

# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

**Councilors:**

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2  
Patti J. Bushee, Dist. 1  
Chris Calvert, Dist. 1  
Rosemary Romero, Dist. 2  
Miguel M. Chavez, Dist. 3  
Carmichael A. Dominguez, Dist. 3  
Matthew E. Ortiz, Dist. 4  
Ronald S. Trujillo, Dist. 4

**Project description:** Remodel a contributing building by removing a 150 sq. ft. non-historic addition; constructing approximately 683 sq. ft. of additions; replacing non-historic and non-primary elevation windows.

**Project number:** 09-10100090

**Case number:** H-09-090

**Project type:** HDRB

**PROJECT LOCATION (S):** 519 E. Palace Ave

**PROJECT NAMES:**

OW - Pilar & Melissa Pattersen-Kling  
Santa Fe, NM 87501

1190 Harrison Road, Studio1  
505-438-0548

AP - Pilar & Melissa Pattersen-Kling  
Santa Fe, NM 87501


1190 Harrison Road, Studio1  
505-438-0548

**BOARD ACTION**

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, December 22, 2009, acted on the above referenced case. The decision of the board was to approve your request with the conditions that the skylight shall be low-profile and not publicly-visible, the windows shall comply with the 30" rule, and the amendment to the submittal reviewed at the hearing for north-facing clerestory windows on the addition is approved as submitted.

For further information please call 955-6605.

Sincerely,

  
David A. Rasch

Planning Supervisor Historic Preservation Division

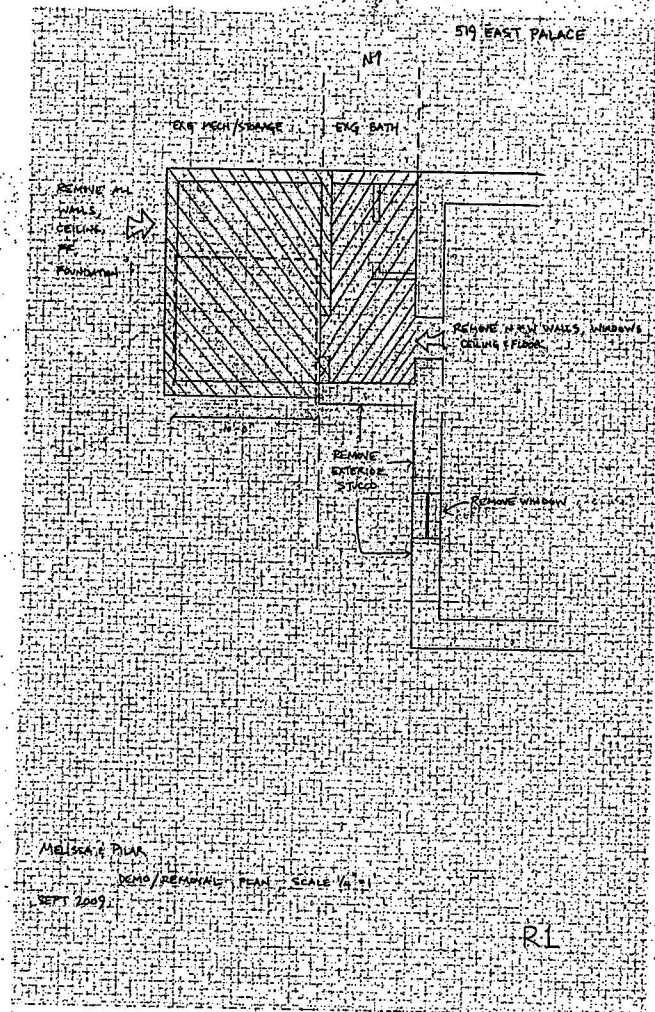
**NOTE:** Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**







519 EAST PALACE



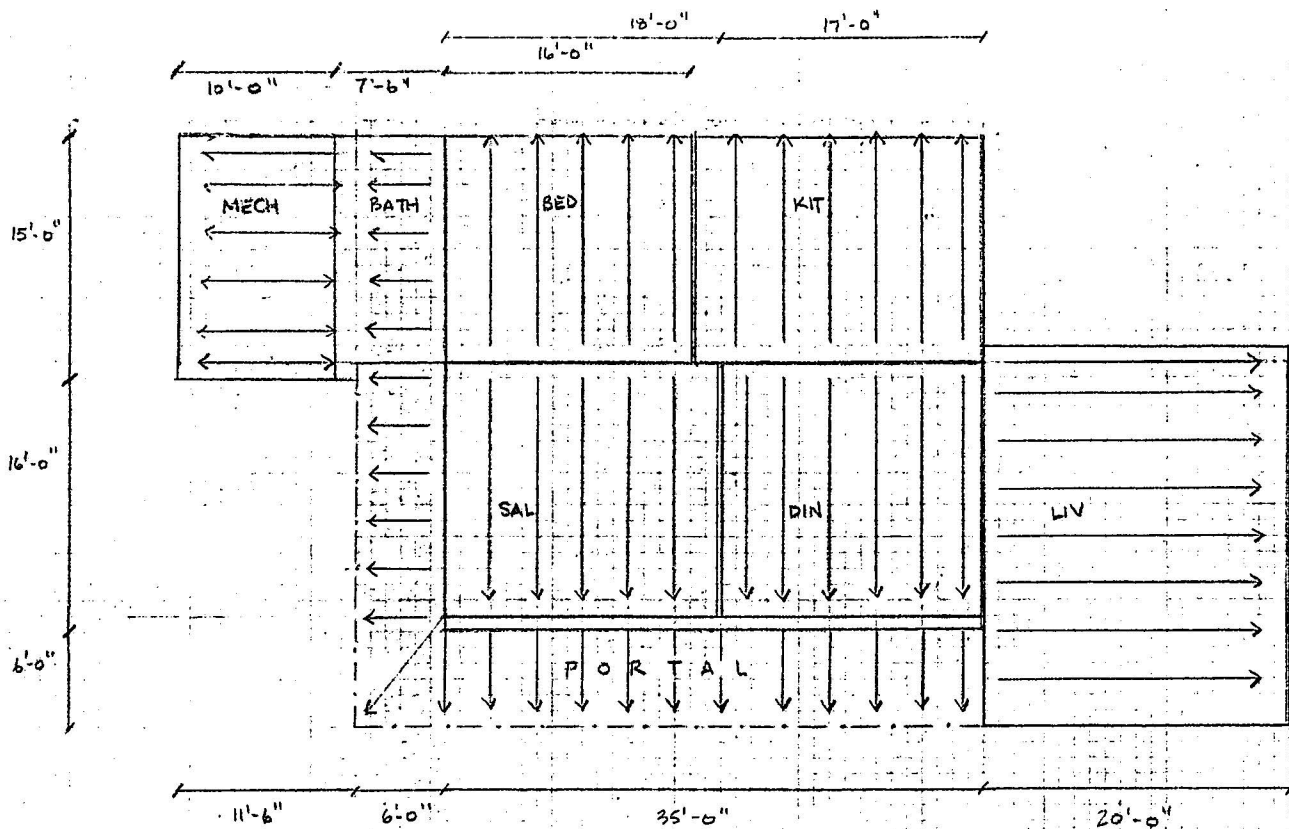
MELISSA PILAR  
DEMO/REPAIR/PLAN - SCALE 1/8" = 1'-0"  
SEPT 2009

R1

519 EAST PALACE

VILLA MARIPOSA

EXISTING ROOF PLAN



DIMENSIONS

MECH	10 x 15 = 150
BATH RM	7.5 x 15 = 112.5
BED RM	
KITCH	
SALON	36 x 31 = 1116
DINING	
LIVING RM	20 x 24 = 480
TOTAL HEATED SQ. FT.	= 1858.5

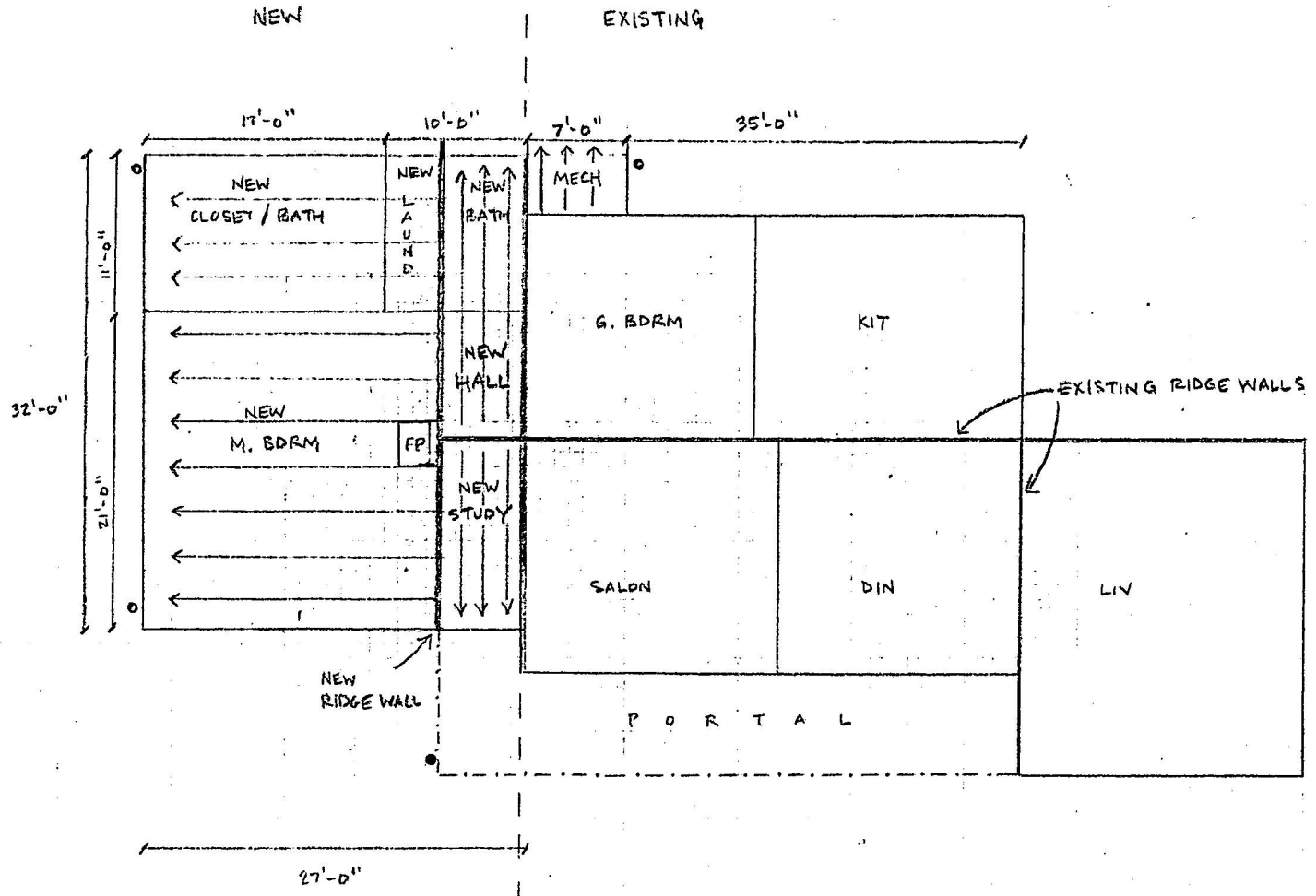
orig. footprint = 1596

+ SOLID ROOF PORTALS = 432  
 THEREFORE, ORIGINAL FOOTPRINT  
 IS 2028 #'

1/8" = 1' SCALE

S1

VILLA MARIPOSA  
PROPOSED ROOF



NEW DIMENSIONS

CLOSET / BATH	17x11	= 187
LAUNDRY / BATH	10x12	= 120
M. BDRM	21x21	= 441
STUDY	6x13	= 78
HALL	6x8	= 48

TOTAL NEW SQ. FT. = 874

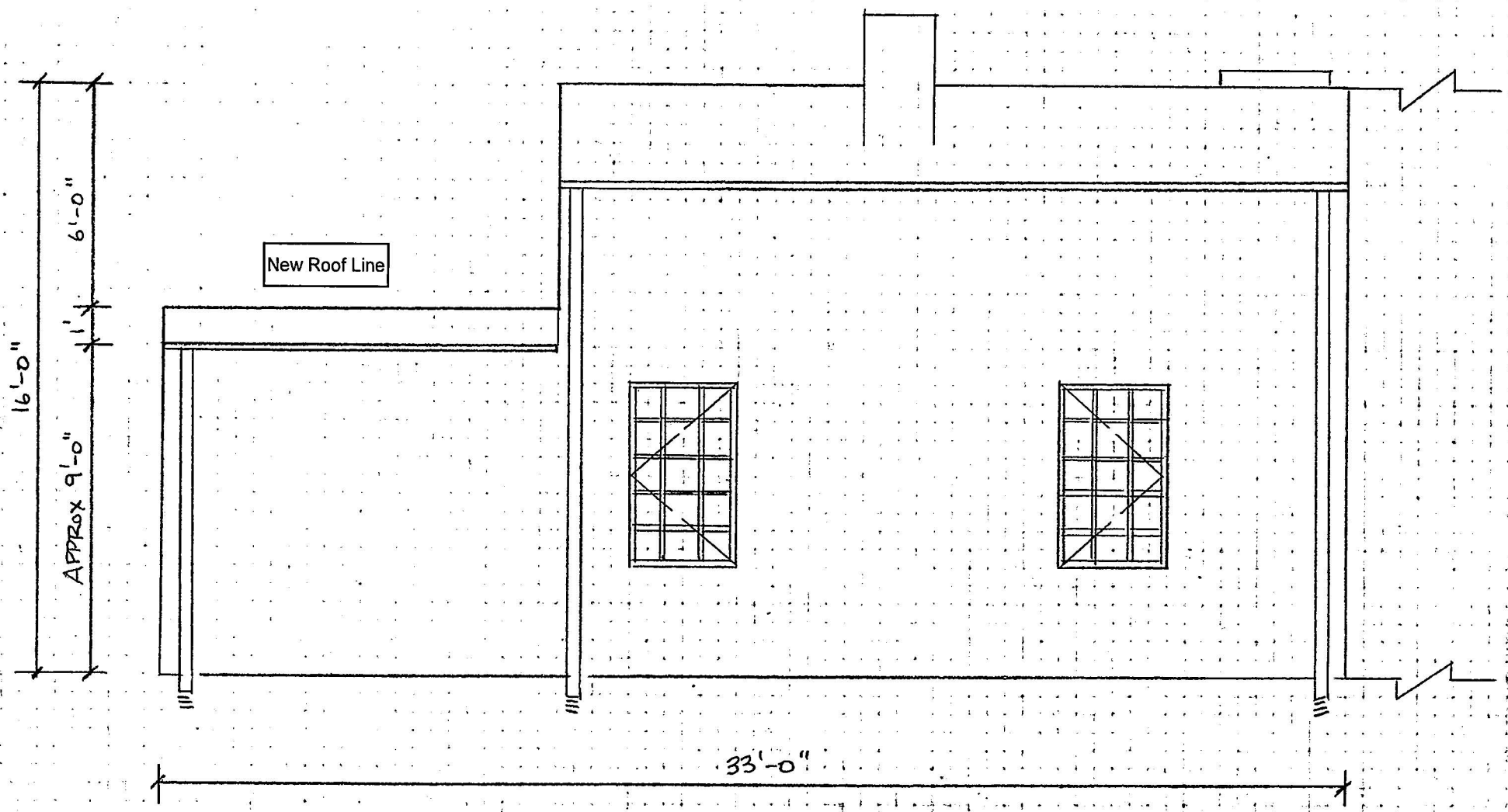
~~50% OF ORIGINAL FOOTPRINT,~~  
~~798 SQ. FT. BY 76 SQ. FT.~~  
 + MECH. CLOSET = 35  
 = 909 sq. ft.

