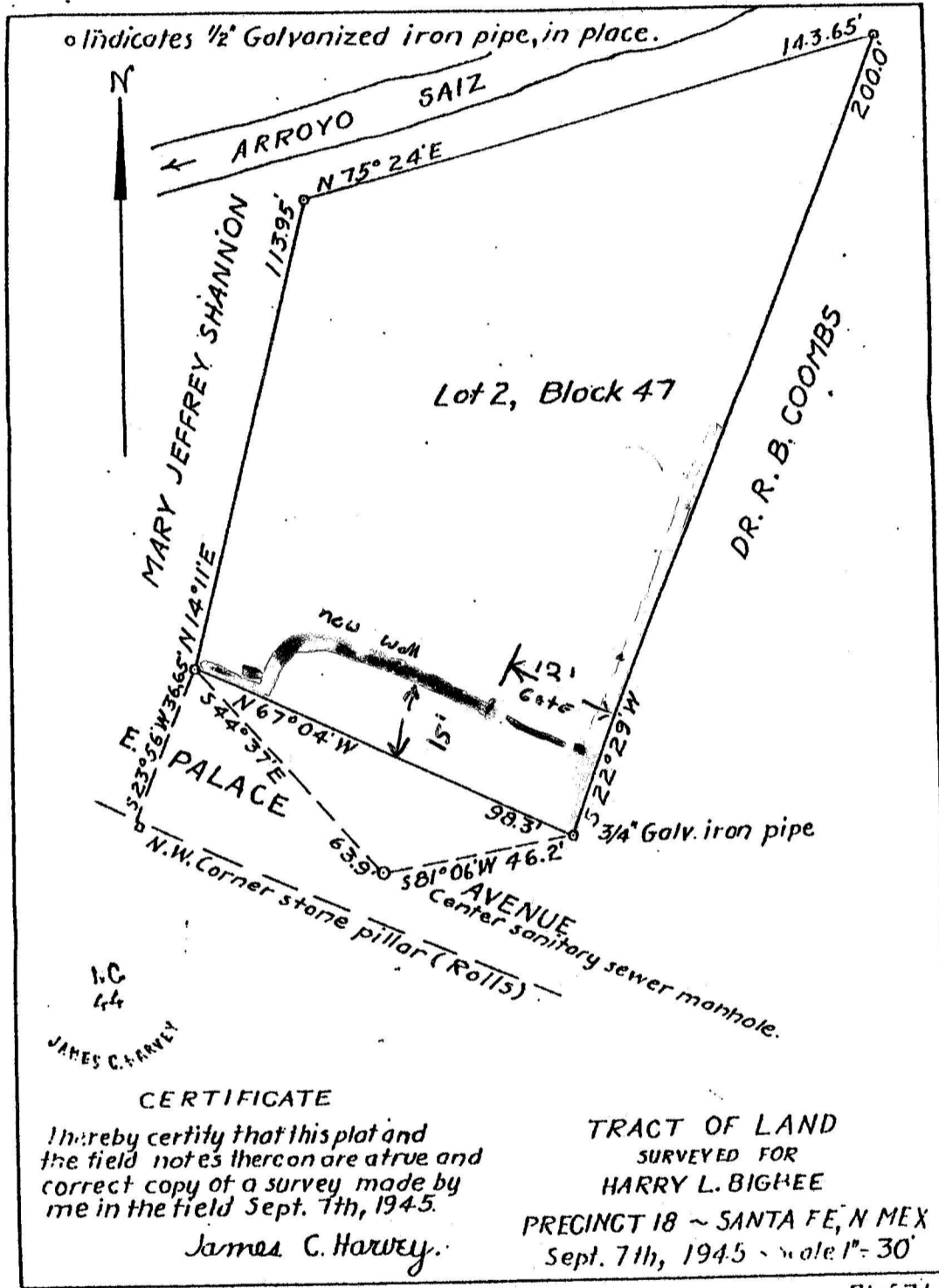


SITE PLAN

Peter Ader & Don Smalley
 Address 519 E. Palace Avenue
 Santa Fe County Santa Fe State NM Zip Code 87501
 Lender Aspen West



I.C.
 64
 JAMES C. HARVEY

CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Sept. 7th, 1945.

James C. Harvey.

TRACT OF LAND
 SURVEYED FOR
 HARRY L. BIGGEE

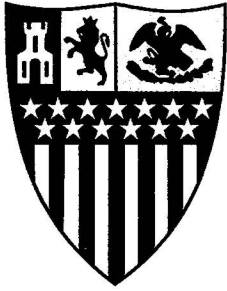
PRECINCT 18 ~ SANTA FE, N MEX
 Sept. 7th, 1945 - scale 1" = 30'

BL 571

- PLANNING & LAND USE -

<input checked="" type="checkbox"/>	HISTORIC DESIGN REVIEW	REMARKS
<input type="checkbox"/>	LANDSCAPE REVIEW	
<input type="checkbox"/>	ESCARPMENT ARCH. REVIEW	
<input type="checkbox"/>	APPROVAL	DATE
<input type="checkbox"/>	CONDITIONAL APPROVAL	
<input type="checkbox"/>	REJECT	

NAME Christopher Purvis DATE 5/27/2003



City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:

- Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
- Patti J. Bushee, Dist. 1
- David Pfeffer, Dist. 1
- Karen Heldmeyer, Dist. 2
- Rebecca Wurzbarger, Dist. 2
- Miguel M. Chavez, Dist. 3
- David Coss, Dist. 3
- Matthew E. Ortiz, Dist. 4

