

Speaking from the floor and sworn was Ms. Theresa Wineburg Hensley, who stated that she was an adjacent property owner and would like to know about the entrance and exit to the property. Mr. Besser stated that it was from Canyon Road.

(At this point, a five-minute recess was taken to allow Ms. Hensley an opportunity to review the plans.)

After review of the plans, Ms. Hensley stated that she had no objections.

Mr. Drew asked if this was one lot or two. Mr. Besser stated that it was two lots and the second lot would be used for a garden.

Chair Woods inquired as to why the parapet was so high. Present and sworn was Ms. Stacey Perry, designer, who stated that the plate and bond beam would be at different heights. She said that the parapet accounts for the high peak of the highest ridge. The Chair asked how high the parapet would be from the existing grade. Ms. Perry responded that it was 14', with a portion on the east elevation being 16'. The Chair then asked what the trim and stucco colors would be. Ms. Perry said that the trim would be white and the stucco a light earthtone color.

There were no further speakers on this request.

Mr. Drew moved approval of **Case #H-93-23**, as submitted. The motion was seconded by Mr. Martinez and passed by unanimous voice vote.

Case #H-93-24. 431 Arroyo Tenorio. Core Historic District. Chapman Homes, proposes window replacement; addition on west elevation.

This item was tabled at the request of the applicant.

Case #H-93-25. 433 Arroyo Tenorio. Core Historic District. Chapman Homes, proposes two story, single-family residence.

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

Present for the applicant and sworn was Mr. Tom Parmer, who presented renderings for the Board's review.

(At this point, a five-minute recess was taken to allow interested parties an opportunity to review the plans.)

Mr. Martinez asked what the size of the lot was and Mr. Parmer stated that it was 6,000 sq. ft.

The Chair asked what the size was of the first and second floors. Mr. Parmer stated that the first floor was 2,400 sq. ft. and the second story was 600 sq. ft. The Chair said that she had a problem, because it seems that Arroyo Tenorio was the streetscape and not the street behind. Mr. Parmer stated that he had taken a 300'

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.

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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").



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 Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-25 Meeting Date March 8, 1993

Project Address 433 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

PUBLICLY VISIBLE FACADES: () NORTH (X) SOUTH () EAST (X) 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: Two story single family residence. (Tabled by HDRB at 2/22/93 meeting).

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on March 8, 1993, acted on the above referenced case. The decision of the Board was to (X) 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: This approval applies to the revised proposal for a one story building.

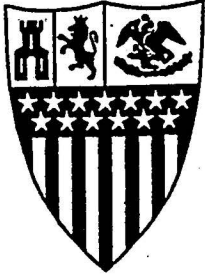
For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

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

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

Sam Pick, Mayor

Isaac J. Pino, City Manager

Councilors:

Larry A. Delgado, Dist. 1
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Ouida MacGregor, Dist. 2

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Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
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HISTORICAL SIGNIFICANCE: NUMBER _____ AREA NO. _____ AGE _____

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PROPOSAL: Two story single family residence. (Tabled by HDRB at 2/22/93 meeting).

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City of Santa Fe, New Mexico

memo

DATE: March 8, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 93-25 ADDRESS 433 ARROYO TENORIO

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input 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 checked="" type="checkbox"/> Minutes of <u>2/22/93 HDRB</u>	<input type="checkbox"/> Photographs
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Elevations
	<input type="checkbox"/> Other _____

STAFF RECOMMENDATIONS:

The applicant, in response to concerns raised at the 2/22/92 HDRB meeting, has revised his submission to include a one story residential building at the above address.

Multi-lite clad (desert tan) windows will be used. Buckskin colored stucco is proposed.

Staff acknowledges the applicant for his efforts to meet the concerns previously raised, and has no concerns regarding this revision.

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 aeriels, 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)

Speaking from the floor and sworn was Ms. Theresa Wineburg Hensley, who stated that she was an adjacent property owner and would like to know about the entrance and exit to the property. Mr. Besser stated that it was from Canyon Road.

(At this point, a five-minute recess was taken to allow Ms. Hensley an opportunity to review the plans.)

After review of the plans, Ms. Hensley stated that she had no objections.

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

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

March 1, 1993

Historical Styles Committee
City of Santa Fe
Santa Fe, NM 87501

To Whom It May Concern:

Enclosed you will find the resubmittal package for a single story residence at 433 Arroyo Tenorio.

This resubmittal is a modification of the two story plan which was submitted previously.

All other features of this submittal will remain the same such as the "buckskin" stucco color and the "desert tan" cladding on the windows.

This submittal is meant to be placed back on the agenda for the March 8, 1993 meeting. Thank you very much for your cooperation in this matter.