SCALE 1/8" = 1'

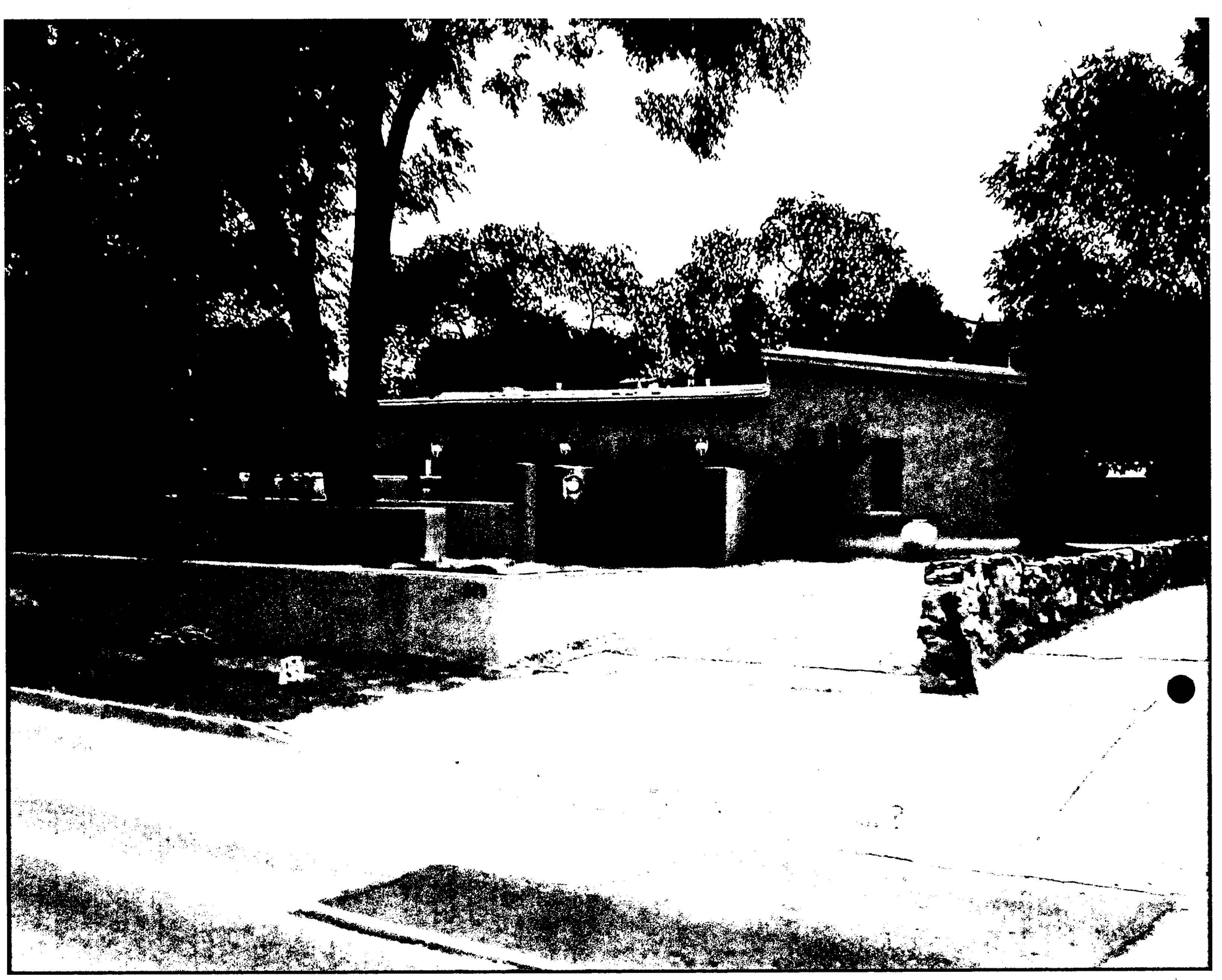
S2

519 E. PALACE  
PATTERSON-KLING

PROPOSED AMENDMENT TO WEST ELEVATION







519 E PALACE 2009



519 E PALACE 2009

WEST





**softopt**

**SoftOpt Engineering, Inc.**

5318 East Second Street,

Suite 179

Belmont Shore, CA 90803

562.433.7569

562.438.8822 fax

[www.softopt-engr.com](http://www.softopt-engr.com)



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department - Building Permit Division

## To Be Completed By Applicant

Date Submitted: 11/20/09	Site Address: 519 East Palace Avenue
Property Owner of Record: Pilar + Melissa	Proposed Construction: Demo +
Applicant Name: Villa de San Ignacio Patterson - Kling	711 sq. ft addition + 198 sq. ft remodel
Phone Number: (505) 438-0548	TOTAL ROOF AREA: 711
Agent Information:	Agent Phone Number:

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

APPLICANT/AGENT

DATE

## To Be Completed By Staff

Zoning District Overlay: RMI - Historic Permitted Use:

Subdivision: Kingsm Lot: 2 Block 47 Accessory Use:

Downtown + Eastside Special Exception:

Variance:

Prohibited Use:

Historic

Escarpment

Flood Zone

## ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		yes
Approved Development Plan(s)	Yes		NA
Existing Drawing Site Plan*	Yes	ALL	yes
Proposed Drawing Site Plan*	Yes	ALL	yes
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	NA
Approval Letters	Yes	ALL	provided
Accessory Structure Affidavit	Yes	ALL	NA
Zero Lot Line Affidavit	when 0' lot line exists		NA

\* 1":100' or larger or as approved by staff

Staff:

**Setbacks:**

Front: Provided 40 Required 7/20<sup>2nd</sup> Front Provided \_\_\_\_\_ Required \_\_\_\_\_  
 Left Side: Provided 5 Required 5 Right Side: Provided \_\_\_\_\_  Required \_\_\_\_\_

**ZONING SITE PLAN REQUIREMENTS:**

ITEM	Complete
Address of Property	✓
North Arrow	✓
Graphic Scale	✓
Information Table (upper right hand corner of site plan)	✓
a. Zoning: <u>RMI-</u>	✓
b. Overlay Districts: <u>Historic Dist</u>	✓
c. Flood Zone:	
d. Use of buildings: <u>Residence</u>	✓
e. Number of parking spaces Provided <u>6</u> Required <u>3</u>	✓
f. Parking and isle dimension	✓
g. All building separation(s) on and off the property (10' separation required for all structures.	✓
h. All Setbacks from property lines	✓
i. Height of Structures Proposed <u>16-18'</u> Required <u>24</u>	regulated By law
j. Lot Coverage Proposed <u>18%</u> Required <u>40%</u>	
k. Open Space and square footage (if required)	N/A
l. Access on and off the property	✓
m. Driveway and visibility Triangle Dimensions	✓
n. Bicycle Parking Requirement Provided _____ Required _____	N/A
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	
Any existing easements of record	
Street names	
Vicinity Map	

2028  
 711  
 +  
 2739  
 520  
 -----  
 3,259

Preliminary Approval:

Preliminary Approval with conditions:

Provide documents @ building permit

COMMENTS: \_\_\_\_\_

REVIEWER: \_\_\_\_\_

DATE: 11/20/02

Staff: \_\_\_\_\_

# City of Santa Fe, New Mexico

# memo

**DATE:** December 22, 2009  
**TO:** Historic Design Review Board Members  
**FROM:** David Rasch, Supervising Planner Historic Preservation Division DR

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CASE # H-09-090

ADDRESS: 519 East Palace Avenue  
Historic Status: Contributing  
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: maximum height allowance

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the two non-compliant windows on the rear elevation meet the 30" rule. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

## **BACKGROUND & SUMMARY:**

519 East Palace Avenue is a single-family residence that was constructed before 1928 in a vernacular manner. During the war, it was a Naval Recruiting Station, so that remodeling from historic dates is presumed. Character-defining elements are the front porch with low arches and the shed roof massing on the east side. The south, street-facing elevation may be considered as primary.

The applicant proposes to remodel the building with the following three items.

1. The non-historic additions at the northwest corner will be removed and replaced with an approximately 900 square foot addition which complies with the 50% footprint rule and the 10' setback from a primary elevation rule. The west wing addition will mirror the existing east wing with a shed roof at 16' high, that matches the height of the east wing shed roof and which is below the maximum allowable height of 23'. Finishes will match existing finishes. One window on the non-visible north elevation in the guest bathroom does not meet the 30" rule.

2. The non-historic fixed window installation on the primary, south elevation will be removed and replaced with operable windows in the same opening and with the same light pattern.

3. Two windows on the non-primary, north elevation will be replaced. The historic 2-over-2 window from the west elevation remodel will be reused, if possible. The window on the non-visible north elevation in the guest room does not meet the 30" rule.

## **519 EAST PALACE AVENUE, DOWNTOWN & EASTSIDE HISTORIC DISTRICT**

Owners, Melissa and Pilar Patterson-Kling propose to remodel a contributing residence that they purchased in October 2008 with approx. **711 sq. ft. addition and 198 sq. ft. remodel**, replacing an existing utility room and bathroom to create a master bedroom wing.

### **BACKGROUND AND PROPOSED ADDITION SUMMARY**

At a meeting held with Mr. David Rasche, the only elevation designated as “primary” was the south elevation, which contains 2 historic doors, 1 historic 2x2 territorial style window and 3 character-defining arches on the portal. There is also single, non-historic 3x3 9-light square window on the primary elevation.

519 East Palace Avenue is a single-family, 1-bedroom residence that was constructed sometime prior to the King’s Map of 1912.

The main building style has been defined as “vernacular.” Mr. Rasche identified architectural elements that are Territorial, Spanish Baroque, Spanish Pueblo, and Modern (added by Trey Jordan in 2003).

The owners would like to match the existing profile of the southeast-elevation<sup>1</sup> of the main building to add a master bedroom wing on the southwest end, which would make the main building symmetrically harmonious – replacing an oddly low utility room that had been added in 1995 to the west end of the main building and looks like a “smokehouse.” Its’ elevation is only 8’ and is attached to an exterior wall that is 13’6”.

The addition shall be connected to the main house by enclosing part of the western portion of the portal, with a 10’ setback from the primary elevation; an existing historic 2x2 window’s opening shall be re-used as a new entryway to a breezeway/study. The owners shall attempt to re-use the historic window in the kitchen where there is currently an existing double-hung window of the same dimension.

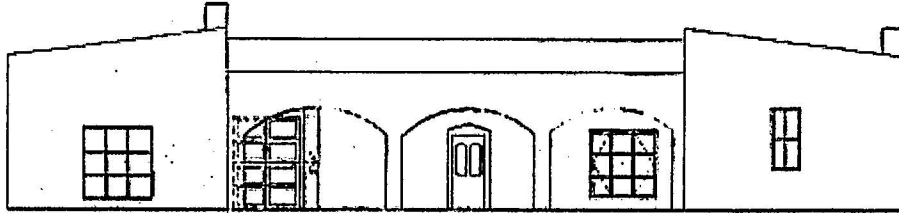
### **DESIGN DETAILS & MATERIAL FINISHES**

The owners propose to have the addition match the existing southeastern roof slope and massing. There shall be a single 3x3 9-light square window on the south elevation and 2 3x5 15-light windows on the west elevation. The portal that is used to create the new “breezeway”/study shall be enclosed with an out-swing French door that has as few grills/mullions as possible – perhaps using steel.

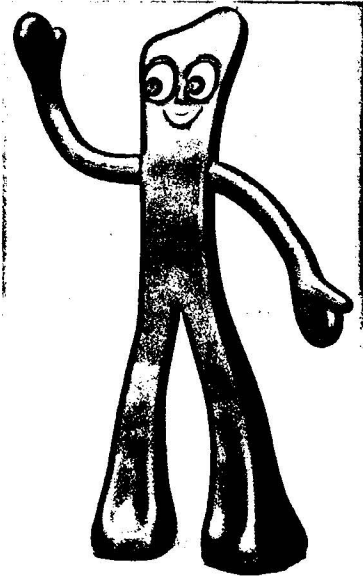
The stucco of the addition shall match the existing elastomeric stucco material, corner detail, and color (tan). The 3x5 window frames shall be painted white to match existing

3x5 window frames, the 3x3 window frames shall be metal clad the color of bronze, and the steel French door shall be powder-coated to match the existing stucco color (tan).

