

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. Grzeskowiak 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.

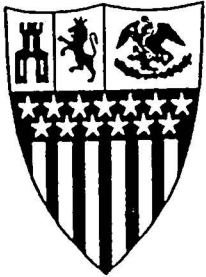
It was noted that the applicant for this request was not present.

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.



City of Santa Fe, New Mexico

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

Sam Pick, Mayor

Isaac J. Pino, City Manager

Councilors:

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

Councilors:

- Frank Montañño, Dist. 3
- Art Sanchez, Dist. 3
- Peso Chavez, Dist. 4
- Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-26 Meeting Date February 22, 1993
 Project Address 435 Arroyo Tenorio District Core
 Agent _____ Address _____ Phone _____
 Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

PUBLICLY VISIBLE FACADES: () NORTH (X) SOUTH (X) EAST () WEST
HISTORICAL SIGNIFICANCE: NUMBER _____ AREA NO. _____ AGE _____

- () SIGNIFICANT () CONTRIBUTING () NON-CONTRIBUTING
- () SURVEY SHEET ATTACHED () SURVEY SHEET NOT AVAILABLE () NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION () EXTERIOR RENOVATION
 () DEMOLITION () BASAL SQUARE FOOTAGE _____

PROPOSAL: One story single family residence.

BOARD ACTION

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

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

memo

DATE: February 22, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 93-26 ADDRESS 435 ARROYO TENORIO

REFERENCE ATTACHMENTS (Chronologically):

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

STAFF RECOMMENDATIONS:

The attached submission illustrates the third construction proposal at this site which is the result of a lot line adjustment.

The proposal includes the renovation of the existing shed on the site and its conversion to guest quarters. This building will be physically attached to the new main residence by means of a covered patio.

The proposed new residence includes pueblo revival detailing including rounded parapets, canales, exposed lintels over multi-lite windows, and an earthtone color scheme.

The standards for design in the Core Historic District appear to have been met.



City of Santa Fe, New Mexico

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

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

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

CASE SYNOPSIS

CASE NO. 93-26 PROJECT LOCATION 435 Arroyo Tenorio
PUBLICLY VISIBLE: N () S () E () W ()

1. MASSING: Applicable () Not Applicable ()

a. Building Height 11.5' to 13'

b. Roof Type shed behind parapet

c. Facade Features rounded parapets, multi-lite windows,
candela, portal, exposed lintels

Complies () Does Not Comply ()

Staff Comments: _____

2. OPENINGS: Applicable () Not Applicable ()

a. Percentage of Opening per Facade 0% 0% 0% 0%
N S E W

b. May Exceed 40%-Under Portal 0%

c. 30" Maximum Glass Size (larger under portal) 0%

d. 3 ft. Minimum Distance from Corners 0%

Complies () Does Not Comply ()

Staff Comments: _____

3. CANTILEVERS/OVERHANGS: Applicable () Not Applicable ()

a. Cantilevered Elements _____

b. 30" Maximum Roof Overhang _____

Complies () Does Not Comply ()

Staff Comments: _____

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

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

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

HISTORIC DESIGN REVIEW BOARD ACTION

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

CONDITIONS:

14-70.9 Standards; Downtown and Eastside.

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

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

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

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

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

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and arials, 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)

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

February 2, 1993

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

To Whom It May Concern:

Enclosed you will find the architectural review package for a residence at 435 Arroyo Tenorio.

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

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


This lot has an existing adobe structure which is used as a storage shed now. This building will be remodeled into a guest house with original exterior walls to remain. There will be new windows installed to meet fire codes and the roof will be removed and rebuilt for structural integrity.