Sincerely,

Tom Parmer



TP/nk

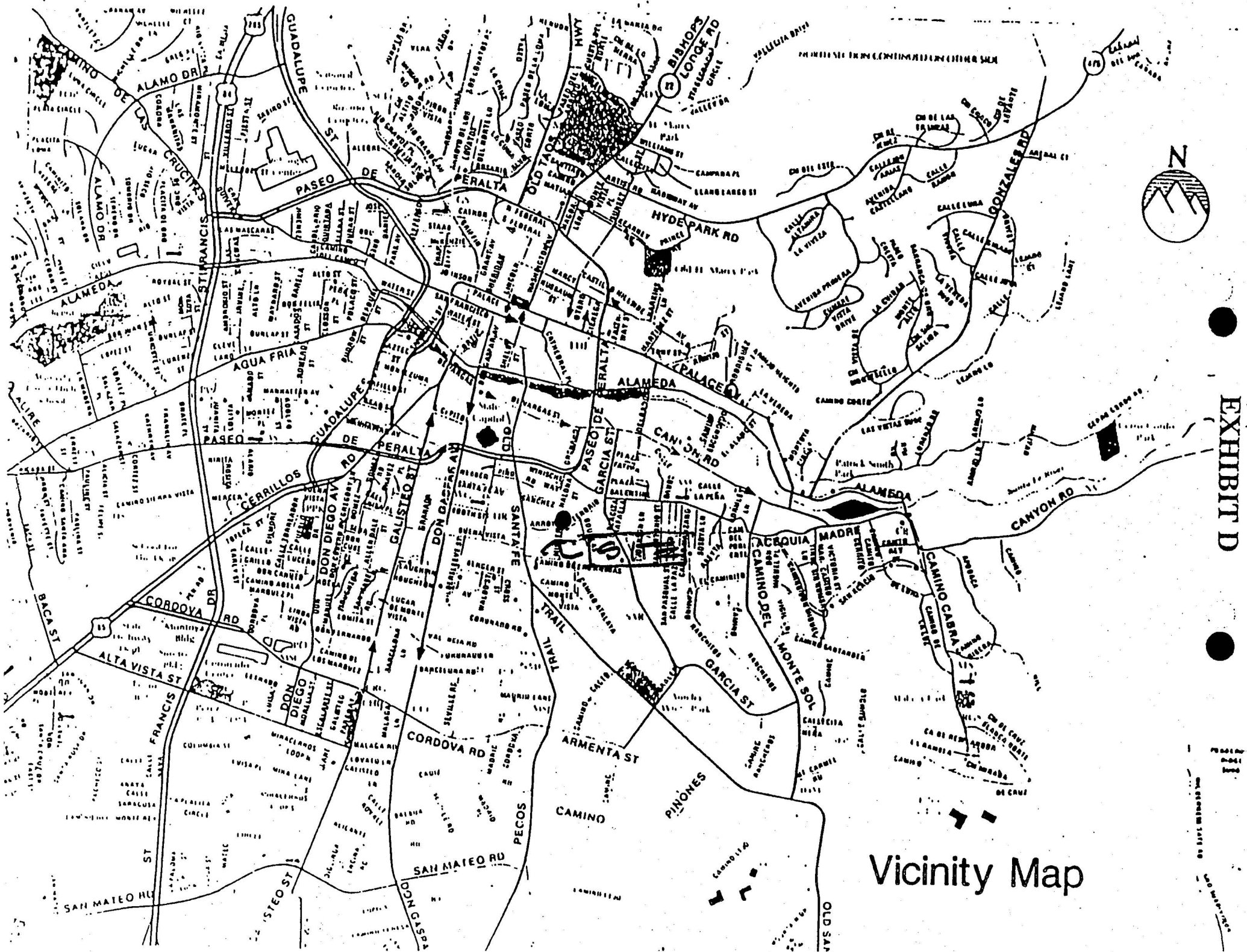


EXHIBIT D

Vicinity Map

Scale
1 inch = 100 feet
1/4 inch = 25 feet
1/8 inch = 12.5 feet
1/16 inch = 6.25 feet

site

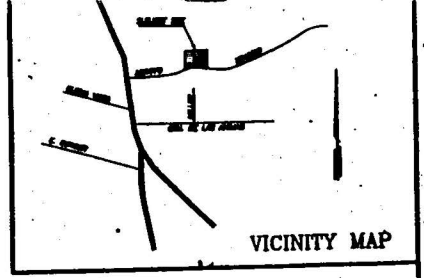
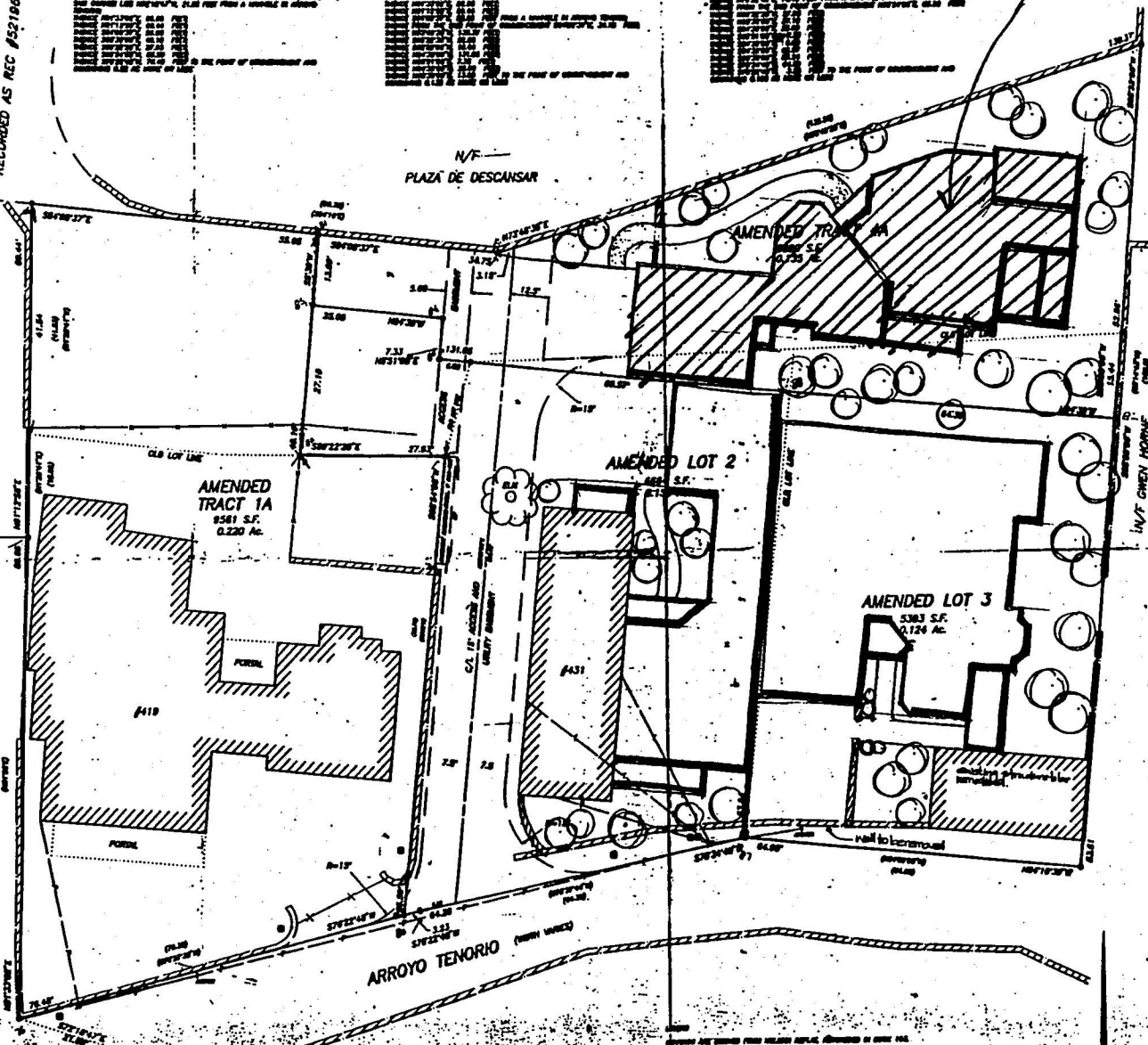
20' ACCESS AND UTILITY
EASEMENT FROM REPLAT
RECORDED AS REC #321860