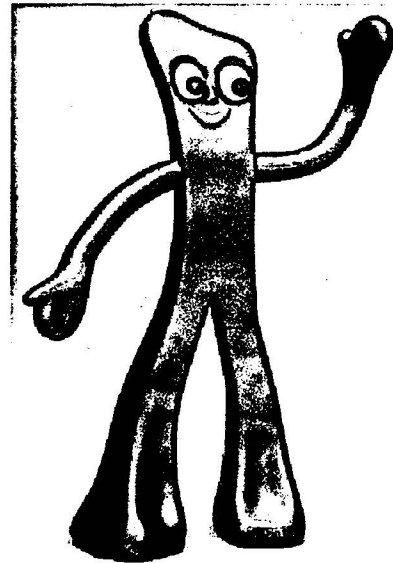
PROPOSED SOUTH ELEVATION



"Gumby" Profile



"Reverse Gumby" Profile



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Existing Roof Slope on east-end, described as "Reverse Gumby," shall be repeated as a "Gumby" Roof Slope on the west-end addition

## Square Footage Calculations for 519 East Palace Avenue

### Original Footprint As Of 1959

Living Room/Workshop	= 20 x 24	= 480 sq. ft.
Kitchen; Dining; Bath; Entry; 2 Bedrooms	= 36 x 31	= 1116 sq. ft.
Solid Roof Portal	= 72 x 6	= 432 sq. ft.
<b>Total Original Sq. Footage</b>		<b>= 2028 sq. ft.</b>

### Re-Used Portion of Portal in 1970s

Master Bathroom	= 15 x 7.5	= 112.5 sq. ft.
Added in 1995		
Mechanical Closet	= 15 x 10	= 150 sq. ft.

### Additional Footprint Requested 2009

New Bedroom Suite; New Breezeway/Study; New Master Bath; New Dressing Area; New Guest Closet Hall; New Guest Bathroom (replacement of one added in 1970s); New Laundry Room (replacement of one added in 1995);	= 27 x 33	= 891 sq. ft.
New Mechanical Room	= 7.5 x 6	= 45 sq. ft.
		= 936 sq.ft.
<b>Minus Re-Use of Portals to create Breezeway/Study; Guest Bathroom; Guest Closet Hall</b>	= 6 x 33	= (198 sq. ft.)
<b>Total Additional Sq. Footage</b>		<b>= 738 sq. ft.</b>

### 50% Footprint Rule Calculation

**50% of Original Footprint: 2028 = 1014;  
Requested addition: 738 sq. ft. < 1014**

Ms. Rios moved for approval of the agenda as amended. Ms. Farrar seconded the motion which passed by unanimous voice vote.

## APPROVAL OF MINUTES

June 24, 2003

Chair Purvis noted they were not in the packet. The consideration of the minutes was postponed to the next meeting.

## COMMUNICATIONS

Mr. Hewat noted that Mr. Rasch was now on board and added that Maria was back to provide clerical support for their work.

Mr. Hewat reported that the Historic Compound Ordinance was approved by City Council with some amendments. He said the biggest change was a requirement that the survey of compound properties be done before the ordinance would become effective. He said they budgeted \$30,000 but did not state where the money would come from. He said it might come from impact fee revenue.

Chair Purvis noted that the Old Santa Fe Trail Association had pledged to help with volunteers to survey.

Ms. Farrar asked when the funds were likely to become available. Mr. Hewat said the impact fees have been collected now for a year and a half so the survey should begin soon. He said he needed to talk with the City Manager about it.

In response to Mr. Bell, Mr. Hewat said a register would be created and adopted by Council after the completion of the survey. He said the ordinance would become effective thirty days after that. Mr. Bell asked if Board members could have a copy. Mr. Hewat agreed.

Ms. Farrar asked if the Historic Design Review Board would publish notice to the residents of the Compounds. Mr. Hewat said that was a good idea and added that a lot of them were tucked away.

## **ADMINISTRATIVE MATTERS**

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Mr. Hewat asked board members to let him know if they could not be present for the July 22<sup>nd</sup> meeting of the Board. Chair Purvis said he could not be present, as did Mr. Barrow and Mr. Bell. Mr. Hewat said that meeting would then be canceled.

## **OLD BUSINESS TO REMAIN POSTPONED**

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1. **Case #H 03-83.** 824 Dunlap Street. Westside Guadalupe Historic District. Laura Van Amburgh, agent for Bill Roth, proposes the construction of four residential units (between 950 to 1,200 square feet each) on a property containing a significant building. Proposed height is 14'; maximum allowable height is 14' 1".

This case remained postponed.

2. **Case #H-03-85.** 414 Old Santa Fe Trail. Downtown and Eastside Historic District. O. Michael Duty, agent for Santa Fe Dining/SF Trail Plaza, LTD Co., proposes the enclosure of a 2,634 square foot porch area at the west (rear) elevation of a 6,557 square foot significant building.

This case remained postponed.

Chair Purvis welcomed members of the public. He requested that people wishing to speak come to the front of the room, state their name and address and get sworn in and continue with their presentation. He said that if anyone did not agree with decisions made by the board, there was an appeal process, saying that staff could assist them in this process. He noted that there are time constraints regarding appeals and asked that they contact staff within seven days.

## **OLD BUSINESS**

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1. **Case #H 03-75.** 519 East Palace Avenue. Downtown and Eastside Historic District. Don Smalley proposes the construction of a yard wall to a height of 4' 11" (Maximum allowable height is 4' 11").

Mr. Hewat presented the staff report for this case [attached as Exhibit A].

Present and sworn was Mr. Trey Jordan, 1182 Cerro Gordo Road who said that in the staff report, the second to last sentence was for a former submittal and would not apply here.

Mr. Jordan said that the yard wall would match the stucco of the house. He said there were slightly different drawings and distributed copies.

He said they were trying to look at the arch in an asymmetrical way with the goal of reducing noise from traffic. He referred to the open space on the right side.

Chair Purvis asked about wall height. Mr. Jordan said the existing wall was a retaining wall. He said they were using all existing grades and the interior wall would be 4' 11" and set back. He said this would let people see the arches from the public way.

Mr. Hewat asked how far it was set back. Mr. Jordan said it was seven feet so they could maintain a planter.

Chair Purvis asked for the height from the bottom of the old wall to the top of the new wall. Mr. Jordan said it was probably six and a half feet. After using a scale, he said it was 6' 4".

Ms. Farrar asked how tall the left gate was. Mr. Jordan said it was a standard height of six feet.

Mr. Jordan asked if the portal would be above the neighbor's wall. Mr. Jordan agreed that the connection would be above the neighbor's wall.

Mr. Bell said they did not have a drawing of the portal. Ms. Rios suggested that the portal portion could be postponed. Mr. Jordan said he would be glad to discuss it now. He acknowledged that Mr. Bell was correct, that he should have submitted the detail for the portal.

Chair Purvis said they did not know what materials would be used nor its appearance. Ms. Rios asked for a description.

Mr. Jordan said it would be square with rough hewn beams. He said it acknowledges the asymmetry. He said originally it was just a ramada and said it probably would not get used much. He described it as a small fragment and said it had a drip edge. He said it was 8' deep and about 15.5' long. He said it was the length of the old driveway.

Ms. Farrar said her concern was that the appearance of the wall (the sightline) was about 7' tall. She said she felt this was just a way around the wall height calculations. She said she was not convinced about the wall.

Mr. Hewat said the wall guidelines were ambiguous. He noted that there were two separate walls here but the first was a retaining wall. He added that the building height calculations allow for grade but not the wall and fence guidelines.

Ms. Farrar commented that on Palace Avenue, there were no retaining walls and then interior walls. Chair Purvis said he felt the setback of the wall helped the streetscape. Ms. Farrar said the purpose of those guidelines was to prevent incremental rising of walls.

Mr. Barrow asked about the line of sight from the sidewalk. He said he was not going to see the building from the sidewalk. Mr. Jordan said you would not see as much as was on the drawing but you would see the arches. He said he felt the wall would contribute to Palace Avenue. He said it would be worse to raise the retaining wall to 4' 11".

Mr. Barrow said he felt it was a good job in opening on the right side. Mr. Hewat agreed that the right side does keep an openness into the property.

There was a brief discussion about including the portal.

In response to Mr. Bell, Mr. Jordan said the new wall would match the design of the existing wall, including a round top.

Chair Purvis asked for the height of the adjacent wall. Mr. Hewat said it was six feet high and was done during the time Ms. Schackel was on staff.

Ms. Rios asked for the length of the proposed wall. Mr. Jordan said it was 56' long. Ms. Rios asked how wide. Mr. Jordan said it would be 10".

Ms. Farrar asked if she would be able to see the arches. Mr. Jordan said he did not know.

Present and sworn was Mr. Peter Ader, 519 E. Palace Avenue, who said she would be able to see the arches. He said they had a string placed at that height for a while and said he was sorry it was not there during the site visit.

Ms. Farrar asked what a plinth was. Mr. Jordan said it was a base or a large platform. He said it would be of stone or cast concrete pieces. Mr. Barrow asked if it would be at the existing elevation. Mr. Jordan agreed.

Mr. Ader thanked the Board for their work. He said that when they were told they could do 4' 11" and could do a straight wall, it would give nothing back to the neighborhood. He said he loved what Mr. Jordan said about having rhythm in the design. He said he appreciated the Board's concern.

Mr. Barrow said that the structure at the end was a problem. Ms. Rios reminded the applicant of the rule about 50' maximum wall length without fenestration. Mr. Jordan said he would do 50' from the gate.

Ms. Farrar asked if the height calculation on Palace was 4' 11". She said she felt the design was good but did not think that this design served the intent of the guidelines.

**Mr. Barrow moved to approve what the applicant modified by testimony (50' length) on condition that the revised drawings accurately showing the design be reviewed and approved by staff. Ms. Rios seconded the motion.**

Ms. Rios noted that many places in Santa Fe were characterized by high walls. She said sometimes they were more interesting. She added that the breach and the landscaping were good features.

Mr. Bell commented that the applicant had agreed to accept a compromise.

Chair Purvis said he liked the fact that one could see all the way in at part of the wall.

**The motion passed by majority voice vote with Mr. Bell, Mr. Barrow, and Ms. Rios voting in favor and Ms. Farrar voting against.**

2. **Case #H 03-76. 1070 Camino San Acacio. Downtown and Eastside Historic District. Mark Dubois, agent for Sherrie Levine, proposes the construction of a 1,330 square foot house to a height of 17' 3" (Maximum allowable height is 16' 3").**

Mr. Hewat reported that the applicant was not present.

Ms. Rios moved to table Case #H 03-76 to the end of the agenda. Ms. Farrar seconded the motion which passed by unanimous voice vote.

## NEW BUSINESS

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1. Case #H-03-86. 986 Acequia Madre. Downtown & Eastside Historic District. Theresa Lucero and Ernest Ortíz propose the construction of a two-story, Spanish-Pueblo Revival house to a height of 21'. Maximum allowable height is 15' 6". The applicant is requesting a height exception as per section 14-5.2C(5)(c) of the Code.

This case was postponed to the next meeting under Approval of the Agenda.

2. Case #H-03-89. 159 South Armijo Street. Downtown and Eastside Historic District. Trey Jordan proposes the construction of a 3,600 square foot simplified Spanish-Pueblo Revival house to a height of 17' 1". Maximum allowable height is 17' 1".

Mr. Rasch presented the staff report for this case [attached as Exhibit B].

Present and previously sworn was Mr. Trey Jordan, who said he spoke with Mr. Hewat and Mr. Rasch on Thursday and realized the proposal was very confusing. He said he brought revised drawings [attached as Exhibit C].

Mr. Jordan said he did want to comply with the height condition.

Ms. Rios asked for a clarification on whether the height was 17' 5" or 17' 1". Mr. Rasch said the plan showed 17' 1" but staff found it to be 17' 5".

Chair Purvis asked what the height was at the midpoint of the street facing façade. Mr. Hewat said the height at midpoint was 15'. Mr. Jordan showed that he marked the midpoint on the site plan where the elevation was 7,200.76 feet.

Mr. Jordan showed the Board the colors for stucco and trim he intended to use.

Mr. Barrow said the building they saw on the field trip had straight lines but that the drawing had tapers. Mr. Jordan said they were subtle. Mr. Bell said he would like the noticeable taper.

Chair Purvis asked for the height of the other building. Mr. Jordan said it was the same height as the end of this one.

## **519 EAST PALACE AVENUE, DOWNTOWN & EASTSIDE HISTORIC DISTRICT**

Owners, Melissa and Pilar Patterson-Kling propose to remodel a contributing residence that they purchased in October 2008 with approx. **711 sq. ft. addition and 198 sq. ft. remodel**, replacing an existing utility room and bathroom to create a master bedroom wing.

### **BACKGROUND AND PROPOSED ADDITION SUMMARY**

At a meeting held with Mr. David Rasche, the only elevation designated as “primary” was the south elevation, which contains 2 historic doors, 1 historic 2x2 territorial style window and 3 character-defining arches on the portal. There is also single, non-historic 3x3 9-light square window on the primary elevation.

519 East Palace Avenue is a single-family, 1-bedroom residence that was constructed sometime prior to the King’s Map of 1912.

The main building style has been defined as “vernacular.” Mr. Rasche identified architectural elements that are Territorial, Spanish Baroque, Spanish Pueblo, and Modern (added by Trey Jordan in 2003).

The owners would like to match the existing profile of the southeast-elevation<sup>1</sup> of the main building to add a master bedroom wing on the southwest end, which would make the main building symmetrically harmonious – replacing an oddly low utility room that had been added in 1995 to the west end of the main building and looks like a “smokehouse.” Its’ elevation is only 8’ and is attached to an exterior wall that is 13’6”.

The addition shall be connected to the main house by enclosing part of the western portion of the portal, with a 10’ setback from the primary elevation; an existing historic 2x2 window’s opening shall be re-used as a new entryway to a breezeway/study. The owners shall attempt to re-use the historic window in the kitchen where there is currently an existing double-hung window of the same dimension.

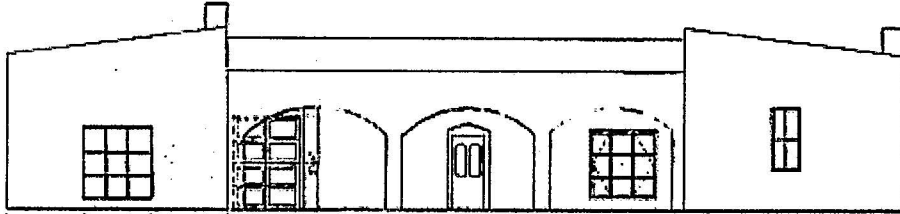
### **DESIGN DETAILS & MATERIAL FINISHES**

The owners propose to have the addition match the existing southeastern roof slope and massing. There shall be a single 3x3 9-light square window on the south elevation and 2 3x5 15-light windows on the west elevation. The portal that is used to create the new “breezeway”/study shall be enclosed with an out-swing French door that has as few grills/mullions as possible – perhaps using steel.