Project description : CONSTRUCTION OF YARD WALL TO A HT. OF 4'11"
 MAXIMUM ALLOWABLE HEIGHT IS 4'11"
 Project number : 03-10100075
 Case number : H-03-75
 Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 519 EAST PALACE AVENUE
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE


PROJECT NAMES:


OW – Don Smalley Santa Fe, NM 87501	519 East Palace Avenue 505-988-7138
AP – Don Smalley Santa Fe, NM 87501	519 East Palace Avenue 505-988-7138

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on July 8, 2003, acted on the above referenced case. The decision of the board was to approve your request on the condition that the portal element be removed from the design and replaced with a 6' wide gateway in its place lowering to 4'11" on its west side, and that a six foot length of 4'11" high wall to be removed at east end of proposed wall construction so that the uninterrupted running length of the wall not exceed 50'.

For further information please call 955-6605.


Sincerely,

 James M. Hewat
 Historic Preservation Planner


 David Rasch
 Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: July 8th, 2003
TO: Historic Design Review Board Members
VIA: Reed Liming, Interim Planning Team Leader
Sandra Aguilar, PLUD Director
FROM: James M. Hewat, Supervisor Planner 

CASE #H- 03-75A

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- State Historic Survey Sheets
- Other:

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed construction provided that the east wall step up from 4',11" to the proposed height (not to exceed 6'). Provided this condition is met, staff considers the application consistent with the Wall and Fence Guidelines in the Historic Districts and Section 14-5.2(D) of the Code.

BACKGROUND & SUMMARY:

At the May 27th, 2003 meeting the Board voted to postpone the application pending the receipt of more detail regarding the proposed walls.

The revised proposal plans call for the construction of a stuccoed masonry wall to a height of 4'11" on the south (Palace Avenue) side of the property. A wall and fence height calculation for the property yields a maximum allowable height of 4', 11".

Plans call for the proposed wall to be constructed back from a historic stone retaining wall and to run from a proposed free-standing portal at the west end of the property straight a 3',2" high "plinth" at the east end where an open vehicular gate will be provided. From the middle of the south wall the construction is shown to run toward the house at an undetermined height.

The portal proposed at the west end is shown to attach to the adjoining neighbors wall. From the street the portal will be punctuated by a pedestrian plank gate providing access to the garden by way of steps.

Set back 50' from the street in the motorcourt area, plans show a 6' coyote wall to be constructed. The applicant has attempted to provide sight lines into the property through the design of this portal and wall. The wall will be stuccoed in a colour and texture to match the west neighbors wall. The stone wall to the east will not be altered.

The applicant proposes to install two Mexican wood gates 4', 11" in height across the driveway at the east end of the property.

The proposed yard wall will match the adjacent wall in colour and texture.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 5/7/03
Property Owner of Record Don Smalley / Peter M. Ader
Applicant Name Don Smalley Phone 988-7138
Site Address 519 East Palace Avenue
Proposed Construction Construction of front wall & gates.

TO BE COMPLETED BY STAFF:

Zoning District RC-8 Subdivision _____ Lot _____ Block _____
Permitted Use: Section # _____
Accessory Use: Section # _____
Special Exception: Case # _____
Variance: Case # _____
Prohibited Use: Section # _____
Setbacks:
(Front) Provided 15' Minimum 0' (Rear) Provided N/A Minimum _____
(Left Side) Provided 0' Minimum 0' (Right Side) Provided 0' Minimum 0'
(Special Yard) Provided N/A Minimum _____
Density: OK Open Space: _____
Lot Size: _____ Total Roof Area: _____ Lot Coverage: _____
Height: 4' 11" Wall Requirement: N/A
Parking: # Required 2 # Provided 2 Maneuverability _____
Other District Requirements: _____

Preliminary Approved
Preliminary Approval w/ Conditions
Preliminary Rejection

Comments: _____
Reviewer (Signature) Date 5/20/03

DON SMALLEY

*519 East Palace Avenue
Santa Fe, New Mexico
87501*

telephone 505-988-7138

May 7th, 2003

To whom it may concern,

I am writing a letter of proposal for the new exterior wall and gates to be built across the front of my property of residence at 519 East Palace Avenue in Santa Fe, N.M.

The wall would be at the height of 4'11", as previously approved by the Santa Fe Historic Review Board.

As I am still in meetings with Architects, the decision on final materials is yet to be determined. We are most considering a Block/ Stucco construction that would match exactly the color and design of my home, as well as compliment and blend with the existing streetscape. Gates for the driveway and walkways will be fabricated out of either wood or metal, to be certain to match existing Architectural and historic details. My neighbor one property to the west of me on Palace Avenue has a stucco wall bordering my yard. The color of my proposed wall would match the color of, and meet up to join that wall.