AMENDED LOT 1		AMENDED LOT 2		AMENDED LOT 3	
AREA	ACRES	AREA	ACRES	AREA	ACRES
5,581	0.220	4,881	0.199	5,383	0.224

N/F
PLAZA DE DESCANSAR

TRACT A
PLAT RECORDED
BK 192, PG 040

N/F
JAY VINCENT



DESCRIPTION AND OFFERS

THESE ALL ARE OF THESE PROPERTIES THAT THE UNDERSIGNED HAS RECEIVED FROM THE CITY AND COUNTY OF SANTA FE, N.M. AND ARE OFFERING THEM TO THE PUBLIC BY THIS REPLAT. THE REPLAT IS A CORRECTED COPY OF THE ORIGINAL REPLAT AS RECORDED IN BOOK 192, PAGE 040 AND BOOK 193, PAGE 017. THE REPLAT IS A CORRECTED COPY OF THE ORIGINAL REPLAT AS RECORDED IN BOOK 192, PAGE 040 AND BOOK 193, PAGE 017. THE REPLAT IS A CORRECTED COPY OF THE ORIGINAL REPLAT AS RECORDED IN BOOK 192, PAGE 040 AND BOOK 193, PAGE 017.

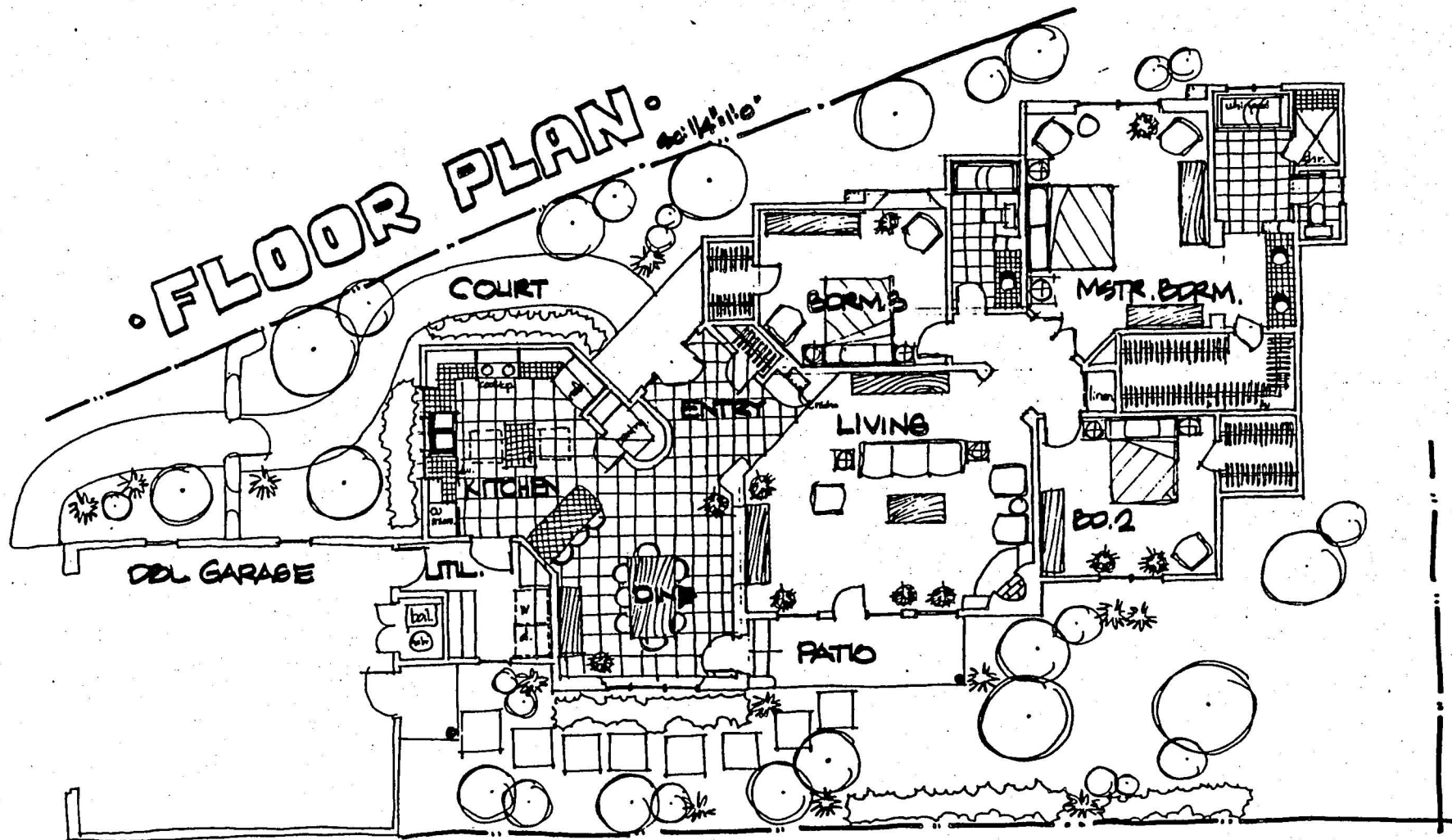
PREPARED BY: G. DAWSON & ASSOCIATES
DATE: 7-17-91