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

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

Sincerely,

Tom Parmer
Designer



TP/rd

enclosure

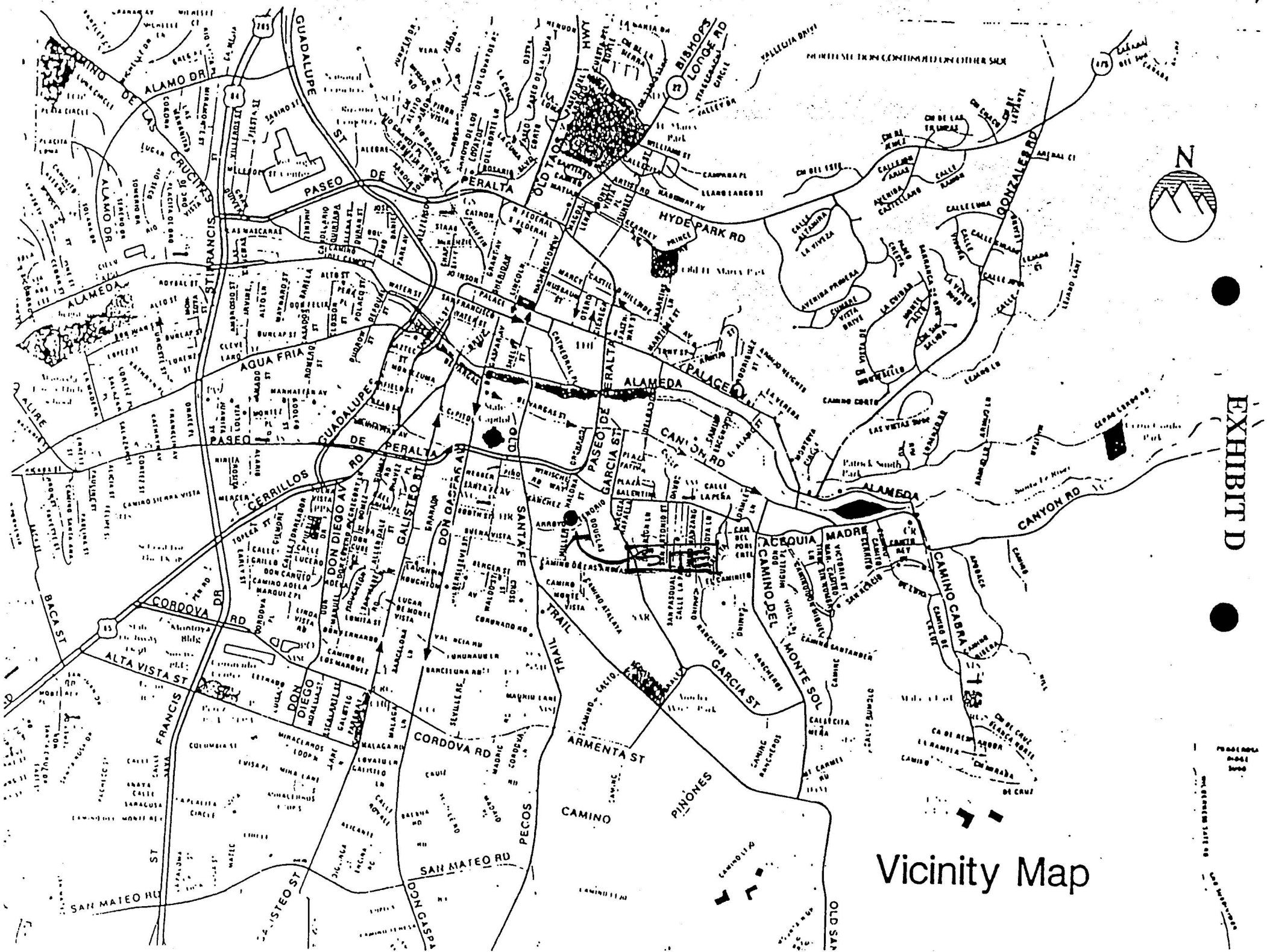
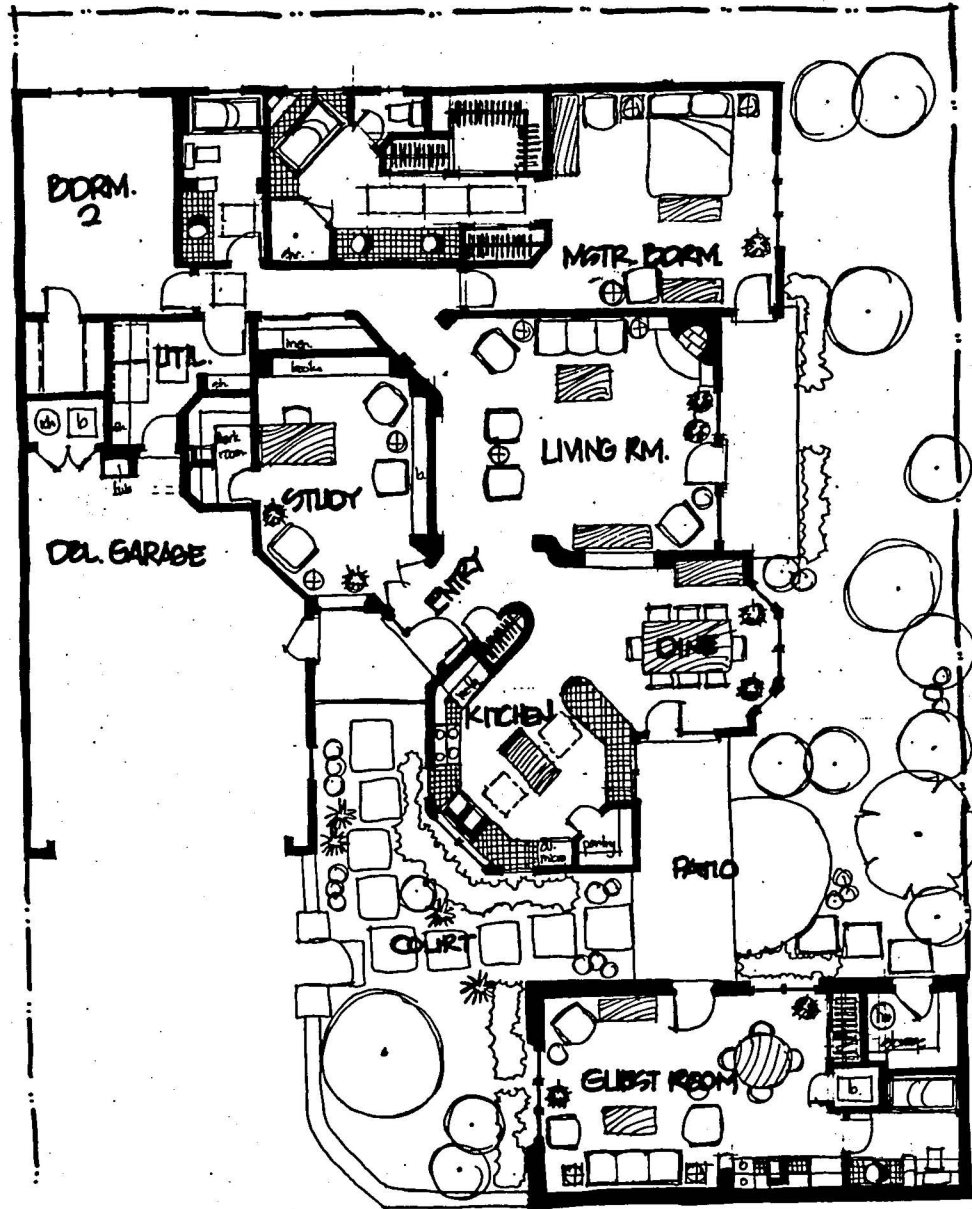