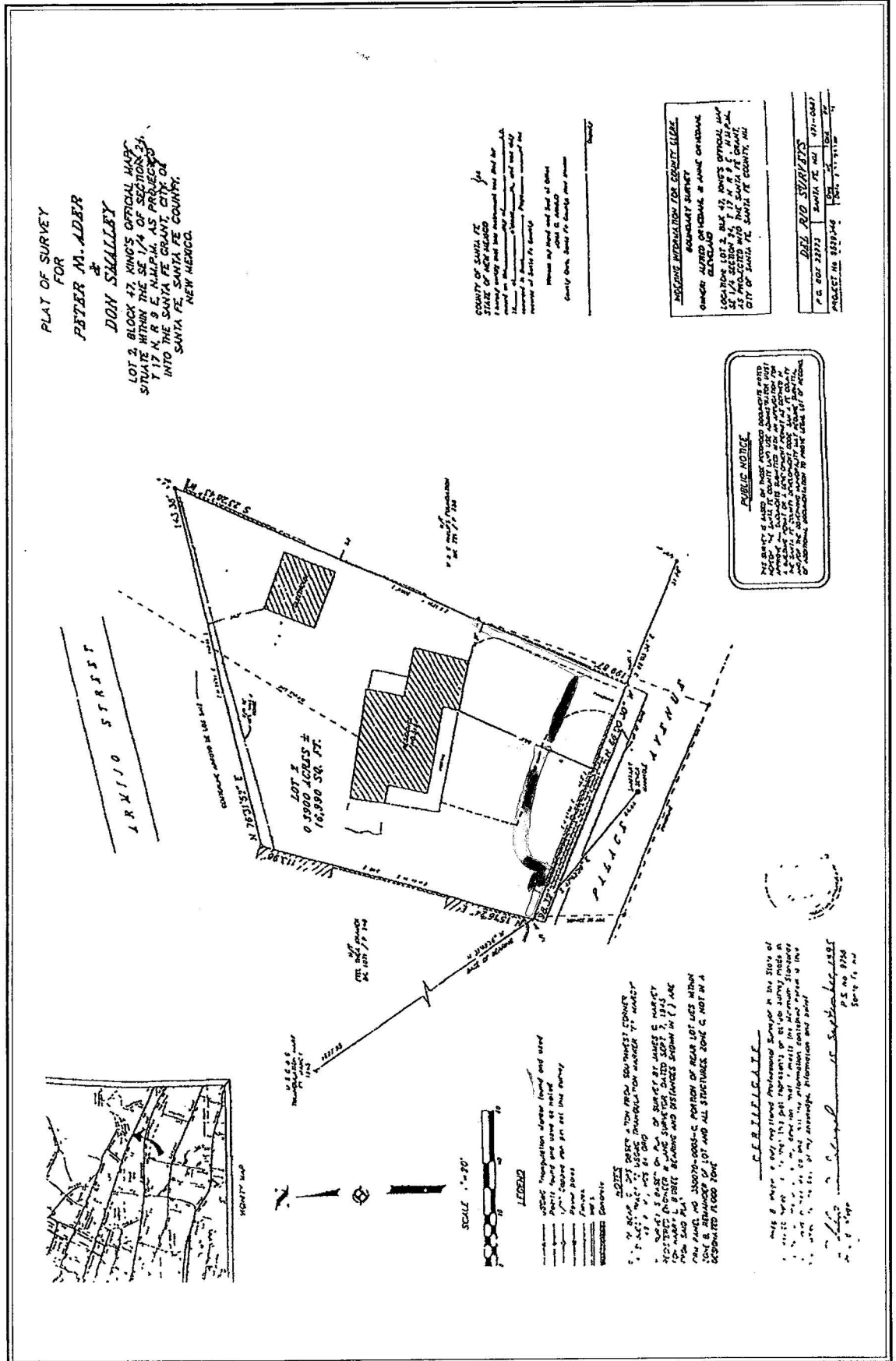
There are no windows to be installed in this plan.

Thank you for your time and review.

Respectfully,
Don Smalley



Borrower Donald Smalley/Peter Ader
 Property Address 519 East Palace Avenue
 City Santa Fe County Santa Fe State NM Zip Code 87501
 Lender/Cient First National Bank of Santa Fe Address 62 Lincoln Avenue, Santa Fe, NM 87501



● new wall
 AT 4:11"

old stone
 Wall 3'
 ADD 2'11"
 Stone

● DRIVEWAY
 GATE 4.11 tall
 X 12'