**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.**

G. DAWSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 1510 SE FINCHER DR.
 SANTA FE, N.M.
 FILED 1991 DATE 7-17-91

FLOOR PLAN

40' 14" x 116'



FF
FF
FF

11.11.11

woodwork aligned to
match window finish

"buckskin" color
stucco

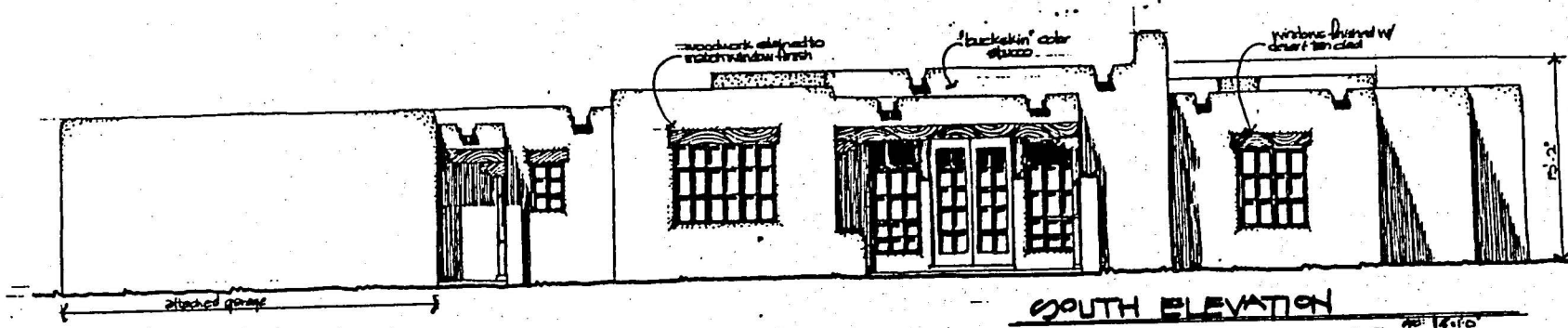
windows finished w/
dark wood

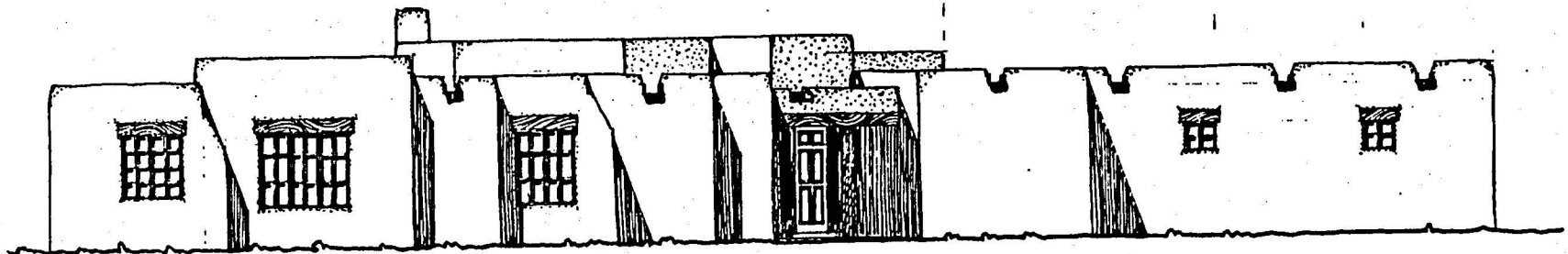
18' 0"