EXHIBIT D

Vicinity Map

NO. 100000
SCALE
DATE 1948
BY [illegible]



PLAN

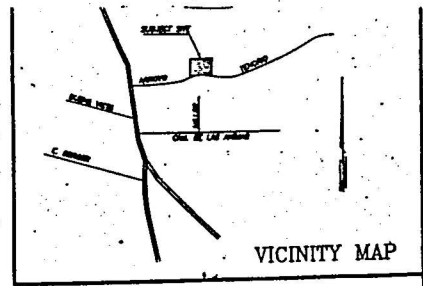
1/2" = 1'-0"
2/28/17

20' ACCESS AND UTILITY
EASEMENT FROM REPLAT
RECORDED AS REC #321960

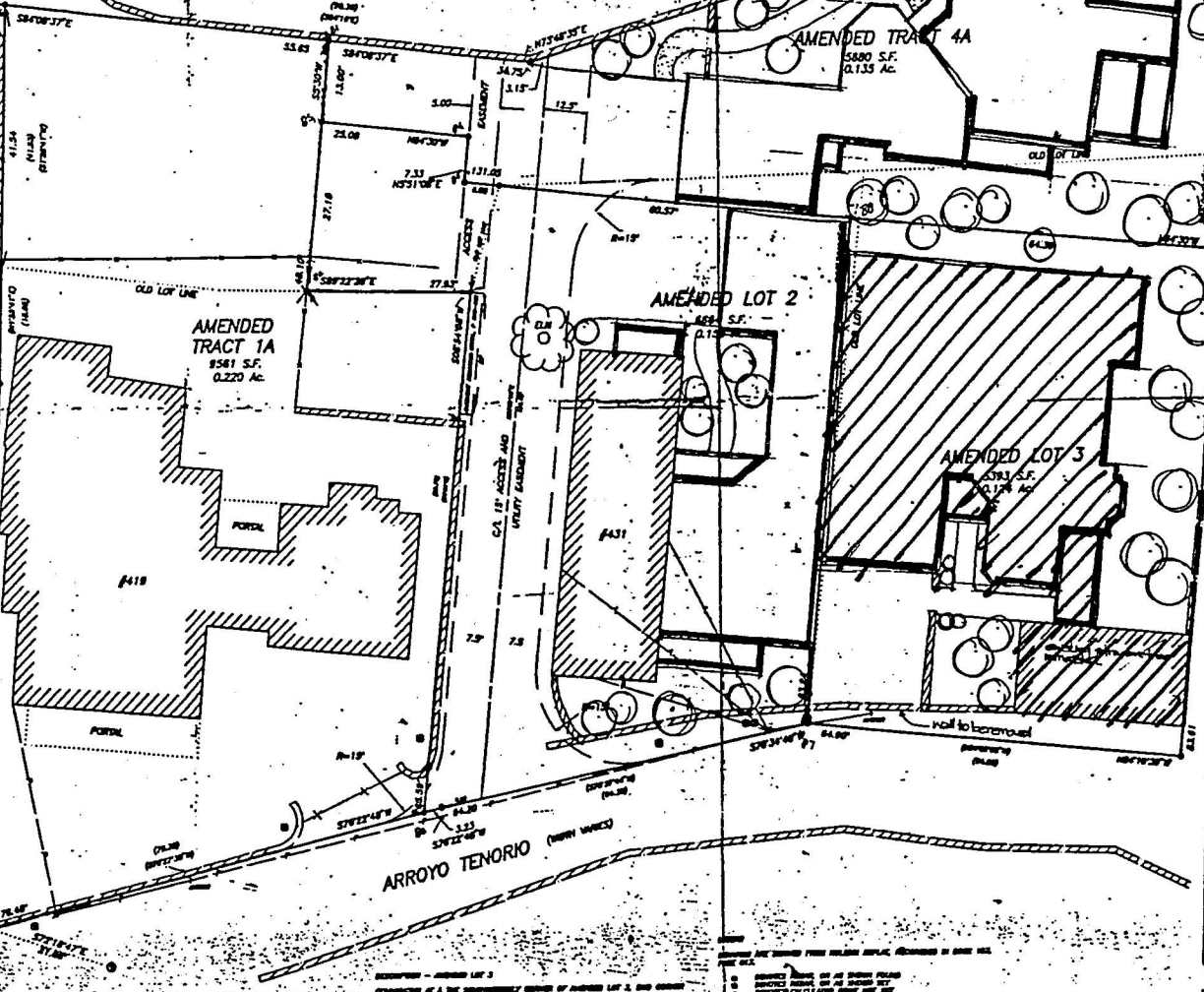
COMMENCE AT A THE SOUTHWEST CORNER OF TRACT 1A AS SHOWN ON
PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK 192, PAGE 040,
AND CONTAINING THE FOLLOWING: PLAT FROM A WHOLE IN ARROYO
TENORIO

COMMENCE AT A THE NORTHEAST CORNER OF AMENDED TRACT 4A AS SHOWN ON
PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK 192, PAGE 040,
AND CONTAINING THE FOLLOWING: PLAT FROM A WHOLE IN ARROYO TENORIO

COMMENCE AT A THE SOUTHWEST CORNER OF AMENDED LOT 2, 3 AND CORNER
OF TRACT 1A AS SHOWN ON PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK
IN BOOK 192, PAGE 040, AND CONTAINING THE FOLLOWING: PLAT FROM A WHOLE IN ARROYO TENORIO



