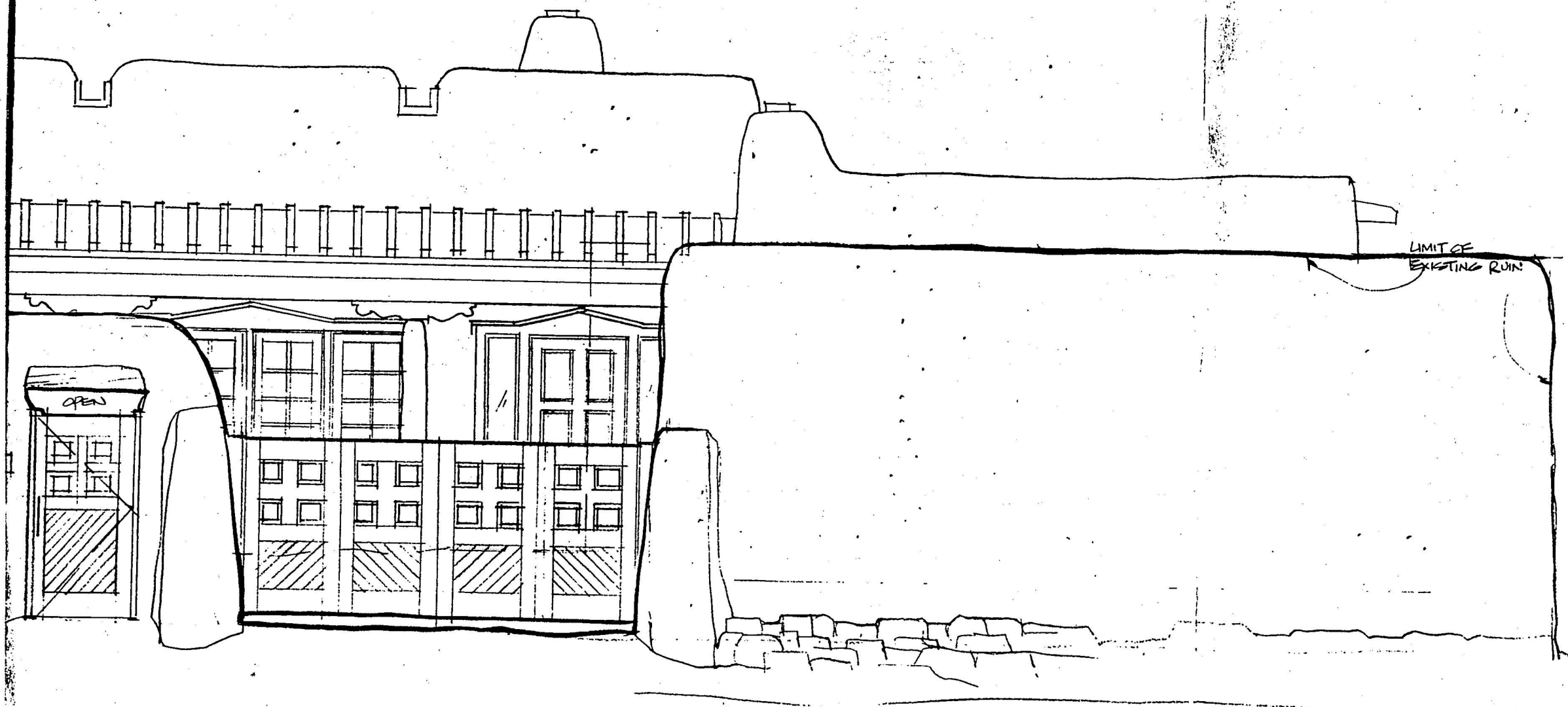
4 SOUTH ELEVATION - GARAGE



5 ELEVATION FROM APPROYO TENDRIO

RESIDENCE
 PHILIP COOMING
 4355 APPROYO TENDRIO

| | |
|-------------------------------|---------------|
| Date | MARCH 7, 1988 |
| Designed | |
| Drawn by | AL |
| Checked by | |
| Job No. | 2 |
| Sheet No. | |
| ELEVATION GARAGE & FRONT WALL | |
| Sheet No. | |
| 01 | |



ROYC TENORIO



**CITY OF SANTA FE
DOWNTOWN AND EASTSIDE HISTORIC DISTRICT CASE SYNOPSIS**

DISTRICT DESIGN STANDARDS: SECTION 14-70.9 SFCC 1987

CASE NO. H-95-49 PROJECT ADDRESS 435 Arroyo Penasco
 PUBLICLY VISIBLE: N () S () E () W () _____

1. MASSING: Applicable (X) Not Applicable ()
 a. Building height 15'6" - 16'0" at S. (front) & N elevations
 b. Roof type flat w/ parapet; slightly pitched roof @ S. portal
 c. Facade features portal w/ simple wd columns & corbels; multi-lob, wd. wdws; some wdws have pediments while others wd. lintels; Fr. door @ E.; pair of Fr doors @ W elevation;
 Complies () Does not comply () Staff comments: ox-eye wdw @ E.; shutters @ garage level. Fenestration styles not consistent - Pueblo Rev. & Territorial mix.