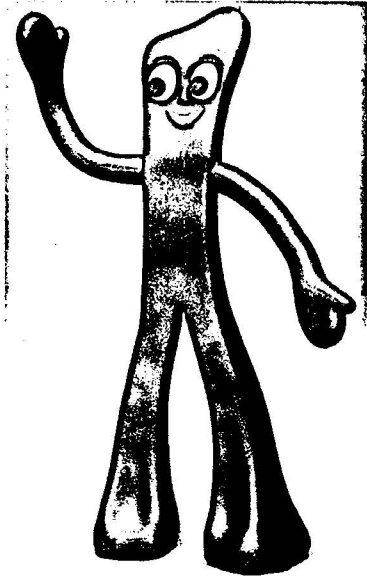
The stucco of the addition shall match the existing elastomeric stucco material, corner detail, and color (tan). The 3x5 window frames shall be painted white to match existing

3x5 window frames, the 3x3 window frames shall be metal clad the color of bronze, and the steel French door shall be powder-coated to match the existing stucco color (tan).

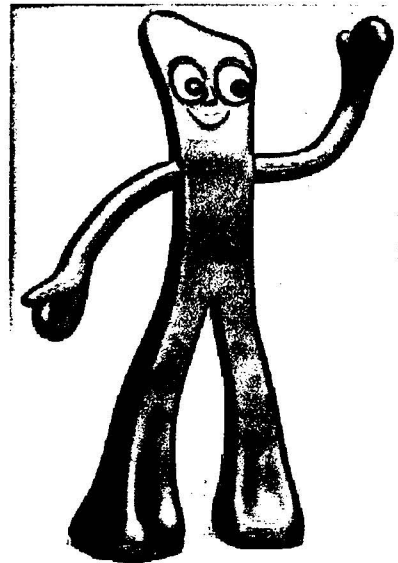
PROPOSED SOUTH ELEVATION



"Gumby" Profile



"Reverse Gumby" Profile



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Existing Roof Slope on east-end, described as "Reverse Gumby," shall be repeated as a "Gumby" Roof Slope on the west-end addition





softopt

SoftOpt Engineering, Inc.

5318 East Second Street,

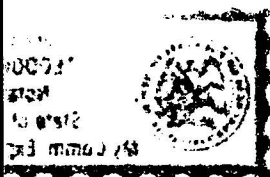
Suite 179

Belmont Shore, CA 90803

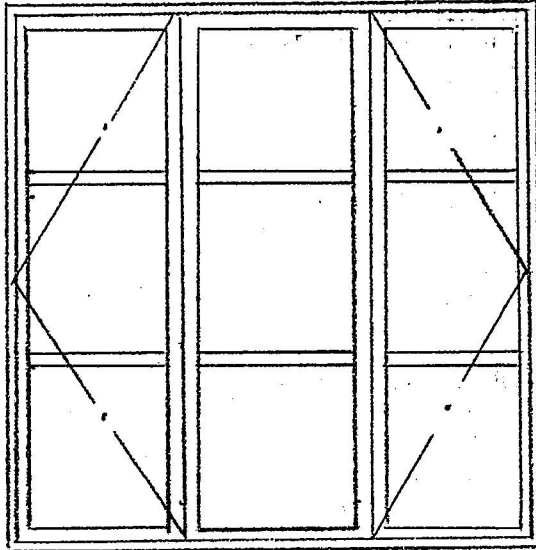
562.433.7569

562.438.8822 fax

[www.softopt-engr.com](http://www.softopt-engr.com)



# PATTERSON-KLING



NOMINAL SIZE : 6'-0" H x 6'-0" W

QTY : 2

ROOMS : DINING & BEDROOM

TEMPERED : YES / NO BUGS

3-LIGHT, LH, CASEMENT

3-LIGHT FIXED

3-LIGHT, RH, CASEMENT

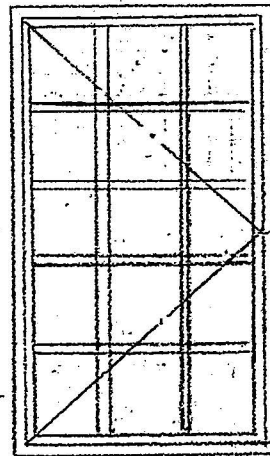
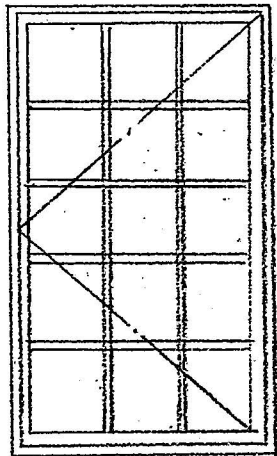
STYLE : COMMERCIAL, SQUARED

ALUMINUM, STEEL, OR GLAD

1.5" MULLIONS, WIDTH + DEPTH  
BOTH INT + EXT

FRAME INSTALLATION

FINISHED FLOOR ↘



NOMINAL SIZE :

5'-0" H x 3'-0" W

QTY : 1 15-LIGHT LH

1 15-LIGHT RH

ROOM : BEDROOM

TEMPERED : NO

STYLE : TRADITIONAL

(TERRITORIAL)

INT MULLIONS : FLAT,  
WHITE, 1.5" WOOD

EXT MULLIONS :

BEVELED PROFILE, 1.5"  
WOOD, WHITE

FRAME INSTALLATION

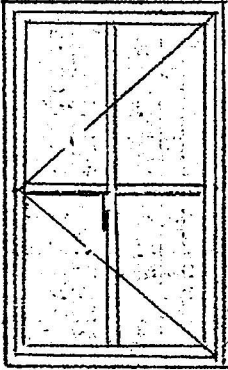
(ALL LIGHTS EQUAL SIZE)

FINISHED FLOOR ↘

1/2" = 1'-0" SCALE

TERSON-KLING

1/2" = 1'-0" SCALE



NOMINAL SIZE: 4'-0" H x 2'-6" W

QTY: 1

ROOM: BEDROOM

TEMPERED: NO

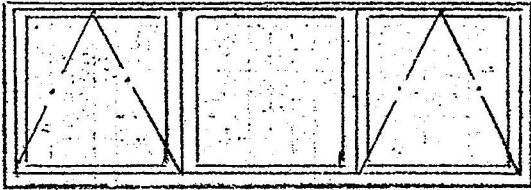
STYLE: TRADITIONAL?  
WOOD/CLAD

LH CASEMENT

FRAME INSTALLATION

FINISHED FLOOR ↓

ROOM: BATHROOM



NOMINAL SIZE: 6'-0" W x 2'-0" H

QTY: 1

LEFT AWNING OUT-SWING

CENTER FIXED

RIGHT AWNING OUT-SWING

STYLE: TRADITIONAL?

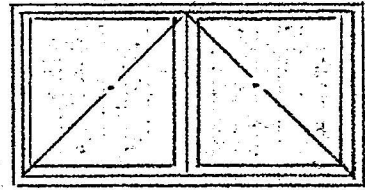
WOOD/CLAD WHITE

TEMPERED: YES / NO BUGS

FRAME INSTALLATION

FINISHED FLOOR ↓

BATHROOM



4'-0" W x 2'-0" H

QTY: 1

AWNING OUT-SWING

STYLE: TRADITIONAL?

WOOD/CLAD WHITE

TEMPERED: YES / NO BUGS

FRAME INSTALLATION

**ARAGON, TRACY**

**From:** Pilar Patterson-Kling [pilar@softopt-engr.com]  
**Sent:** Friday, February 26, 2010 12:39 PM  
**To:** RASCH, DAVID A.; ARAGON, TRACY; RASCH, DAVID A.  
**Cc:** Melissa  
**Subject:** Text of Affidavit for 519 E. Palace Carport

David, here's the text of our affidavit that we'll notarize and drop-off on Monday and a brief overview of our request for administrative approval:

Dear Mr. Rasche and Distinguished Historic Design Review Board:

This affidavit is in reference to our approval and amendments of Project # 09-10100090/Case # H-09-090, and the issue of our existing detached open/covered carport, located at the rear of our property at 519 East Palace Avenue.

We, Pilar & Melissa Patterson-Kling, hereby agree to perform either Condition A. or Condition B. (described below) prior to Final Inspection of our Proposed Addition which shall occur no later than the expiration date of the above referenced H.D.R.B. Approval:

Condition A. Will not attach the existing carport to the residence AND will bring it into compliance with Local City and Land Use Code.

Or

Condition B. Will agree to remove the existing carport.

Thank you for your consideration,

Pilar & Melissa Patterson-Kling, Owners  
519 East Palace Avenue

**Here's a brief recap of our requested administrative approval:**

1. Change Western Sloping Roof Elevation back to original request (Gumby Shed Roof)
2. Add Three (3) New Clerestory Windows located on West Exterior Wall, 2' x 1'-8" each
3. Change Dimensions for Five (5) Clerestory Windows located on North Exterior Wall from 1'-6" x 1'-6" to 2' x 1'-8" each
4. Delete 6' x 2' Window located on North Exterior Wall
5. Increase West exterior dimension from 33'-0" to 33'-6", as needed, to make new exterior walls harmonious with existing "crooked" exterior walls!

## **RASCH, DAVID A.**

---

**From:** Pilar Patterson-Kling [pilar@softopt-engr.com]  
**Sent:** Wednesday, February 17, 2010 2:08 PM  
**To:** RASCH, DAVID A.  
**Subject:** 519 E. Palace - Trigger Question

Hi David, we know you're super busy, but we're waiting to hear from you before we apply for our building permit!

Thanks,  
Pilar  
505 438 0548

-----Original Message-----

**From:** Melissa's Email [mailto:melissa@softopt-engr.com]  
**Sent:** Wednesday, February 17, 2010 1:56 PM  
**To:** pilar@softopt-engr.com  
**Subject:** FW: 519 E. Palace - Trigger Question

Hi David,

we wanted to run something by you -- we recently had a surveyor out and discovered that the carport steel posts on the north side are directly in front of our north master bathroom window.

In order to avoid the obstructing posts, we have to delete the north master bathroom window (6'x2'). But, in order to get some natural light into the master bathroom, we would like to go back to having only one northern facade where the 5 clerestory windows will be relocated. Thus, no drop-down roof needed over the master bathroom.

1. Could making the described change be administrative or would it trigger going back to the H-board?
2. If we want to add 3 new clerestory windows to the west elevation (approx. same overall dimension as deleted window), could this be administrative as well?

I should point out that the original clerestory window dimensions are slightly increased, so that we may order a standard size rather than a custom sized window (big price difference). AND, yes, we still satisfy the 30 inch requirement!

Can you take a look at our attachment and advise us how best to proceed? We really want to shoot for an end of March construction start date. So, we're open to suggestions on how to avoid a delay. We've heard that it is not uncommon to go back to you and/or the H-board after construction has started.

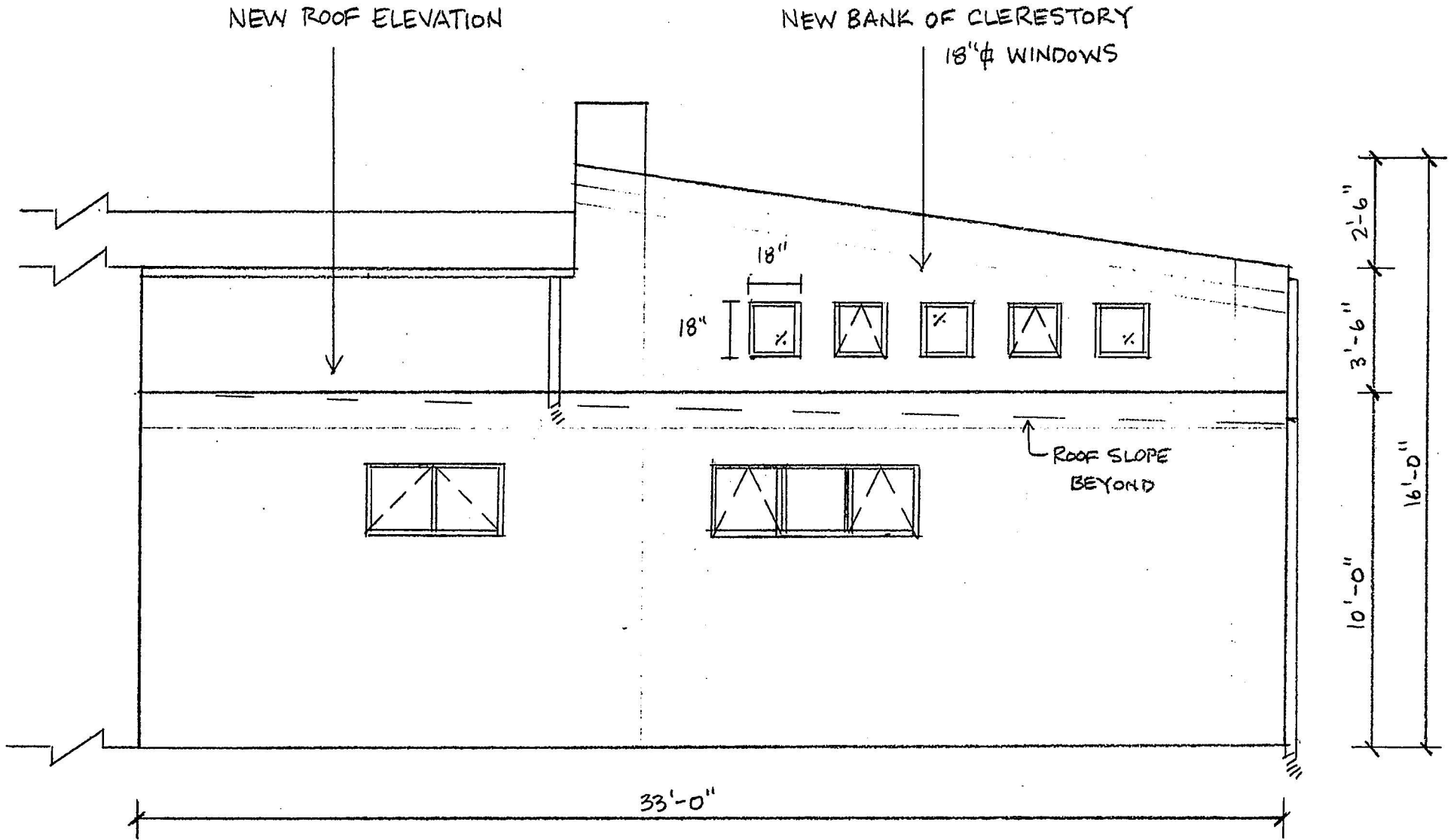
David, if you were us, what would you do? Answer: have a glass of wine (or 2) with us!