TRACT A
PLAT RECORDED
BK 192, PG 040



DESIGNER AND APPROVER
I HEREBY CERTIFY THAT THE UNDESIGNED PORTIONS
HAVE BEEN DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ACCURATELY REPRESENT
THE ACTUAL CONDITIONS AND DIMENSIONS OF THE PROPERTY AND THE
DIMENSIONS SHOWN ARE EXCEPTED TO EXIST UNLESS AND UNLESS
OTHERWISE SHOWN AND OTHERWISE AS SHOWN THE REPLAT CONTAINS A LEGAL
DESCRIPTION OF THE PROPERTY AND THE DIMENSIONS AND AREA OF THE
SAME AS SHOWN THEREIN IS HIS OWN RECORD AND THE DIMENSIONS OF THE
PROPERTY IS THE RESPONSIBILITY OF THE LITIGANT.

THE REPLAT LAW UNDER THE PLANNING AND PLATING
ACTS OF THE STATE OF NEW MEXICO, N.M.

AMENDED

AMENDED TRACT 1A AMENDED TRACT 4A

STATE OF NEW MEXICO

COUNTY OF SANTA FE

ALBERT EICHSTEADT

SHIRLEY EICHSTEADT

7-17-91

7-17-91

THIS PLAT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES AND
RESTRICTIONS OF RECORD.

1. I HEREBY CERTIFY THAT THE UNDESIGNED PORTIONS
HAVE BEEN DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ACCURATELY REPRESENT
THE ACTUAL CONDITIONS AND DIMENSIONS OF THE PROPERTY AND THE
DIMENSIONS SHOWN ARE EXCEPTED TO EXIST UNLESS AND UNLESS
OTHERWISE SHOWN AND OTHERWISE AS SHOWN THE REPLAT CONTAINS A LEGAL
DESCRIPTION OF THE PROPERTY AND THE DIMENSIONS AND AREA OF THE
SAME AS SHOWN THEREIN IS HIS OWN RECORD AND THE DIMENSIONS OF THE
PROPERTY IS THE RESPONSIBILITY OF THE LITIGANT.