old step
 new entry

Residence

drive gate

6'h coyote fence gate

8'-0" h gate entry

motor court

sunken courtyard

exist. stone wall

existing trees

porta

9'H

paner

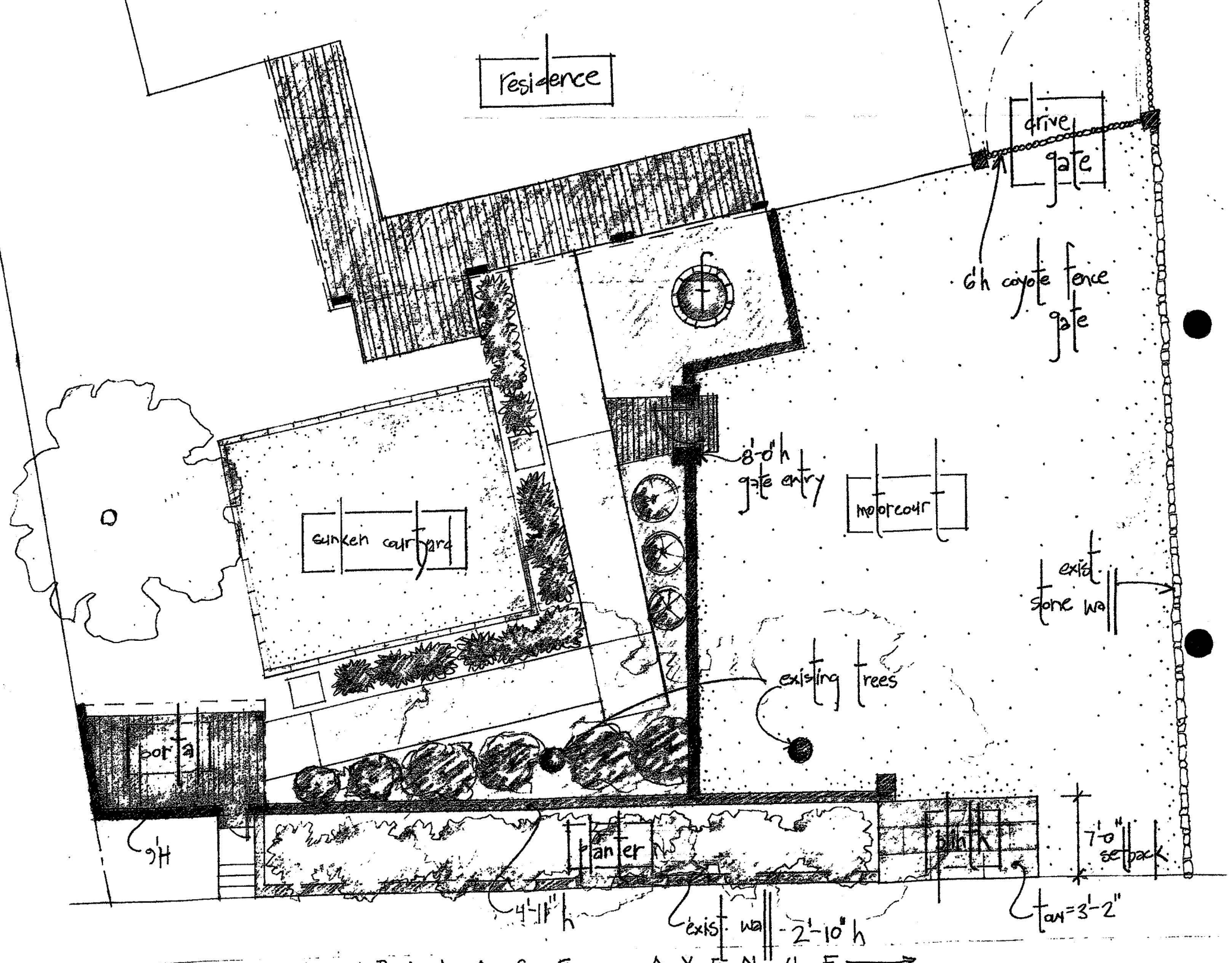
7'-0" setback

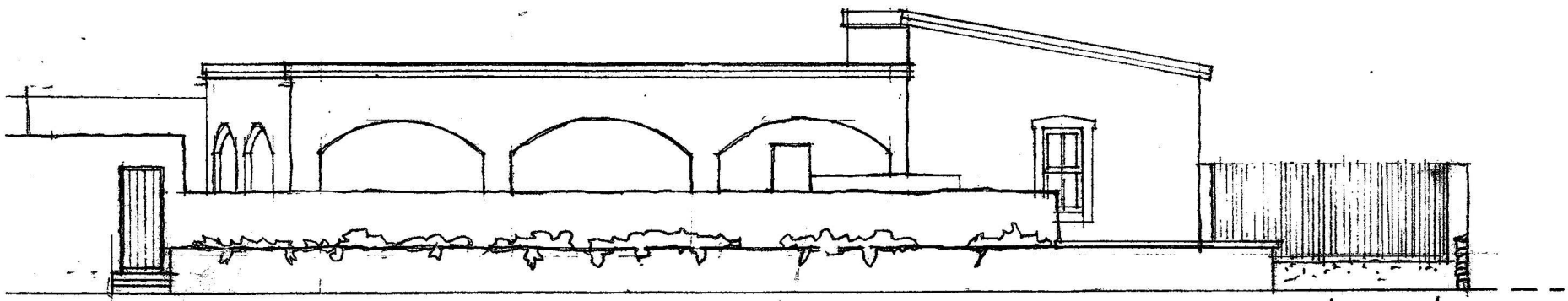
4'-11" h

exist. wall - 2'-10" h

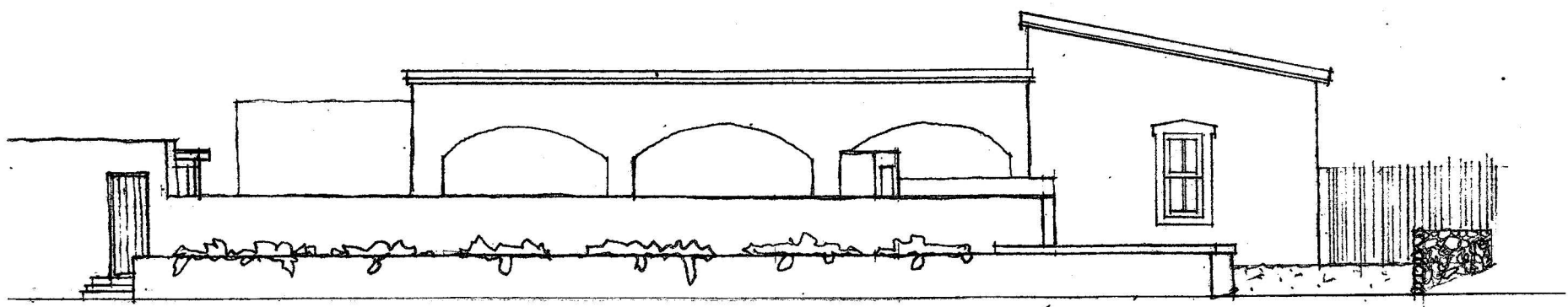
tan = 3'-2"

AVENUE





Street view - parallel to palace ave.