2. OPENINGS: Applicable (X) Not Applicable ()
 a. Percentage of opening per facade N _____ S _____ E _____ W _____
 (exception under portal)
 b. 30" maximum glass size (exception under portal) ok
 c. 3 ft. minimum distance from corners ok
 Complies (X) Does not comply () Staff comments: _____

3. CANTILEVERS/OVERHANGS: Applicable () Not Applicable (X)
 a. Cantilevered elements _____
 b. 30" maximum roof overhang _____
 Complies () Does not comply () Staff Comments: _____

4. MATERIALS: Applicable (X) Not Applicable ()
 a. Primary exterior finish stucco
 b. Secondary exterior finish wood
 Complies (X) Does not comply () Staff comments: _____

5. COLORS: Applicable (X) Not Applicable ()
 a. Exterior stucco
 b. Accents wood trim, doors, shutters
 Complies () Does not comply () Staff comments: _____

6. ROOFS: Applicable (X) Not Applicable ()
 a. Roof type and slope flat
 b. 30" maximum roof overhang _____
 c. Parapets concealed equipment _____
 Complies (X) Does not comply () Staff comments: _____

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)

circle from around the property, noting that there was a two story house, "two houses down" and said that this lot does not touch the street, except for the 20' wide driveway. The Chair said that she was also concerned with the irregular shape of the house, which may be appropriate in other areas of the city, but may not be appropriate on this street in the core district. The Chair added that the Board has worked hard to keep this street one story and one applicant had sought a variance from the Board of Adjustment to keep his plans to one story. She said that it would be hard for the Board to now approve a second story. Mr. Parmer stated that this was why there were no two story structures proposed fronting on Arroyo Tenorio, but he thought this was a transition zone.

Mr. Drew asked how many houses would be built. Mr. Parmer stated that there would be two, with one existing house having an addition placed on it. He said that the case which had been tabled was being modified, because it proposes an addition on contributing structure.

Mr. Drew then asked what elevation would be seen from Arroyo Tenorio. Mr. Parmer said that, after the front unit is built, only a portion of the second story would be visible from across the street.

Mr. Martinez stated that he did not believe that Halona Street was the streetscape, but Arroyo Tenorio was the streetscape.

Mr. Bennett said that he did not feel a two story was appropriate and would set a precedent in the neighborhood.

Mr. Cohen characterized Arroyo Tenorio as "a wonderful little street" and said he would also be concerned with setting a precedent.

Speaking from the floor and previously sworn was Ms. Gwen Horne, who asked how far away this structure would be from her house. Mr. Parmer stated that there was a 15' setback. Ms. Horne said that, when the lot was divided into three separate lots, there was no notice to the neighbors. She stated that she was also concerned with her easement. Chair Woods informed Ms. Horne that the easement question was not within the Board's jurisdiction. Ms. Horne stated that there was no Halona Street entrance to this property and noted that her property was one acre in size with only one structure. She said that she thought an approval would set a precedent and there would be "a little Taos Pueblo" in this historic area.

Mr. Parmer then requested that the Board table this request, pending the Board's review of the other unit.

Mr. Cohen moved to table **Case #H-93-25**. The motion was seconded by Mr. Drew and passed by unanimous voice vote

Case #H-93-26. 435 Arroyo Tenorio. Core Historic District. Chapman Homes proposes one story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "H").

Present for the applicant and previously sworn was Mr. Tom Parmer, who reviewed the plans for the Board.

Mr. Cohen asked what material would be used for the garage door. Mr. Parmer said that it would be painted wood, to match the rest of the trim.

Mr. Bennett observed that the angles proposed for some of the rooms were incongruous with the buildings in the area.

Mr. Drew asked about the windows coming into the kitchen. Mr. Parmer stated that there was only 1½', so he thought these would have to be eliminated to meet the 3' rule.