ALBERT EICHSTEADT

SHIRLEY EICHSTEADT

7-17-91

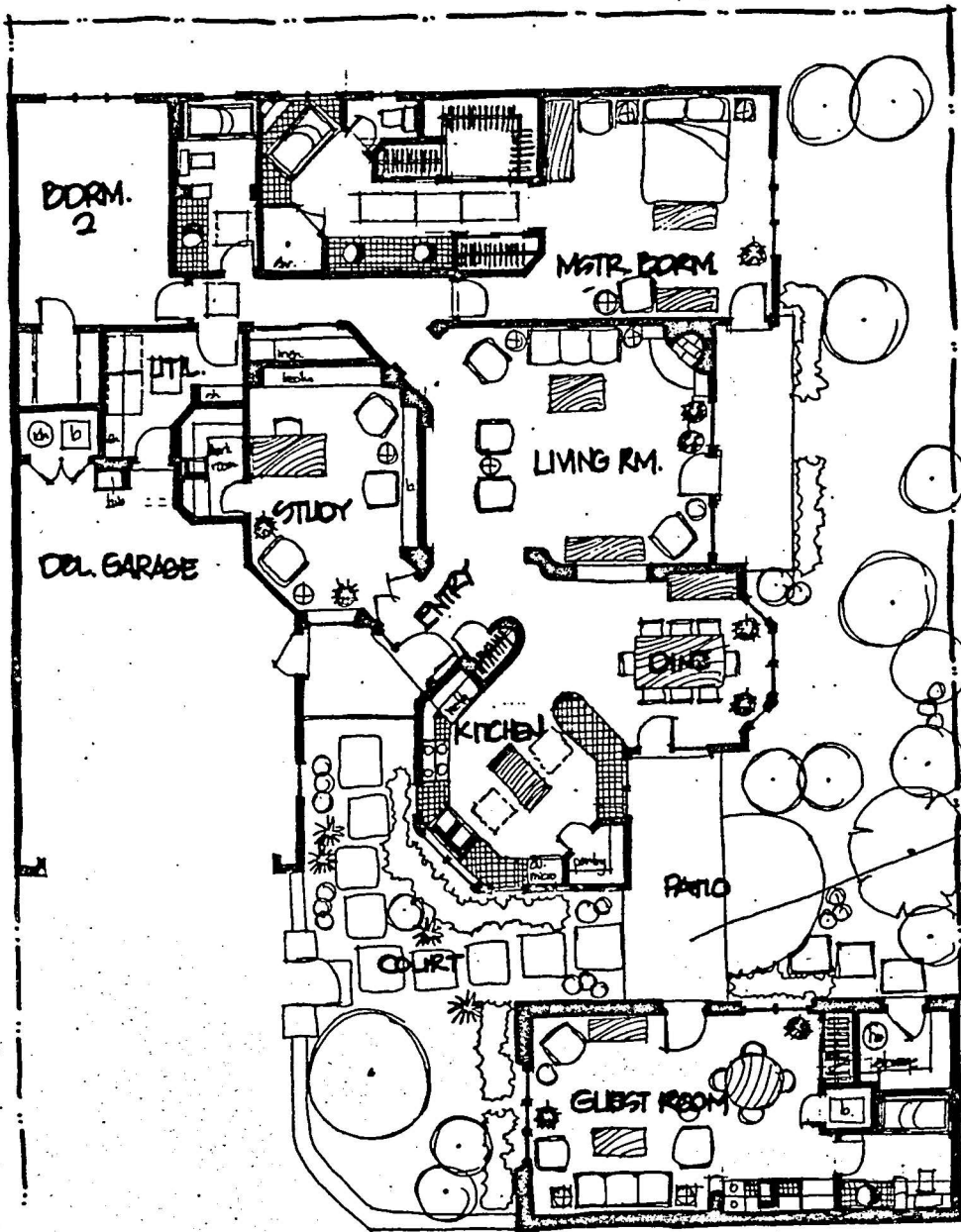
7-17-91

LOT LINE ADJUSTMENT
**ALBERT AND SHIRLEY
EICHSTEADT**
SHOWING

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



C. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1210 ST. FRANCIS DR.
SANTA FE, N.M.
FILE # 1982 DATE 3-12-81

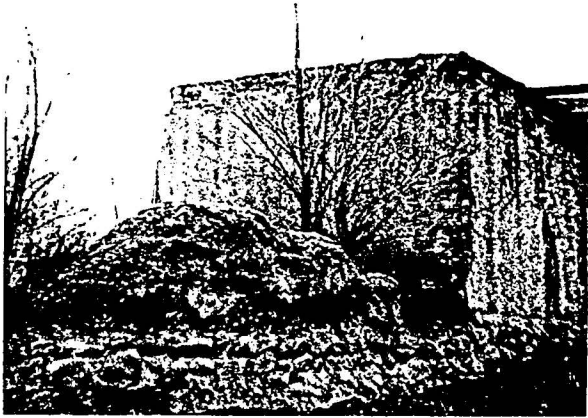


PLAN

covered connection to main house/guesthouse

1/4" = 1'-0"

435 ● Arroyo Tenorio
Existing Structure



West Elevation
East Elevation (same)