attached garage

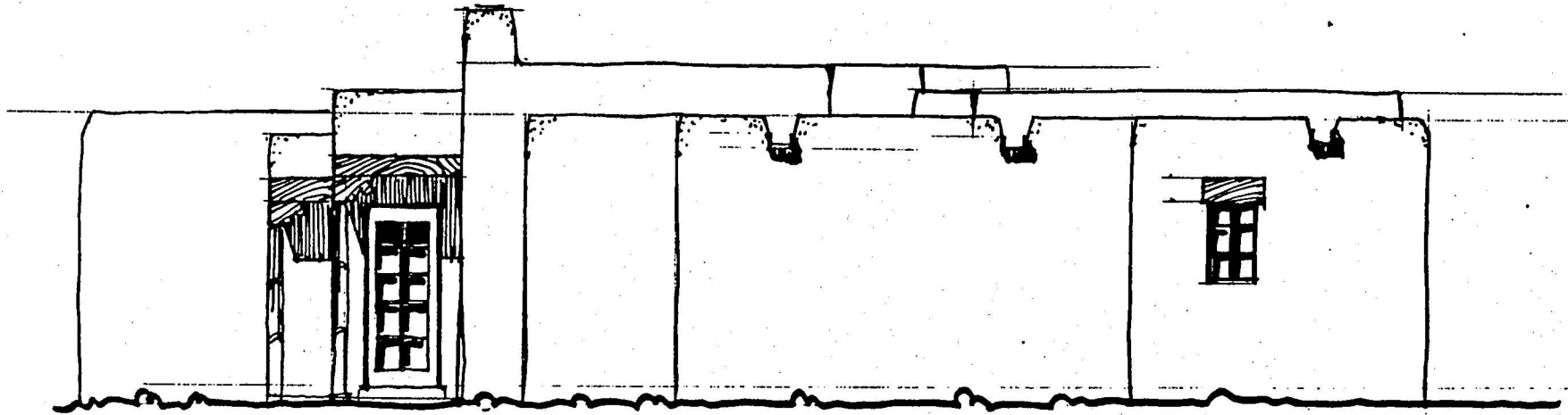
SOUTH ELEVATION

11.11.11

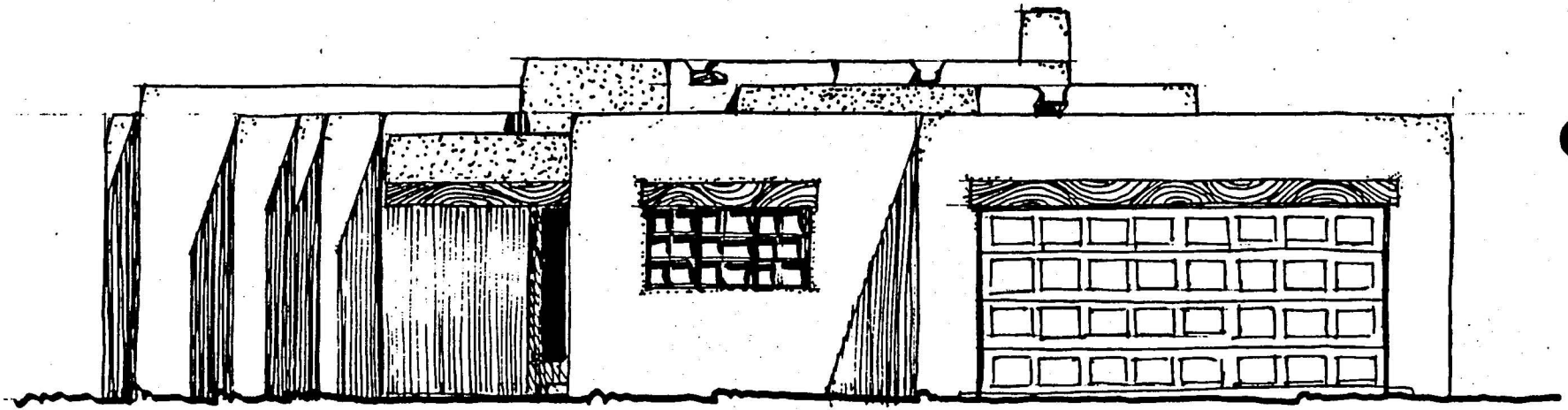




NORTH ELEVATION *1/14/50*



EAST ELEVATION



WEST ELEVATION

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- 93-25 ADDRESS 433 ARROYO TENORIO

REFERENCE ATTACHMENTS (Chronologically):

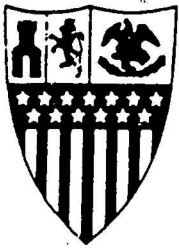
CITY SUBMITTALS	APPLICANT SUBMITTALS
<input checked="" type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Guidelines	<input checked="" type="checkbox"/> Vicinity Map
<input type="checkbox"/> State Historical Survey Sheet	<input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

STAFF RECOMMENDATIONS:

The applicant has provided drawings which depict a two story residence to be placed at the northern end of the site which has been/will be created as a result of lot line adjustments. This site will be accessed off an easement to the street that will run to the west of 431 Arroyo Tenorio.

The design of the proposed building includes pueblo revival detailing such as rounded parapets, canales, exposed window lintels, portales, multi-lite windows, and an earthtone color scheme.

Windows on the north, west and east elevations appear to violate SFCC 14-70.9 (C) (2) as they are located less than 3 ft. from the building's outside corners.



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. 93-25 PROJECT LOCATION 433 Arroyo Tenorio

PUBLICLY VISIBLE: N () S () E () W ()

1. MASSING: Applicable () Not Applicable ()

a. Building Height 11' - 20'

b. Roof Type slope behind parapets

c. Facade Features upposed lintels, rounded parapets, canals, portales, multi-lite windows, deck

Complies () Does Not Comply ()

Staff Comments: _____

2. OPENINGS: Applicable () Not Applicable ()

a. Percentage of Opening per Facade ou ou ou ou
N S E W

b. May Exceed 40%-Under Portal ou

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

d. 3 ft. Minimum Distance from Corners no - see below

Complies () Does Not Comply ()

Staff Comments: d. N, E, West → 3ft rule violated - see elevations; use of glass block on West? ; wood windows.