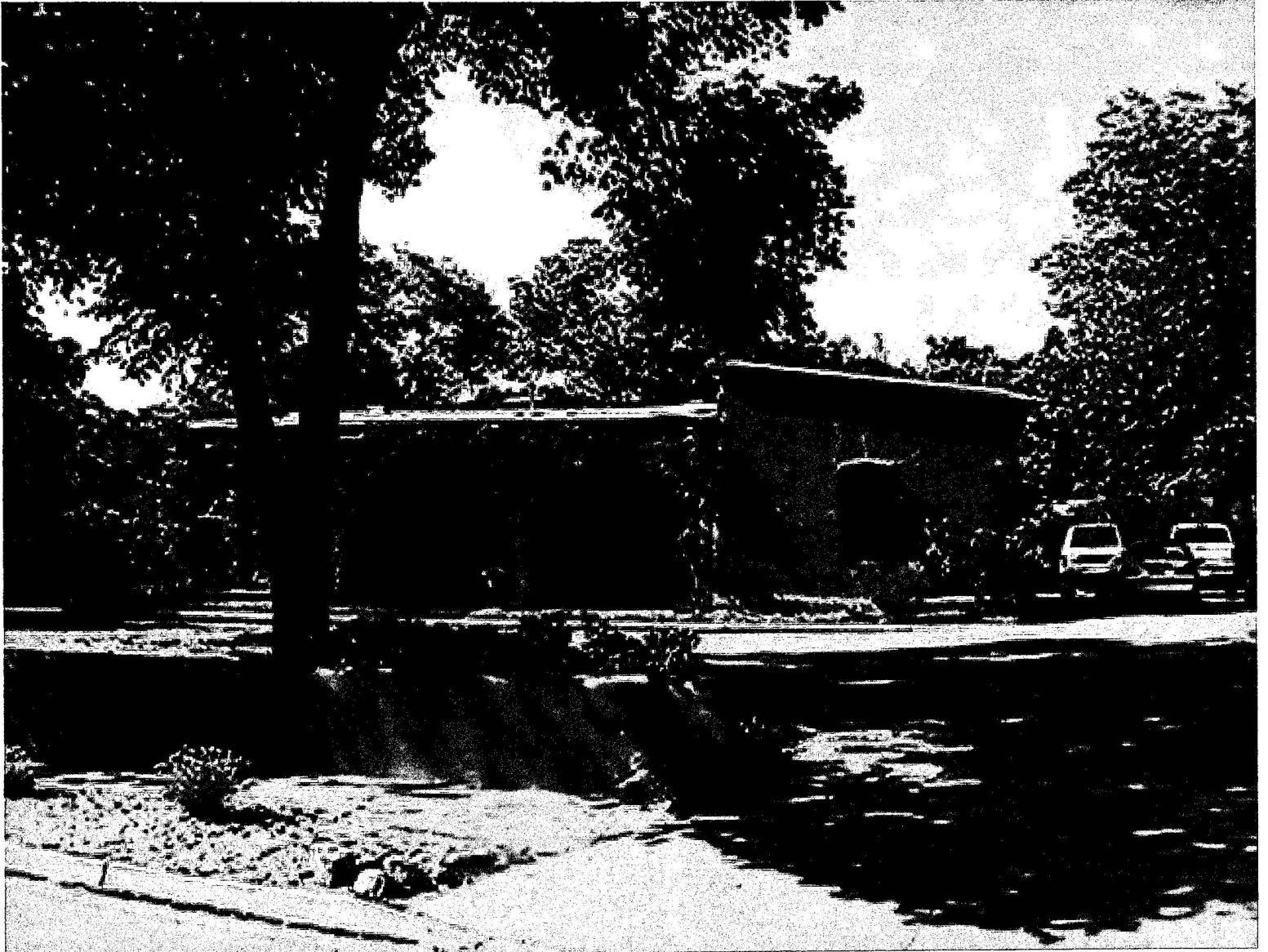


Street view - parallel to facade

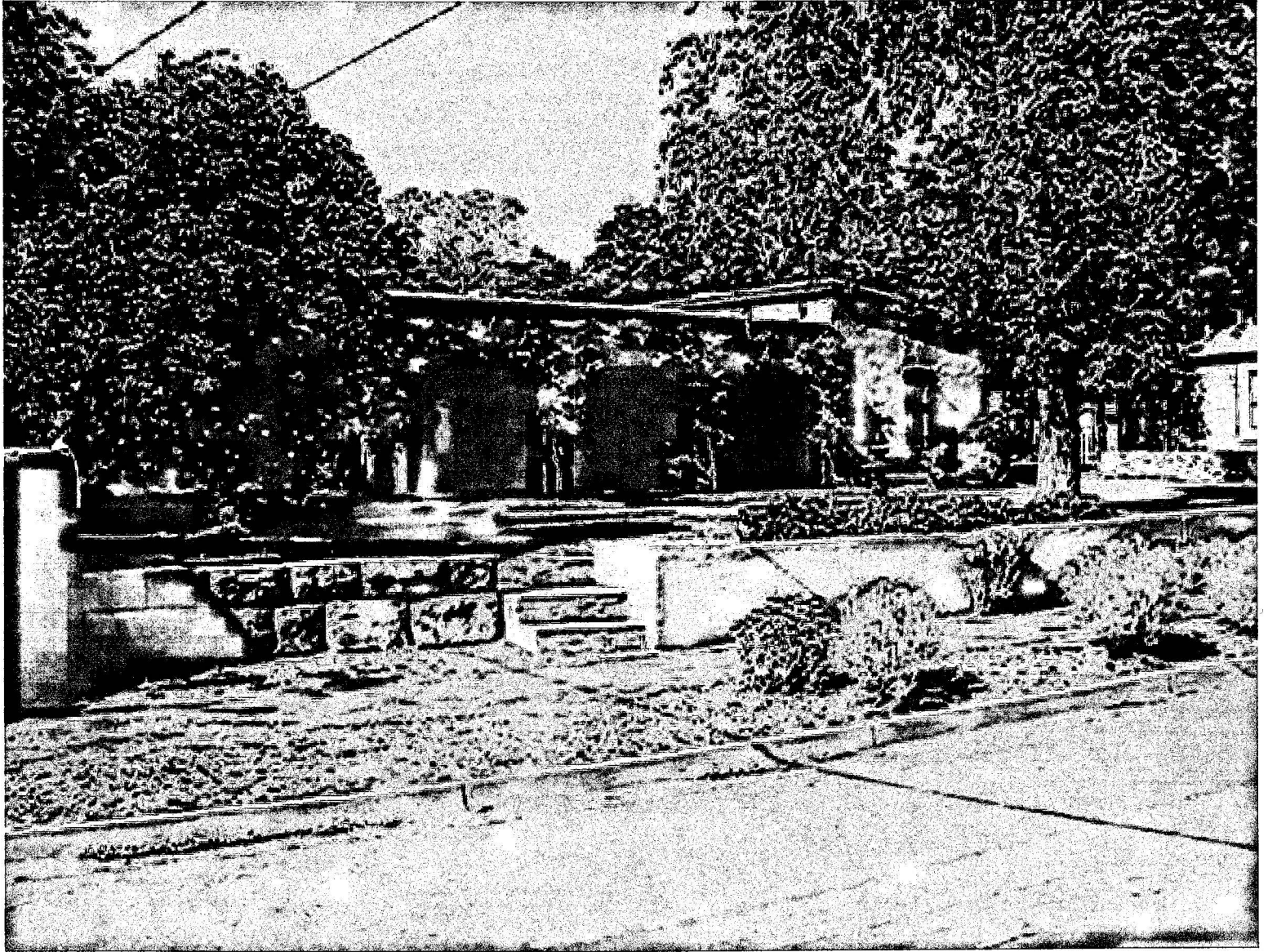
519 PALACE AVE



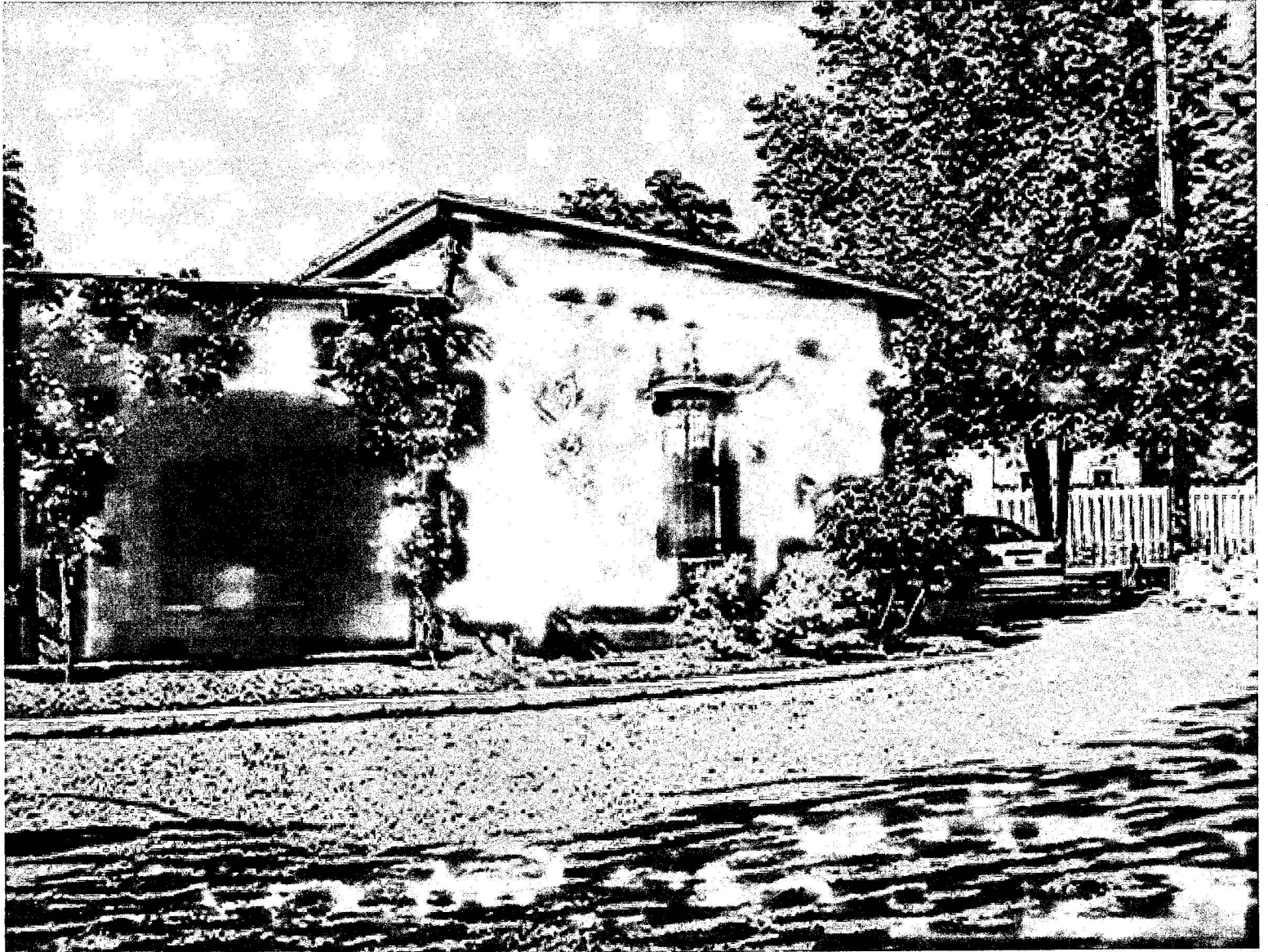
519 PALACE



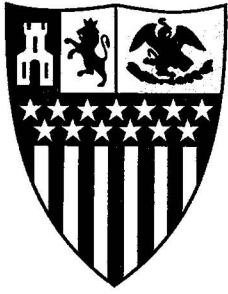
519 PALACE



519 PALACE



519 PALACE



City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

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Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : CONSTRUCT YARD WALL - HEIGHT OF 4' 11"
Project number : 03-10100075
Case number : H-03-75
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 519 EAST PALACE AVENUE

HISTORIC DISTRICT: DOWNTOWN AND EASTSIDE

PROJECT NAMES:

OW – Don Smalley
Santa Fe, NM 87501

519 East Palace Ave.
505-988-7138

AP – Don Smalley