South elevation

435 Arroyo Tenorio
Existing Structure:



North elevation



North elevation

EXHIBIT C
ZONING DIVISION
HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

6

APPLICANT INFORMATION

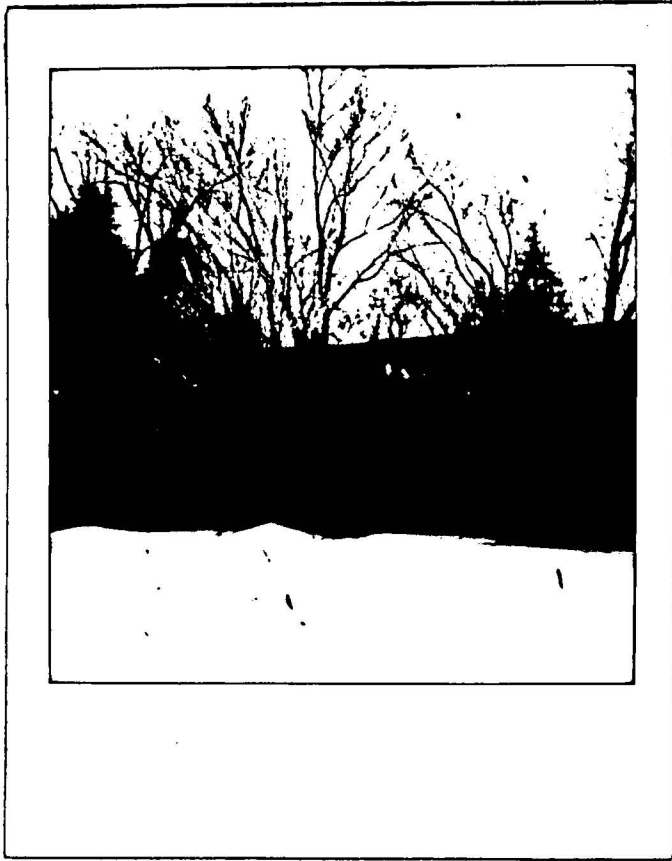
Application Type: Preliminary Approval () Final Approval (<input checked="" type="checkbox"/>)	
Project Location: <u>435 Arroyo Tenorio</u>	
Owner: <u>Chapman Homes</u>	Address: <u>1500 St. Francis</u> Phone: <u>983 8100</u>
Applicant: <u>Chapman Homes</u>	Address: <u>1500 St. Francis</u> Phone: <u>983 8100</u>
Project Proposal: <u>New single family residence</u>	
Public Visibility: North () South (<input checked="" type="checkbox"/>) East (<input checked="" type="checkbox"/>) West ()	
New Construction:	Single Family Residence (<input checked="" type="checkbox"/>) Multi-family Residence () Commerical ()
Other Construction:	Demolition () Remodel (<input checked="" type="checkbox"/>) Addition () Restucco (<input checked="" type="checkbox"/>) Sign(s) () Wall/Fence (<input checked="" type="checkbox"/>) Antenna () Solar ()
<p>I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven days prior to the H-board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historic approval.</p>	
<u>Tom Farmer</u>	<u>2/2/93</u>
Signature of Applicant or Owner	Date

For Official Use Only

Date Received:		Case Number: H- <u>93-26</u>	
Historic District:		Survey Number:	Survey Area:
Age:	Historic	Significant ()	Contributing ()
Source:	Status:	Supporting ()	Non Supporting ()
H-Board Meeting Date:		SHPO Review Required ()	
Ordinance Compliance Checklist:			
Section	Description:	Compliance	
		Yes	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:			

435 Arroyo Tenorio
Existing Structure:

North elevation

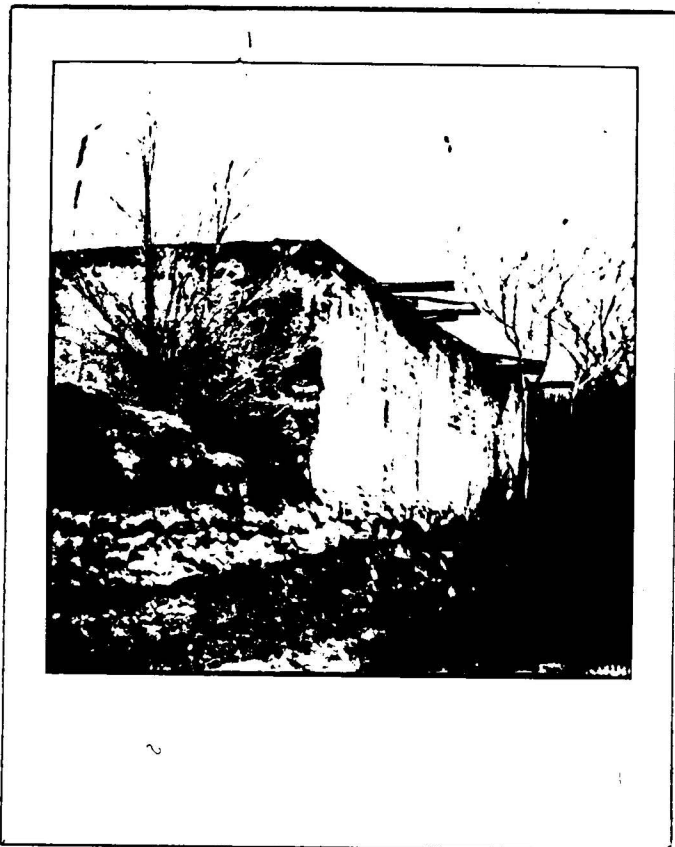


North elevation

435 Arroyo Tenorio
Existing Structure



West Elevation
East Elevation (same)



South elevation