Regarding Mr. Bennett's comment, the Chair referred to Section 14-70.9 C., and read:

"Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion and general detail."

Mr. Parmer replied that these angles are not publicly visible. He said that he would agree to change the visible portion, but at the rear it was not visible, because there was a 6' wall.

Ms. Horne stated that she was concerned about the "bodega", because it was an historic structure. Ms. Grzeksowiak stated that the survey does not address this specifically and her only knowledge was what had been submitted by the applicant.

Ms. Horne stated that she had formerly owned this property and it was probably one of the older buildings in this part of town. She added that the bodega had an interesting history, because "some of the biggest thievery in Santa Fe has taken place right there". Ms. Horne said that her property was on the other side of the wall, which was not 6', because she could see over it. Mr. Parmer stated that the ground was higher on Ms. Horne's side of the wall.

Mr. Bennett asked about the windows. Mr. Parmer stated that the windows would be true divided lights, with a desert tan color.

Mr. Martinez asked the applicant if he would modify the bay window. Mr. Parmer stated that, while he would agree with the comments about the angles on the front of the building, the bay window was not publicly visible. Mr. Martinez asked staff if it was not correct that the Board has a letter from the city attorney indicating that, if any portion of a structure is publicly visible, the entire building is within the Board's jurisdiction. Ms. Grzeskowiak stated that it was correct that the Board did have such a memo. Mr. Parmer stated that, in this case, he would re-work the window and take it to a square window. He said that he would also square off the kitchen and he indicated this on the plans.

There were no further speakers on this request.

Mr. Martinez moved approval of **Case #H-93-26**, as amended in the drawings. The motion was seconded by Mr. Bennett and passed by voice vote, with Mr. Drew voting "Nay".

Case #H-93-27. 1005 W. Alameda. Core historic District. Theodore Waddell proposes bedroom addition on north elevation.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "I").

Present and sworn was the applicant, Mr. Theodore Waddell, who presented renderings for the Board's perusal. He stated that he would prefer not to move the windows, because he wanted to put two beds on the west wall, between the windows. Mr. Waddell stated that he did not believe the windows were visible from Cerro Gordo. Ms. Grzeskowiak stated that the Board had been able to see where the construction would be on the site visit and, while the visibility was minimal, staff did not have the authority to vary the code requirements.

The Chair asked if the east elevation was visible and Mr. Waddell stated that there were "an enormous number of huge junipers". Chair Woods stated that her major concern was with the visibility of the skylight, adding that the ordinance does require screening. Mr. Waddell stated that he could "put up a little fake barrier, but I don't think it's going to prove anything". He stated that there would be no light showing through the skylight and he did not believe it would be a nuisance.

There were no speakers from the floor on this request.

Mr. Romero moved approval of **Case #H-93-27**, with the condition that the windows on the east elevation be moved to accommodate the 3' rule. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Case #H-93-28. 624 E. Alameda, Unit 2. Core Historic District. John D. Teel, proposes to demolish existing south elevation greenhouse and rebuild same facade.

It was noted that the applicant for this request was not present.

Mr. Drew moved to table **Case #H-93-28**, due to the absence of the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Case #H-93-29. 228 Old Santa Fe Trail. Core Historic District. Michael and Rita Linder proposes an appeal of staff's decision regarding the inappropriateness of the color of awnings hung over doors.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "J").

Present and sworn were the applicants, Michael and Rita Linder.

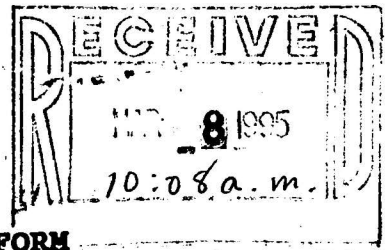


EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval () Final Approval

Project Location: 435 Arroyo Tenorio

Owner: Phillip Coombs Address: 511 SAN Antonio st. Phone: 989-9289

Applicant: Lloyd & Tryk Architects Address: 301 N. Guadalupe ste. 201 Phone: 988-9789

Project Proposal: New single family house, Detached Garage; Demolition of existing structure

Public Visibility: North () 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.

Andy Lyons
Signature of Applicant or Owner

March 3, 1995
Date

FOR OFFICIAL USE ONLY

Date Received: _____ Case Number: H-95-49 Meeting Date _____

Historic District: _____ Survey Number: _____ Survey Area: _____

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

Ordinance Compliance Checklist:

| SECTION | DESCRIPTION | COMPLIES | |
|----------|--------------------------------------|----------|-----|
| | | YES | 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: _____