Santa Fe, NM 87501

519 East Palace Ave.
505-988-7138

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on May 27, 2003, acted on the above referenced case. The decision of the board was postpone your request until the June 24, 2003 HDRB meeting.

For further information please call 955-6605.

Sincerely,


James M. Hewitt
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.).

PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and Intent. These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and niches at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a viewshed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means (eg. Landscaping). These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited (see City of Santa Fe 1999 General Plan).

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged, and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

City of Santa Fe, New Mexico

memo

DATE: May 27th, 2003
TO: Historic Design Review Board Members
VIA: Reed Liming, Interim Planning Team Leader
Sandra Aguilar, PLUD Director
FROM: James M. Hewat, Supervisor Planner *JMH*

CASE #H-03-75

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.
- State Historic Survey Sheets
- Other:

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

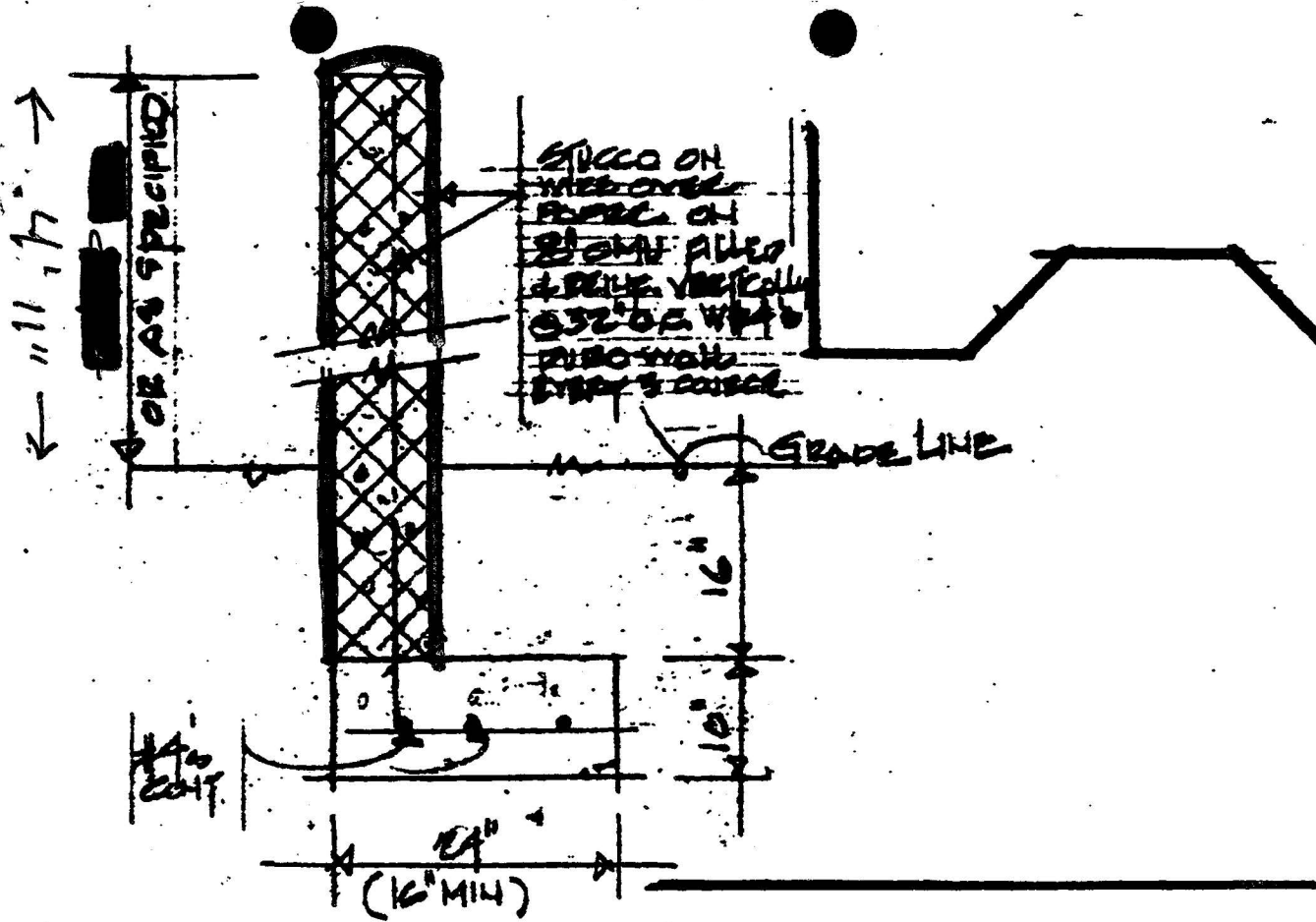
Staff recommends approval of the proposed yard wall as it is consistent with the Wall and Fence Guidelines in the Historic Districts. The proposed project will not affect the historic integrity of the property.