Thanks a lot David,

Pilar & Melissa  
505 438 0548

PROPOSED AMENDMENT TO NORTH ELEVATION

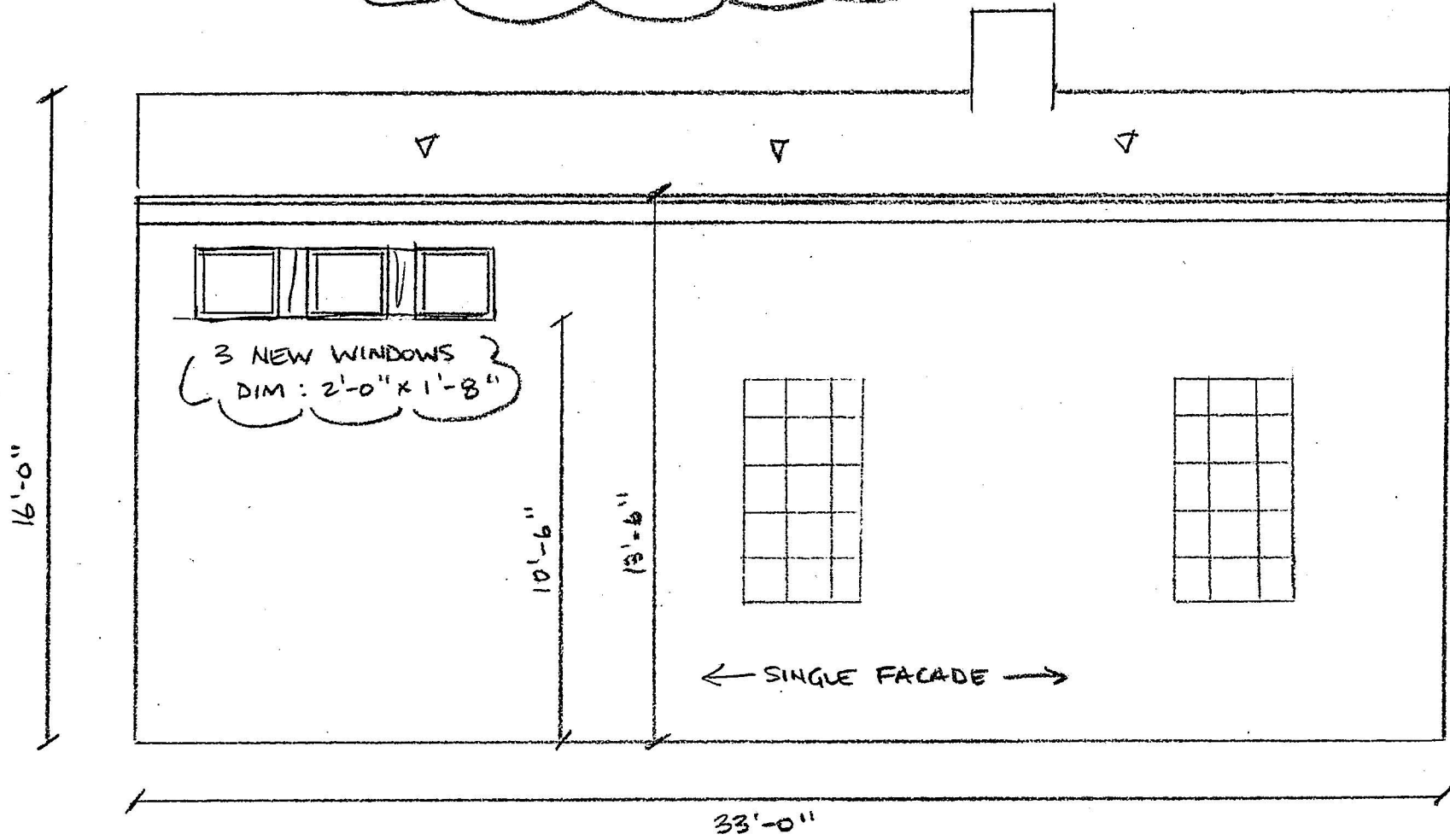
519 E. PALACE  
PATTERSON-KLING



PROPOSED AMENDMENT #2  
WEST ELEVATION  
(2 OF 2)

519 E. PALACE  
PATTERSON-KLING  
02-03-2010

BACK TO ORIGINAL:  
ONE WESTERN FACADE ELEVATION /  
ONE ROOF (GUMBY) ELEVATION



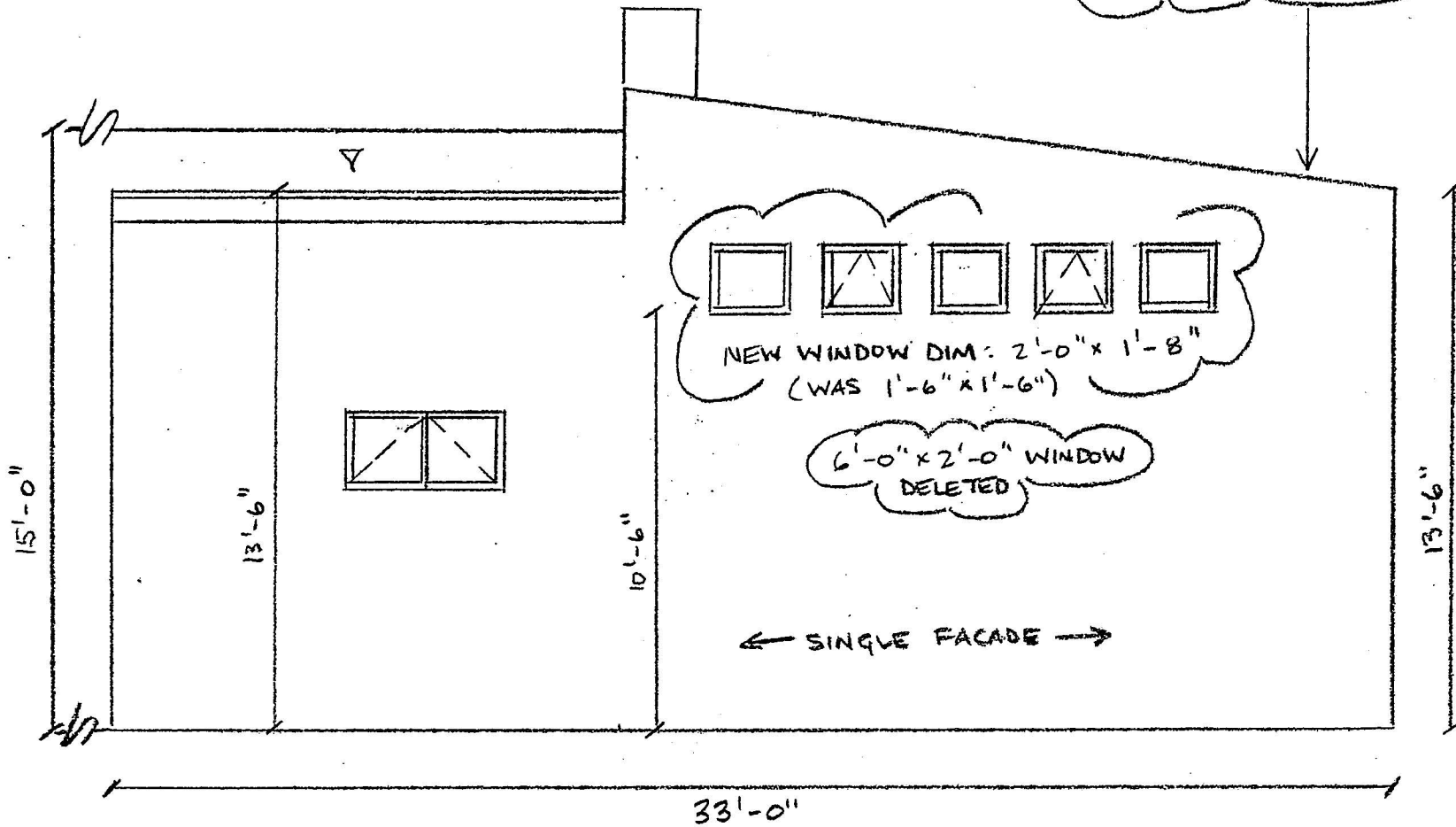
PROPOSED AMENDMENT #2

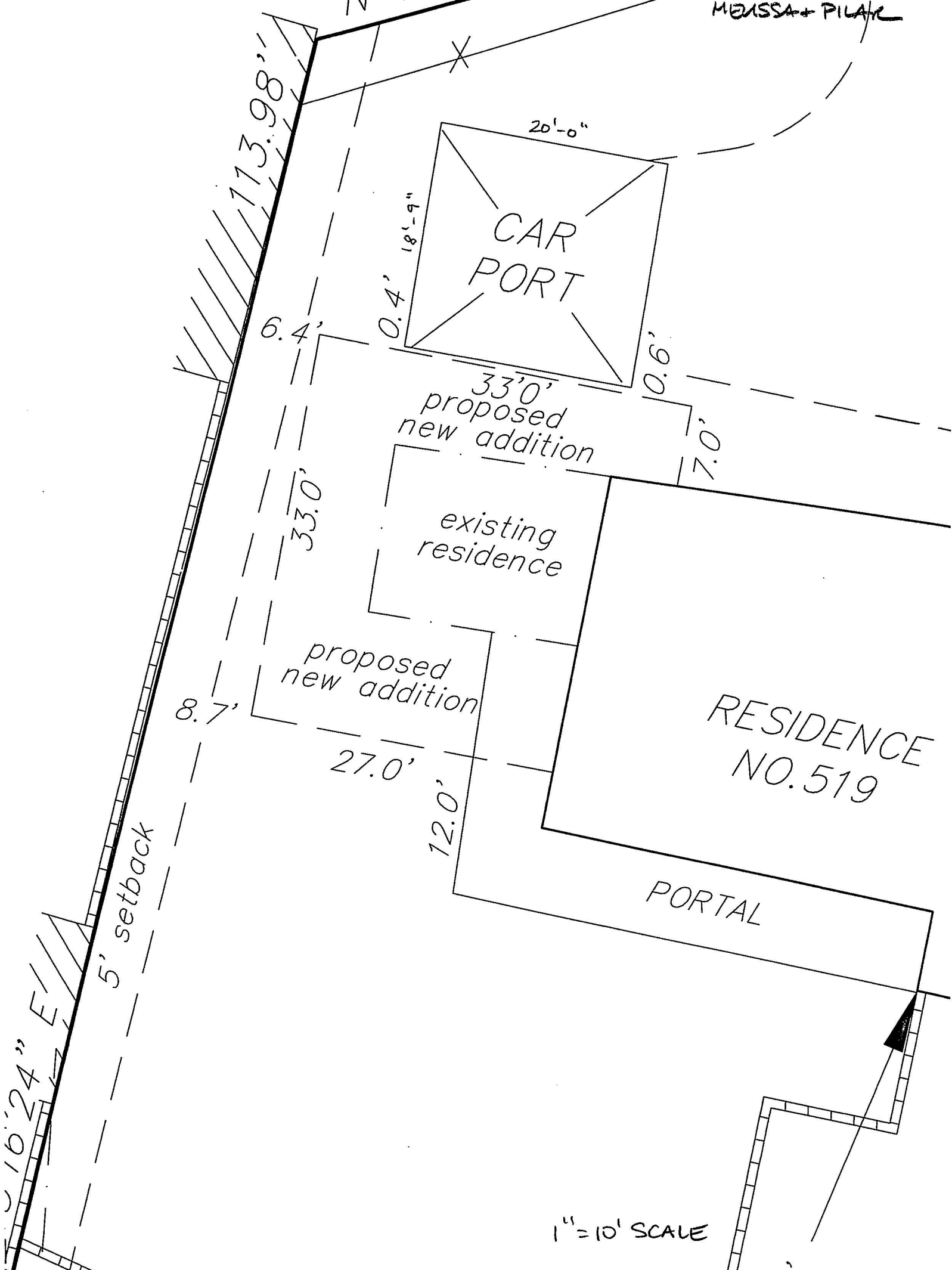
NORTH ELEVATION

(1 OF 2)

519 E. PALACE  
PATTERSON-KLING  
02.03.2010

BACK TO ORIGINAL:  
ONE NORTHERN  
ELEVATION /  
ONE ROOF ELEVATION





1" = 10' SCALE



**softopt**

**SoftOpt Engineering, Inc.**

5318 East Second Street,

Suite 179

Belmont Shore, CA 90803

562.433.7569

562.438.8822 fax

[www.softopt-engr.com](http://www.softopt-engr.com)



# HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 519 East Palace Avenue

HISTORIC DISTRICT: Downtown & Eastside  Don Gaspar  Westside-Guadalupe   
(Please see attached map) Transition  Historic Review   
Historic Landmark (outside of historic districts)

PROJECT PROPOSAL: 711 SQFT addition + 198 SQFT remodel = 909 SQFT Total

CONSTRUCTION COST: \$ 113,625 FEE: \$ 568.13 + \$20 Poster Cost = \$ \_\_\_\_\_

OWNER: Pilar + Melissa Patterson-Kling PHONE#: (505) 438-0548

OWNER ADDRESS: 1190 Harrison Road, Studio 1

CITY, STATE, ZIP CODE: Santa Fe, New Mexico 87507

APPLICANT: Same as above PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP CODE: \_\_\_\_\_

NEW CONSTRUCTION:  
Single-Family Residence  Commercial  Multi-Family Residence

OTHER CONSTRUCTION:  
Demolition  Remodel  Addition  Residential  Signs  Wall/Fence   
Antenna

PREAPPLICATION MEETING: Date: 11.17.09 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11-20-09 Planner: Dominic Garza

(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION  
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?  
YES  NO

If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 16'

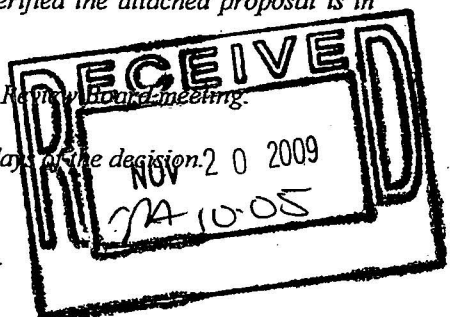
I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