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 budskin

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:

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 433 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.

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

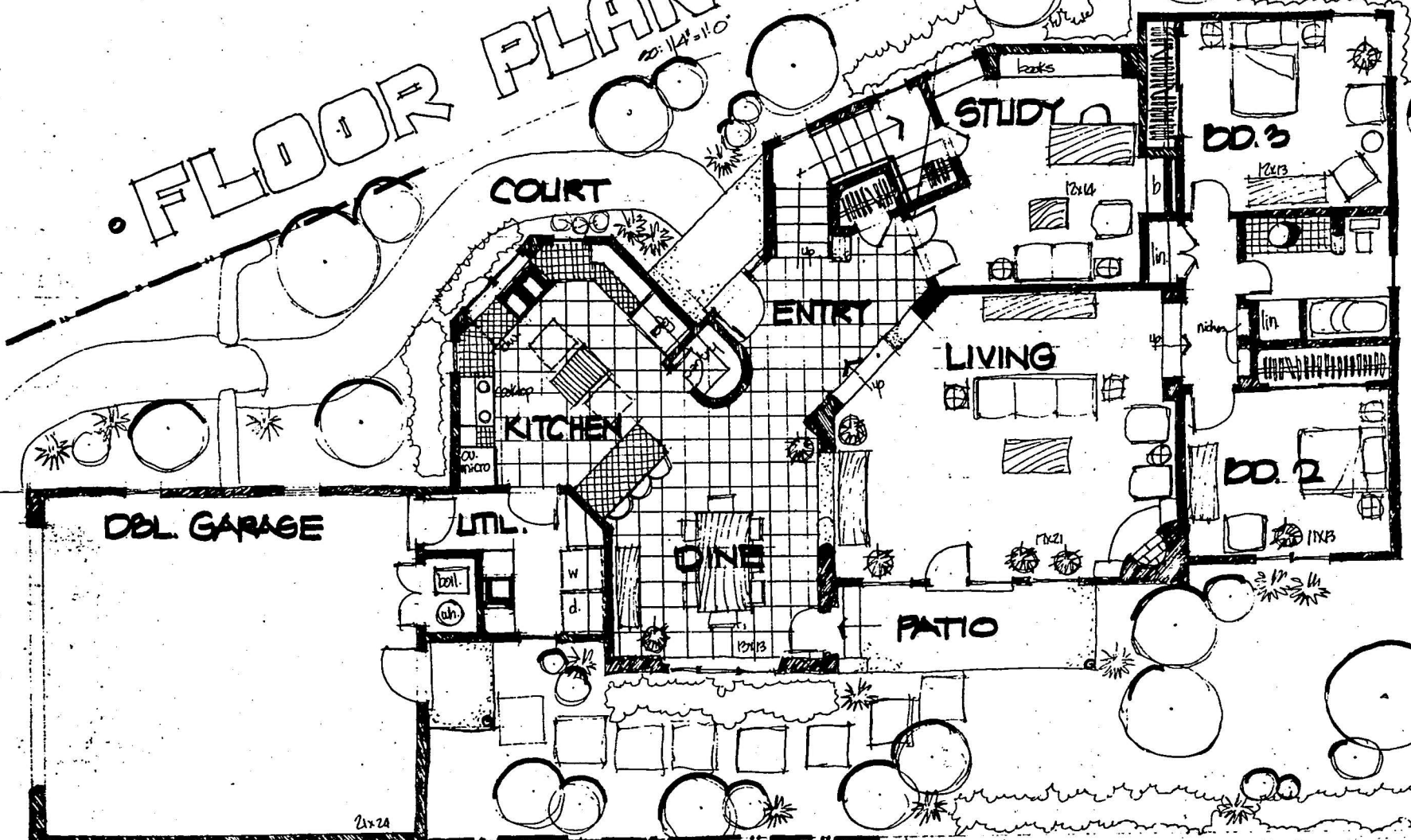
TP/rd



enclosure

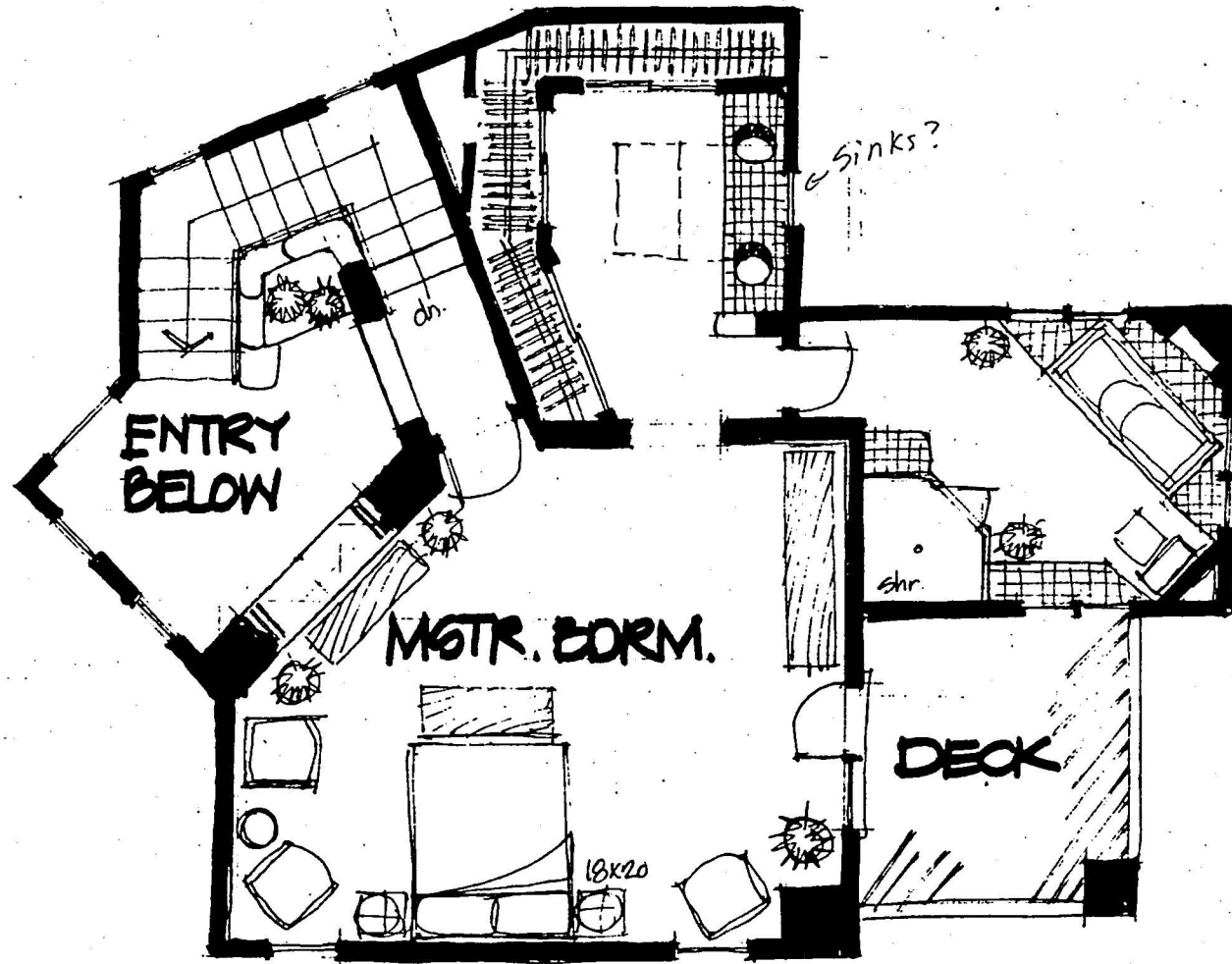
FLOOR PLAN

20: 11'4" x 11'0"