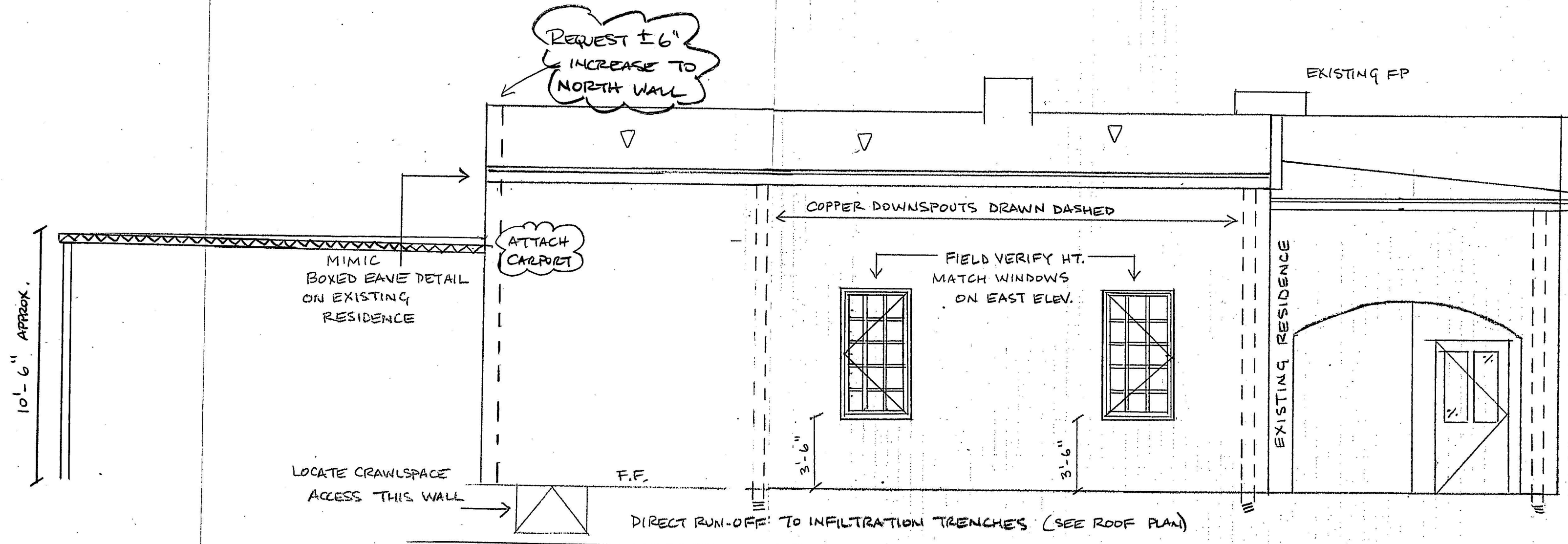
Melissa + Pilar  
Signature of Applicant/Owner

11/20/09  
Date



Patterson-Kling

MELISSA + PILAR  
PATTERSON-KLING  
519 E. PALACE

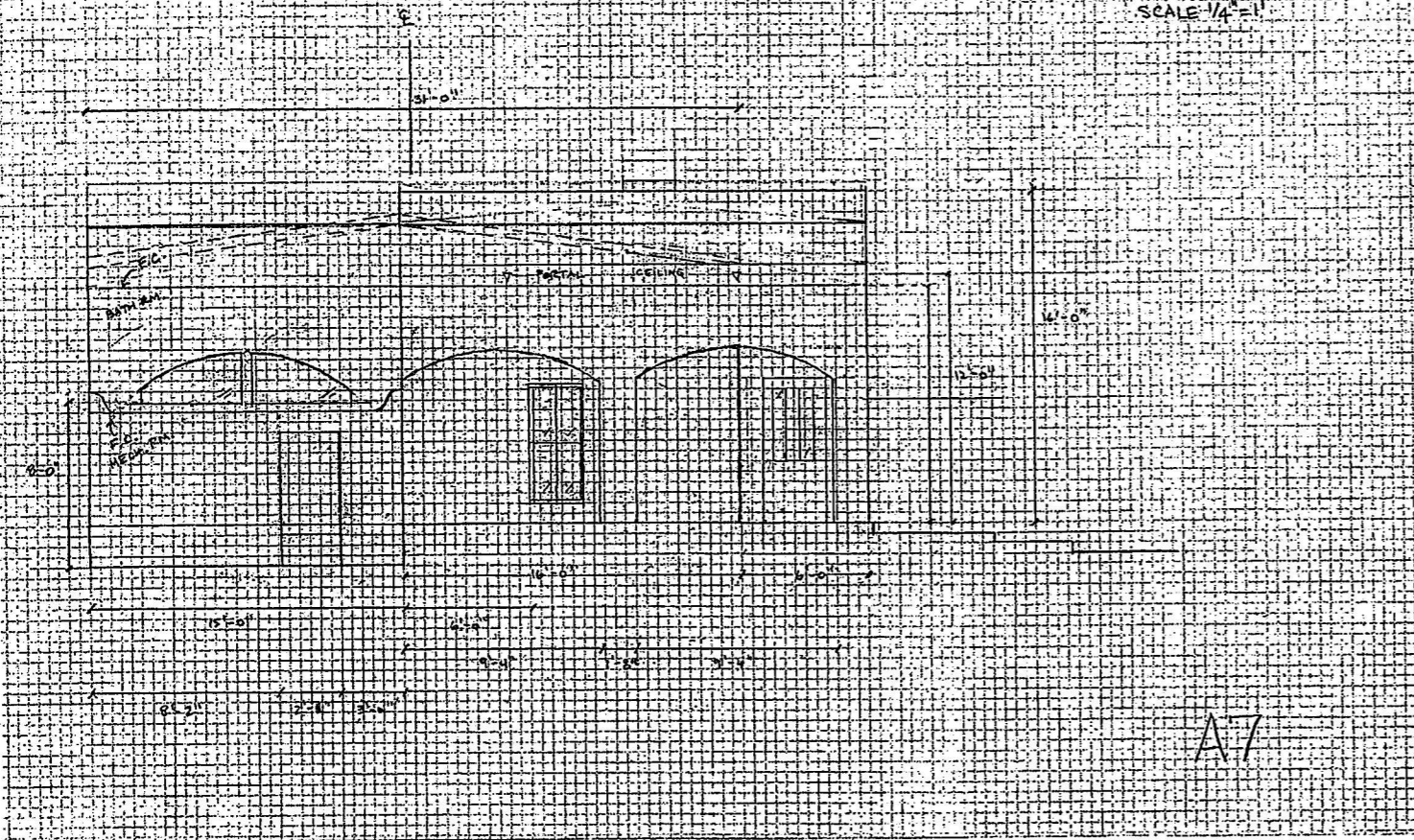


**WEST ELEVATION**

**1/4" = 1'**

519 EAST PALACE

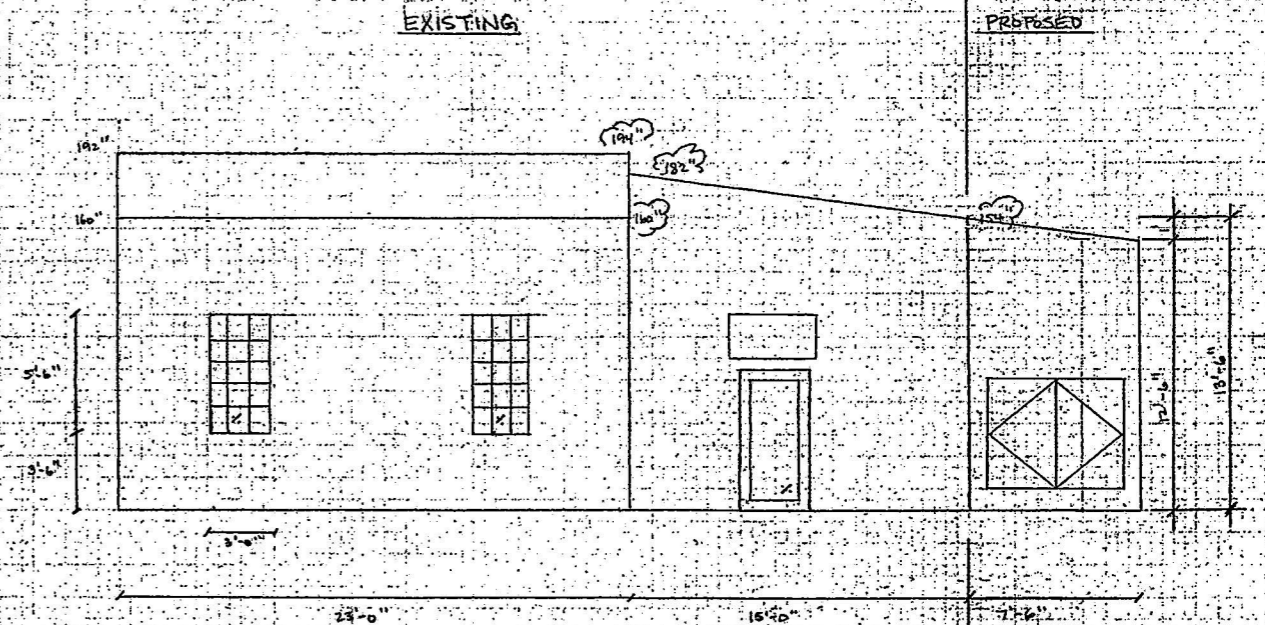
VILLA MARIPOSA  
EXISTING WEST ELEVATION  
SCALE 1/4"=1'



A7

519 EAST PALACE

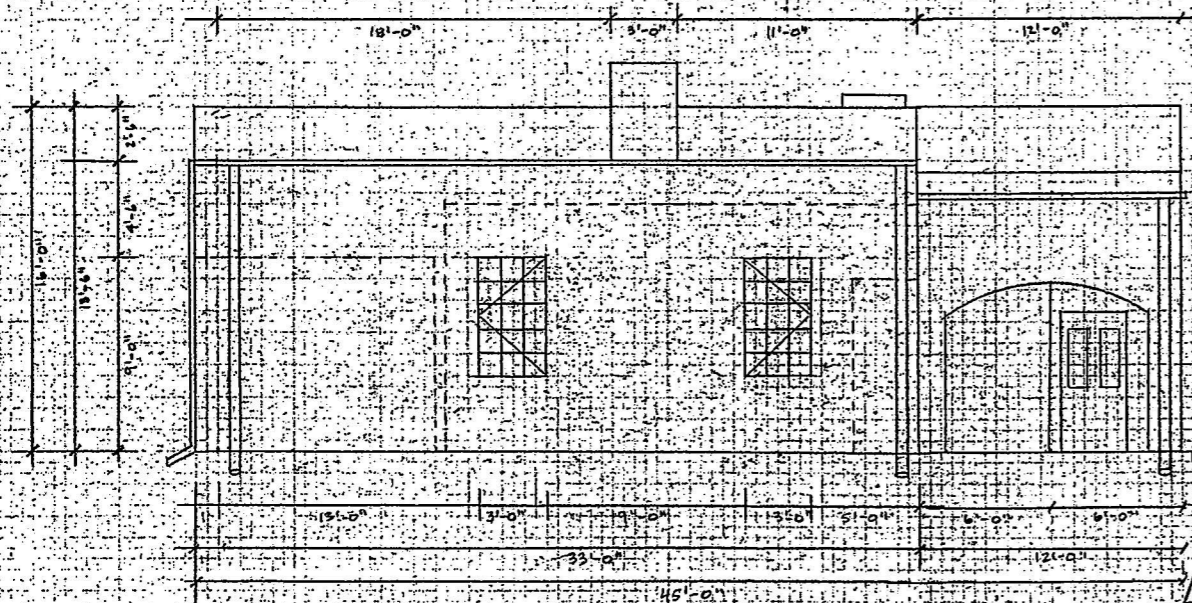
VILLA MARIPOSA  
EXISTING EAST  
ELEVATION & PROPOSED



A9

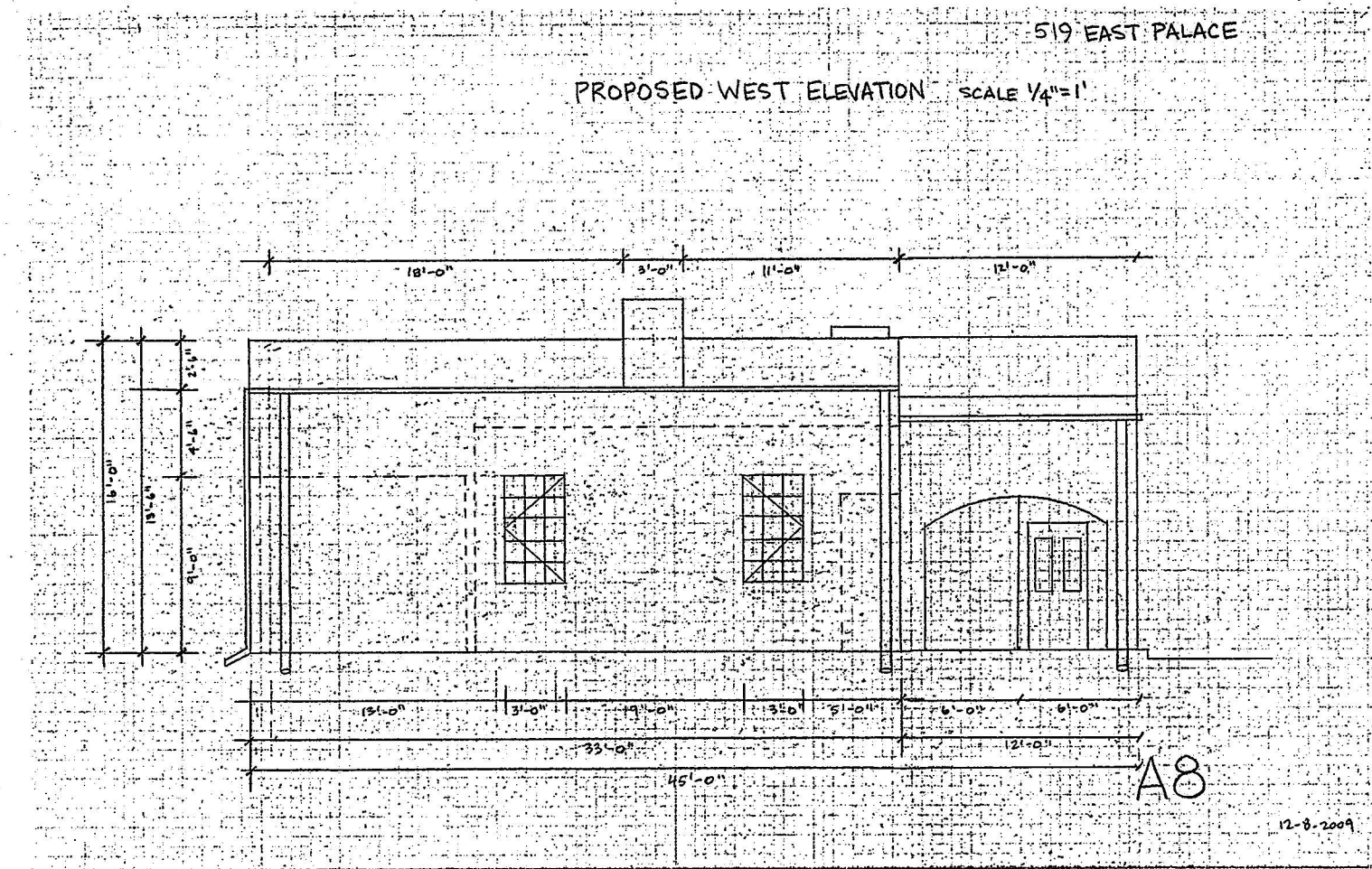
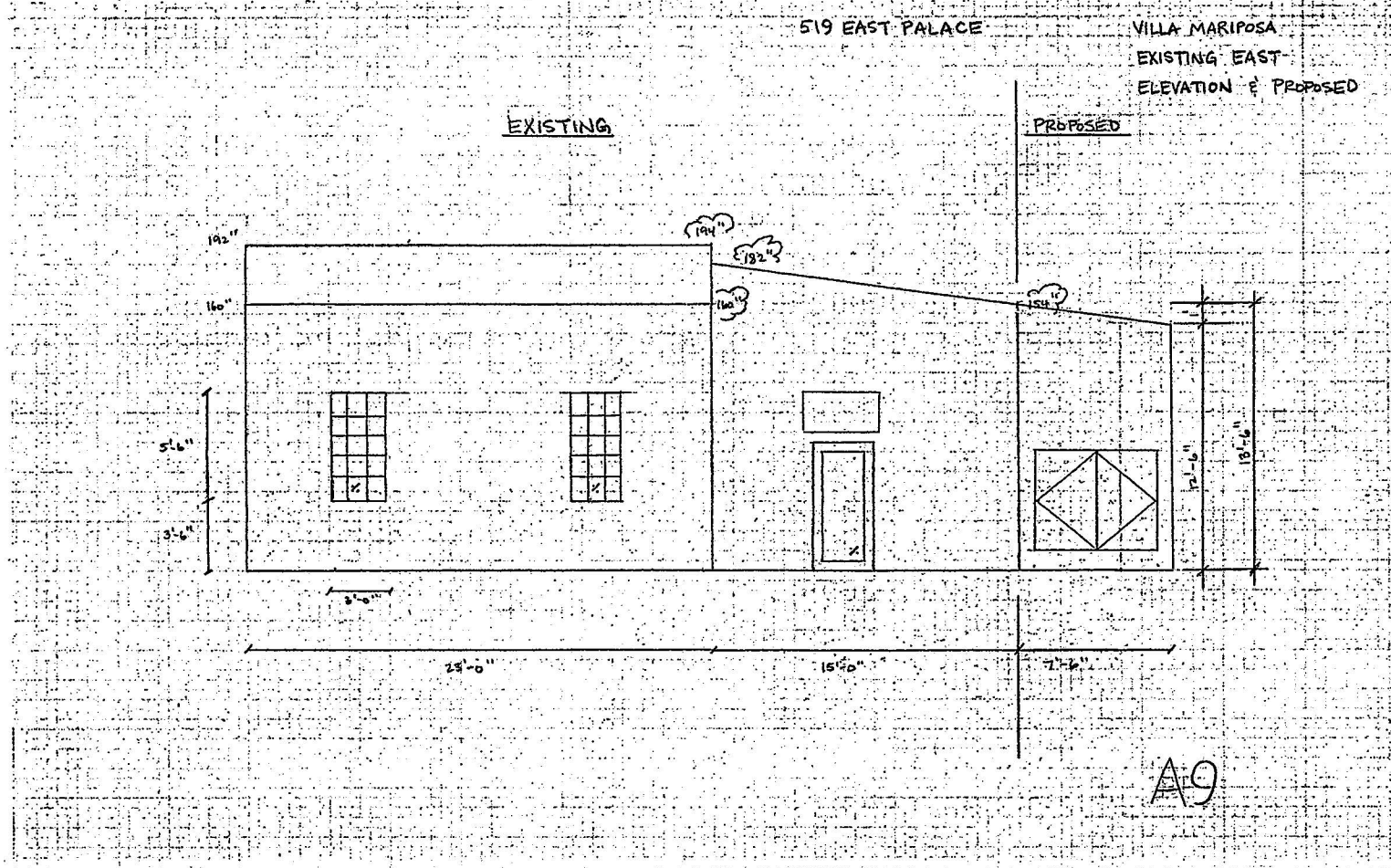
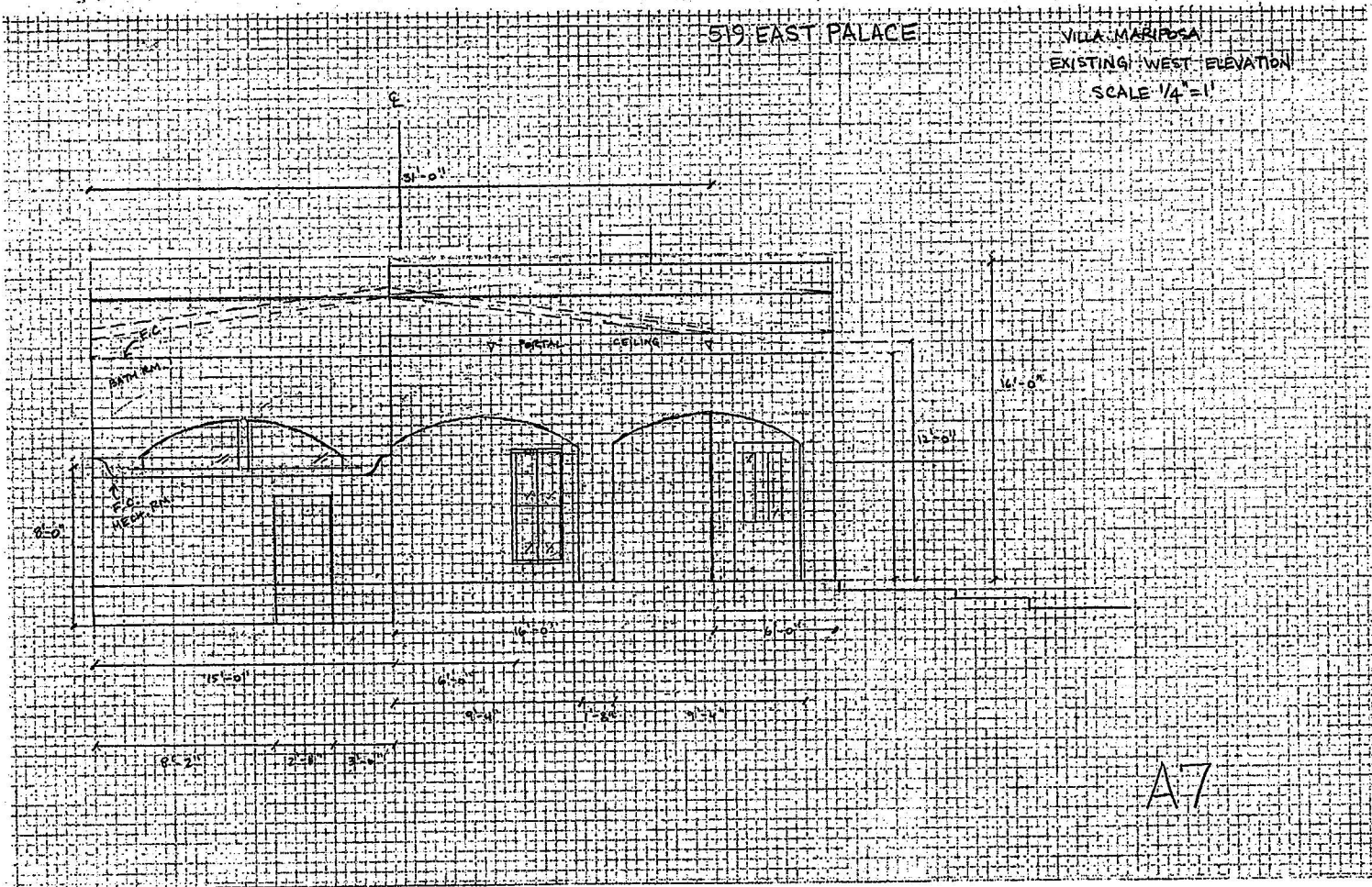
519 EAST PALACE

PROPOSED WEST ELEVATION SCALE 1/4"=1'

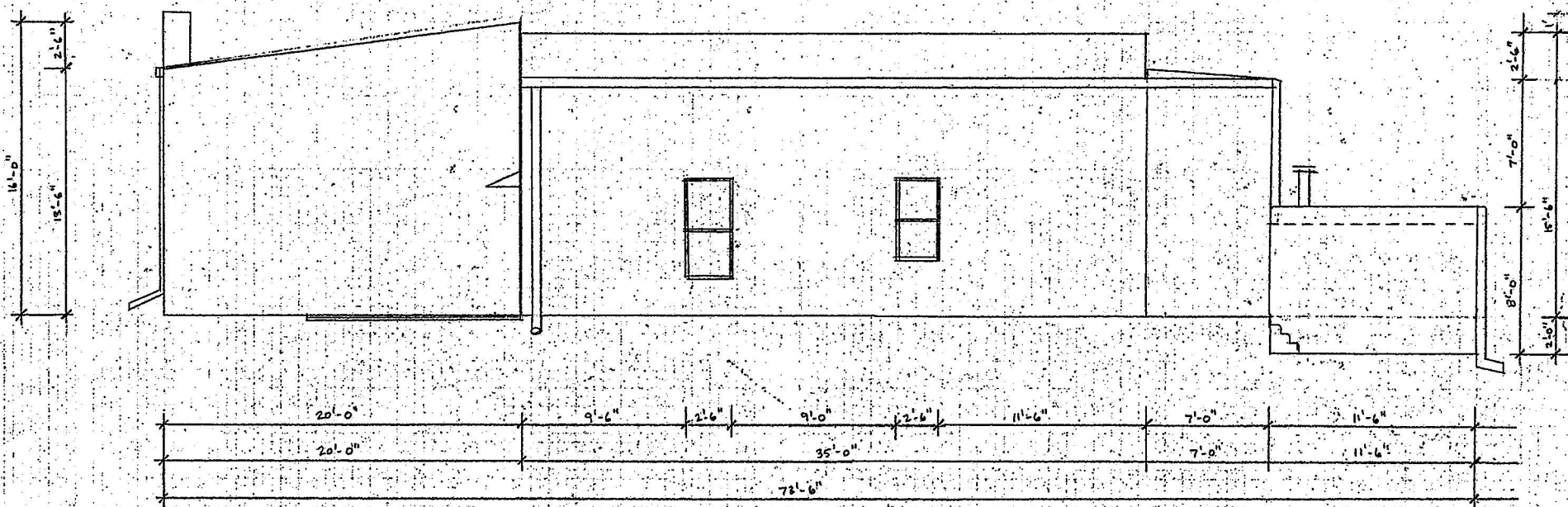


A8

12-8-2009

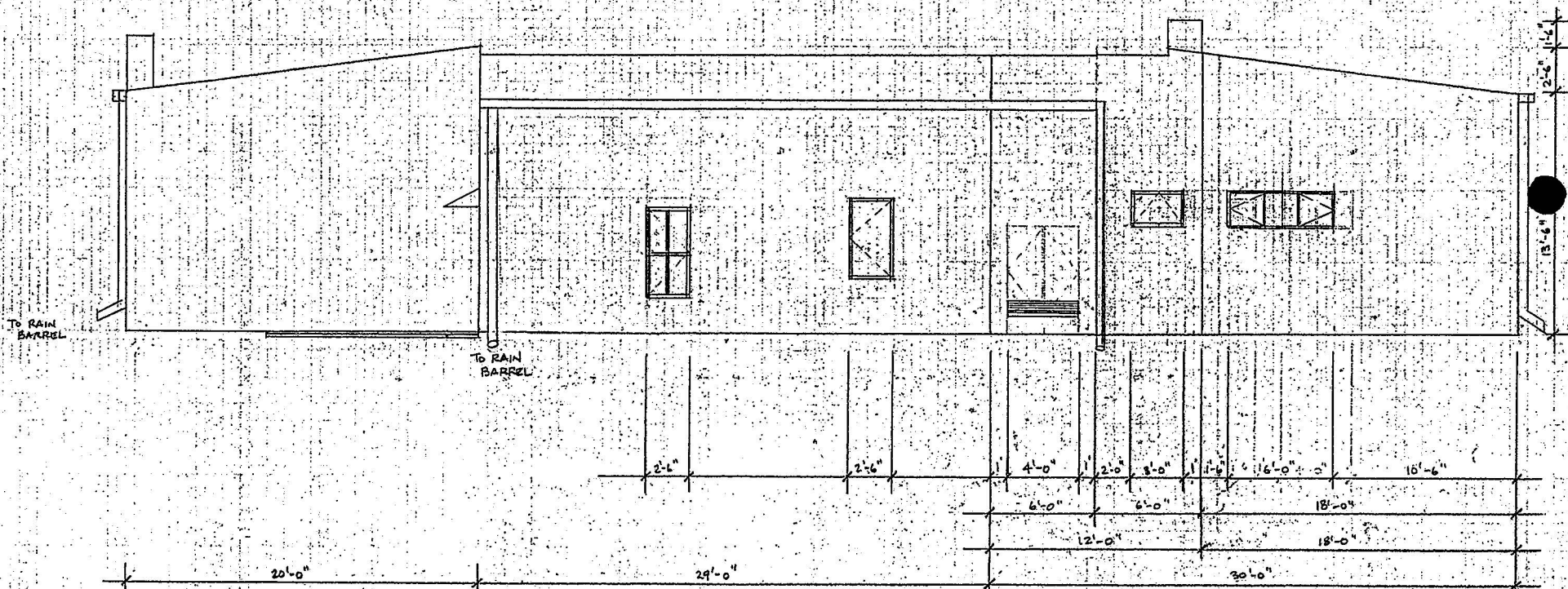


EXISTING NORTH ELEVATION SCALE 1/4" = 1'