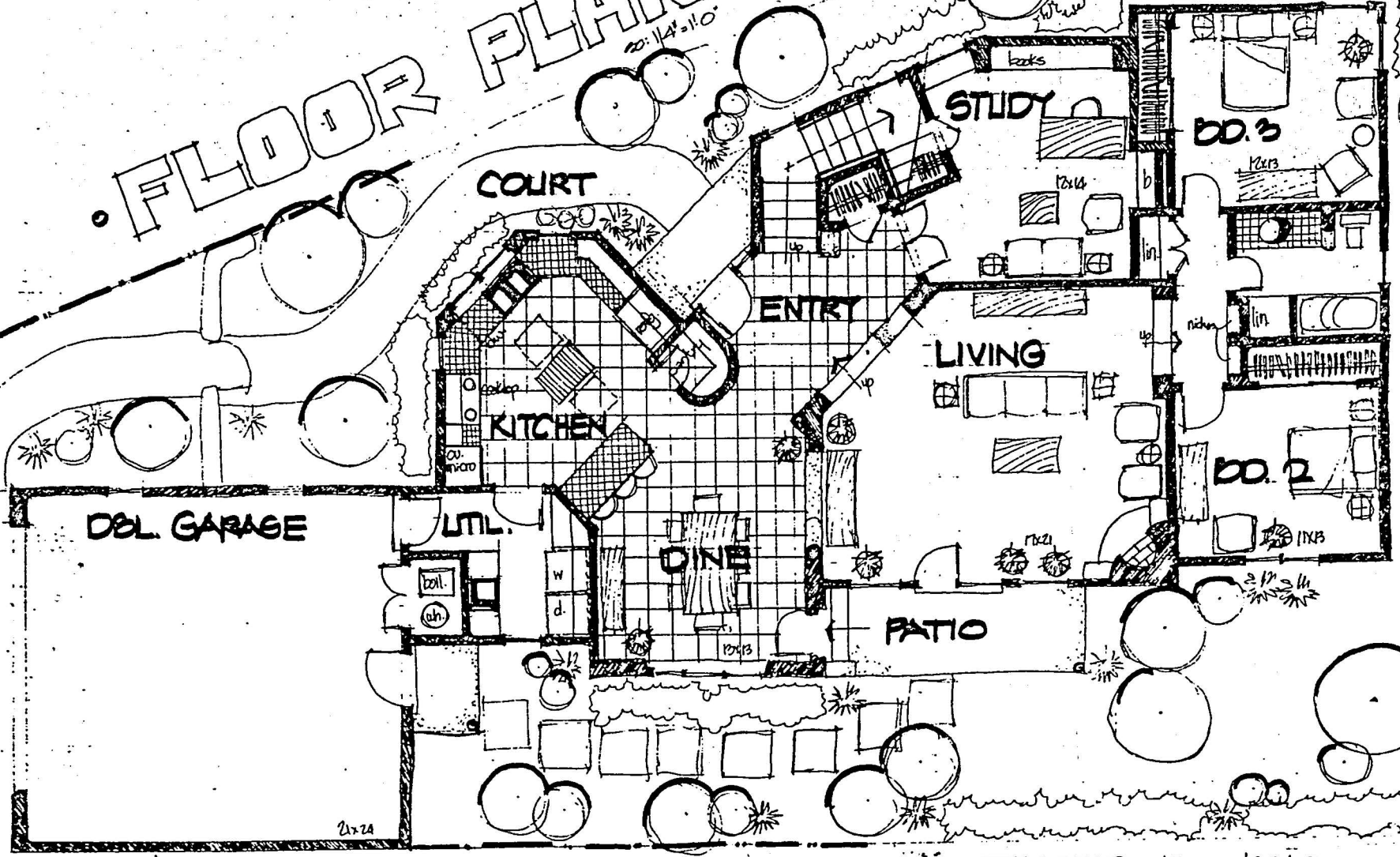
21 x 24

4522 ARROYO TENORIO



FLOOR PLAN

20: 11'4" x 11'0"



21x24

455 ARROYO TENORIO

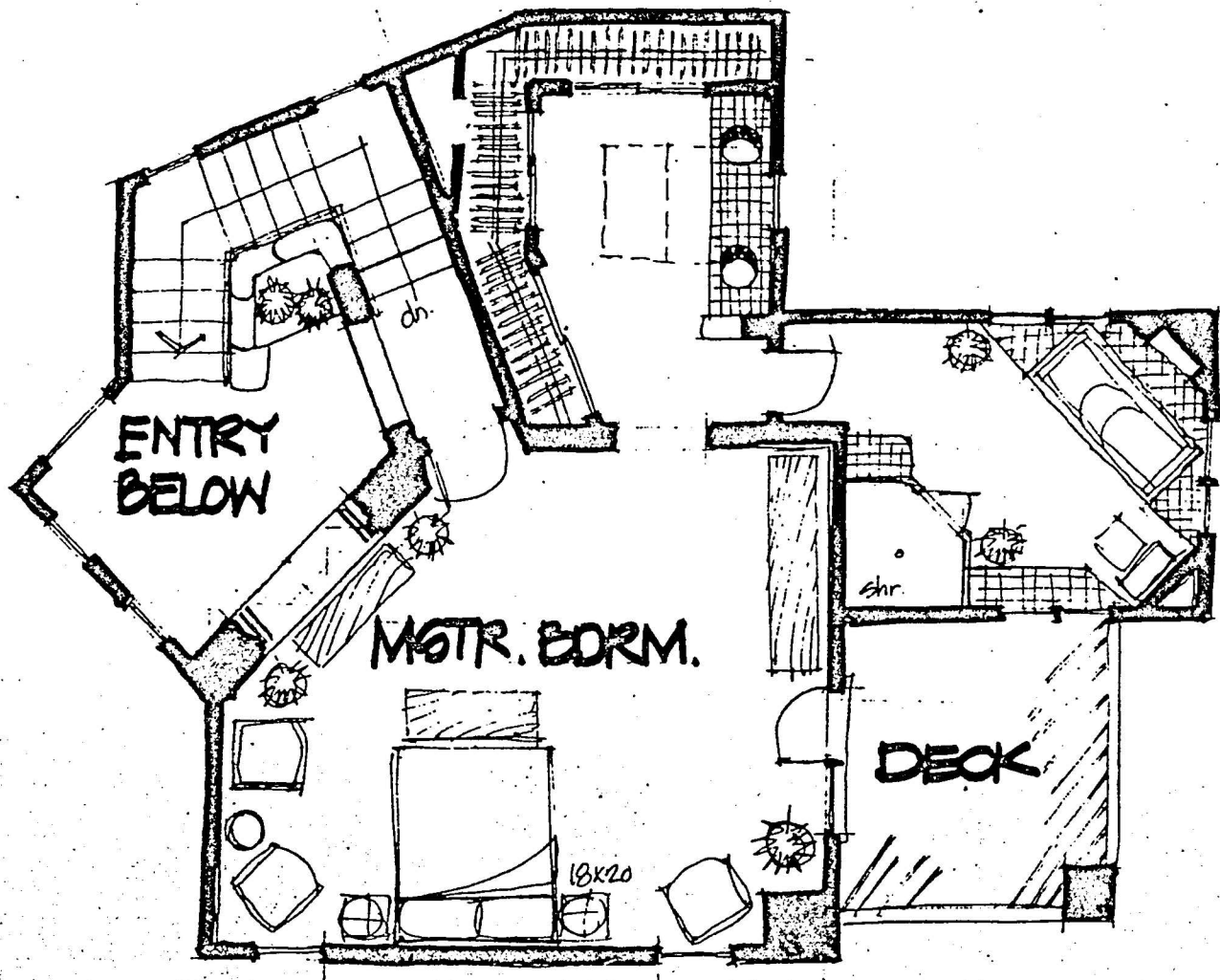


EXHIBIT C
ZONING DIVISION
HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

7

APPLICANT INFORMATION

Application Type: Preliminary Approval () Final Approval (<input checked="" type="checkbox"/>)	
Project Location: <u>433 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 () West (<input checked="" type="checkbox"/>)	
New Construction:	Single Family Residence (<input checked="" type="checkbox"/>) Multi-family Residence () Commerical ()
Other Construction:	Demolition () Remodel () Addition () Restucco () Sign(s) () Wall/Fence (<input checked="" type="checkbox"/>) Antenna () Solar ()
<p>I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project's seven days prior to the H-board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historic approval.</p>	
<p><u>Tom Palmer</u> <u>2/2/93</u> Signature of Applicant or Owner Date</p>	

For Official Use Only

Date Received:		Case Number: H- <u>93-25</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:			