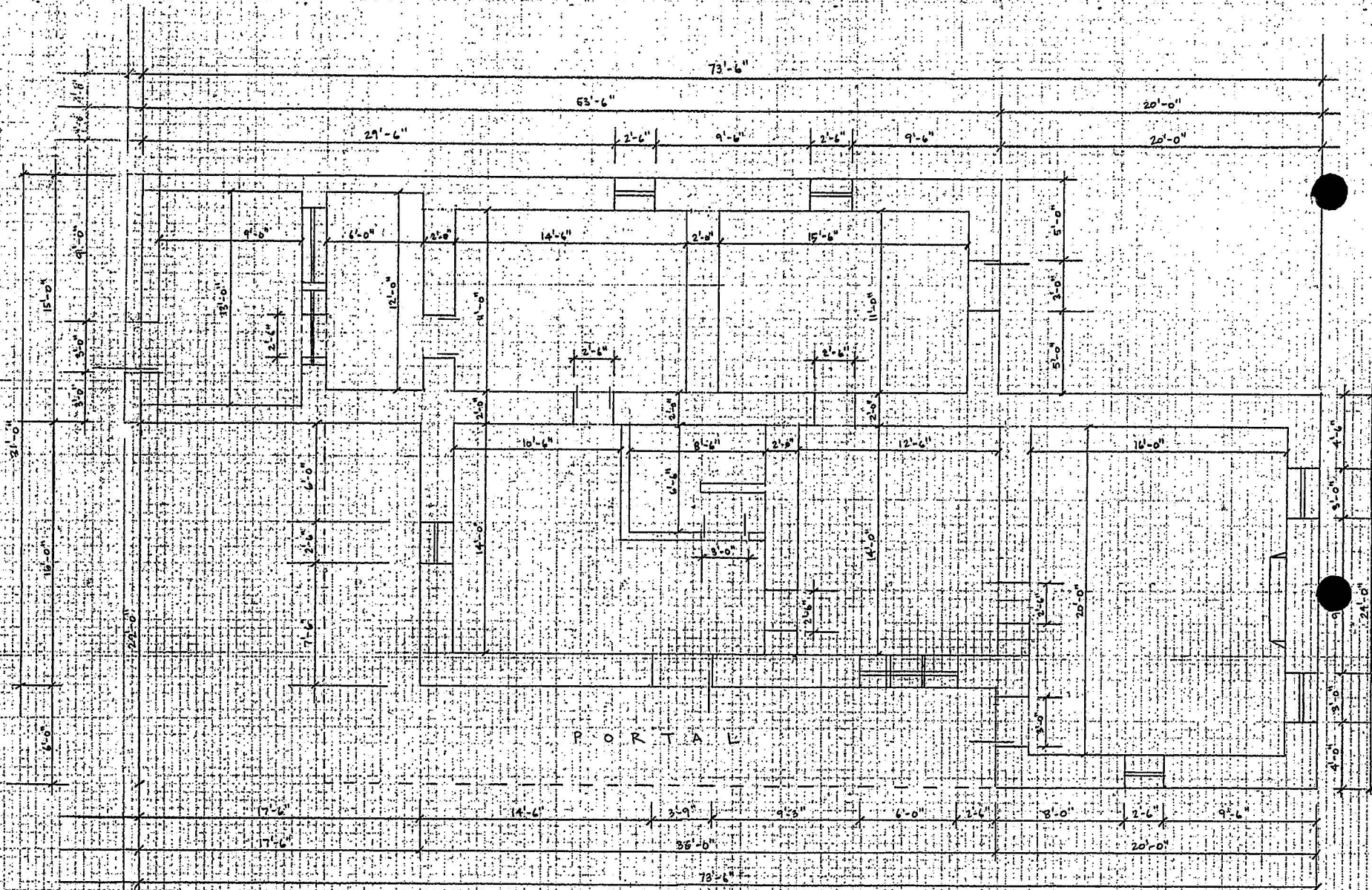


A5

PROPOSED NORTH ELEVATION SCALE 1/4" = 1'



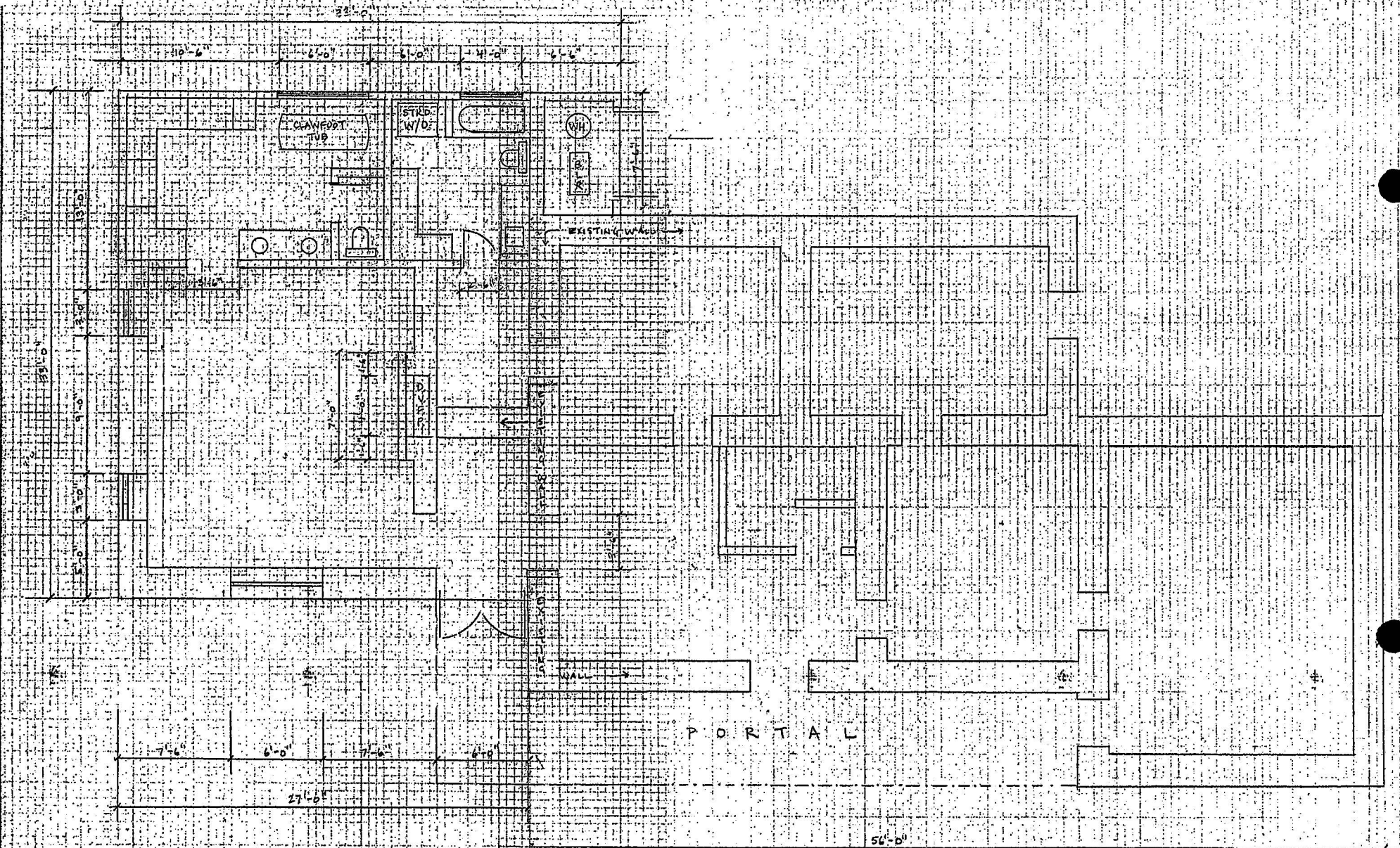
A6



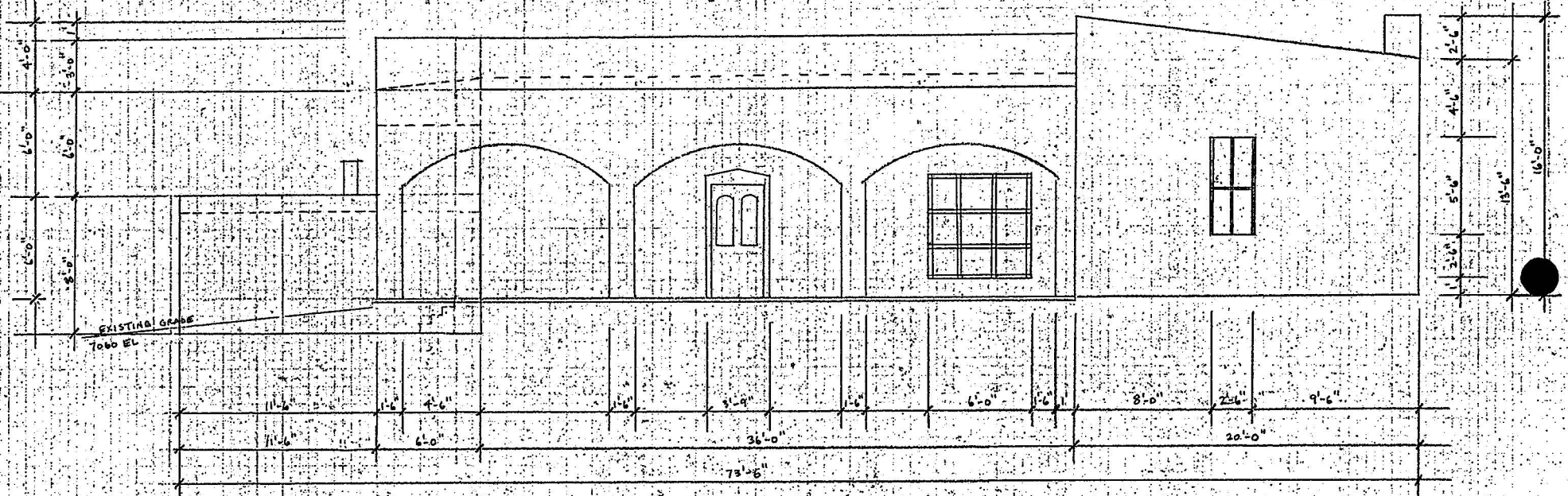
EXISTING FLOORPLAN SCALE 1/4" = 1'

A1

PROPOSED FLOORPLAN SCALE 1/4" = 1'



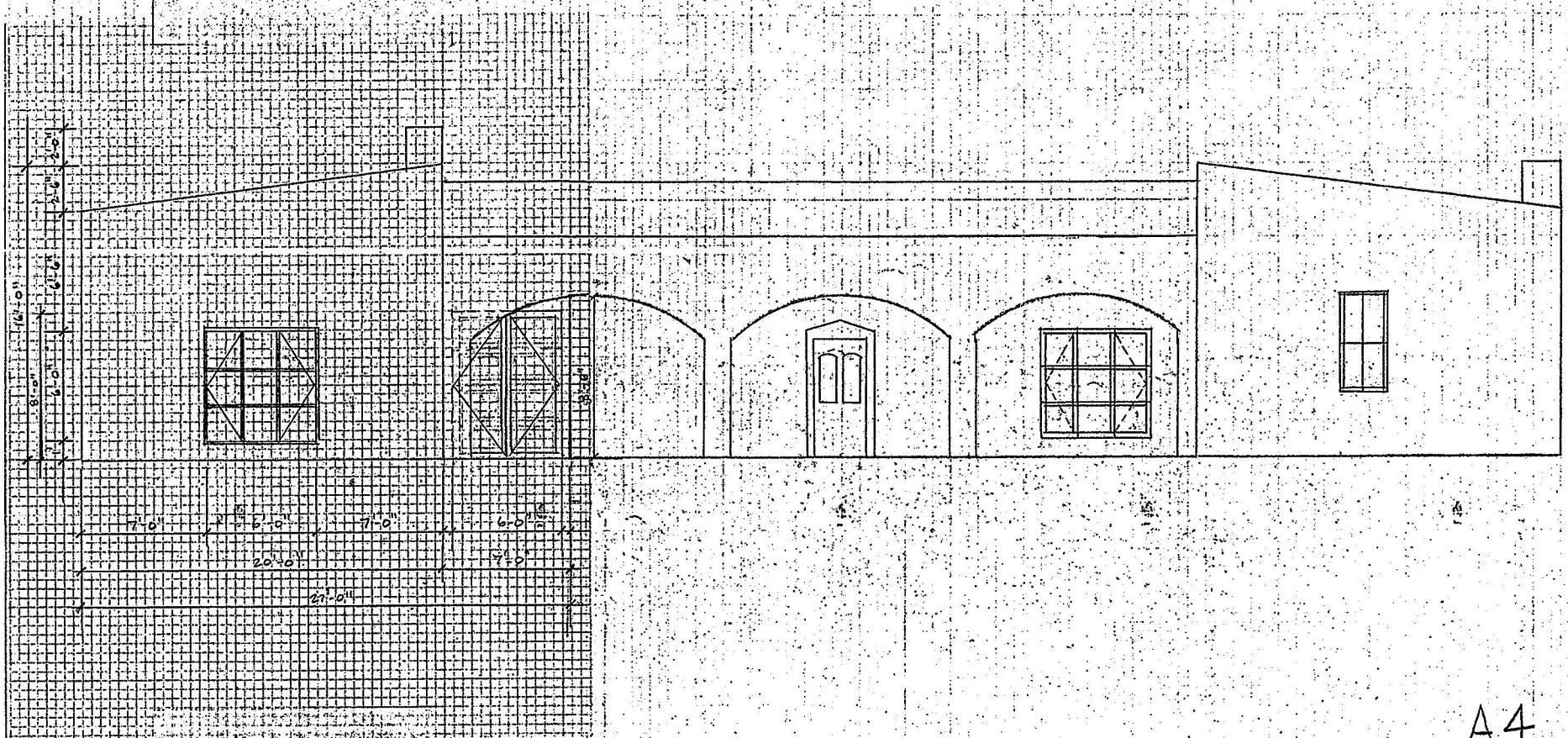
A2



EXISTING SOUTH (PRIMARY) ELEVATION SCALE 1/4" = 1'

A3

PROPOSED SOUTH ELEVATION SCALE 1/4" = 1'



A4