BACKGROUND & SUMMARY:

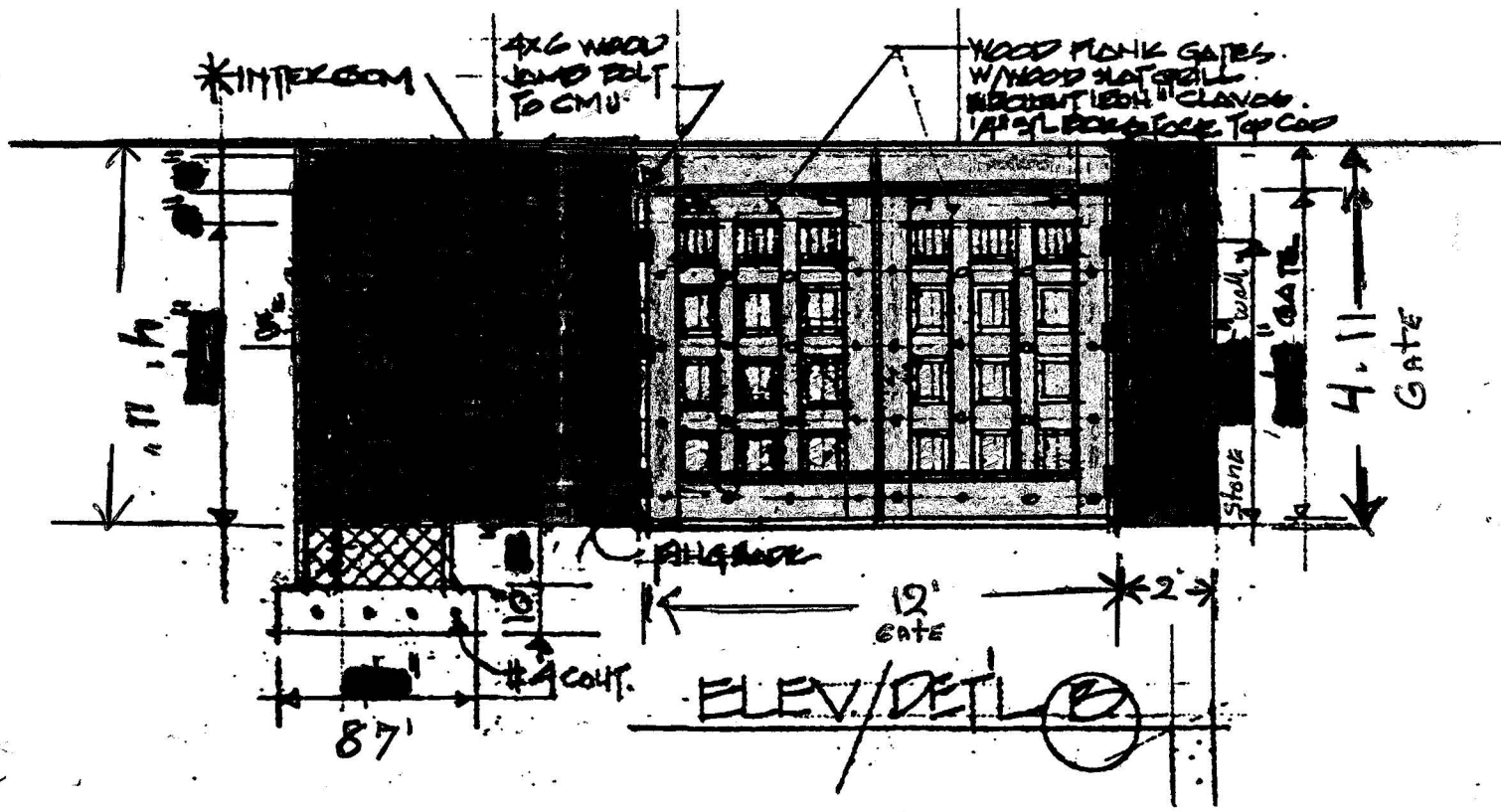
The applicant proposes the construction of a stuccoed masonry wall to a height of 4'11" on the south (Palace Avenue) side of the property. A wall and fence height calculation for the property yields a maximum allowable height of 4', 11".

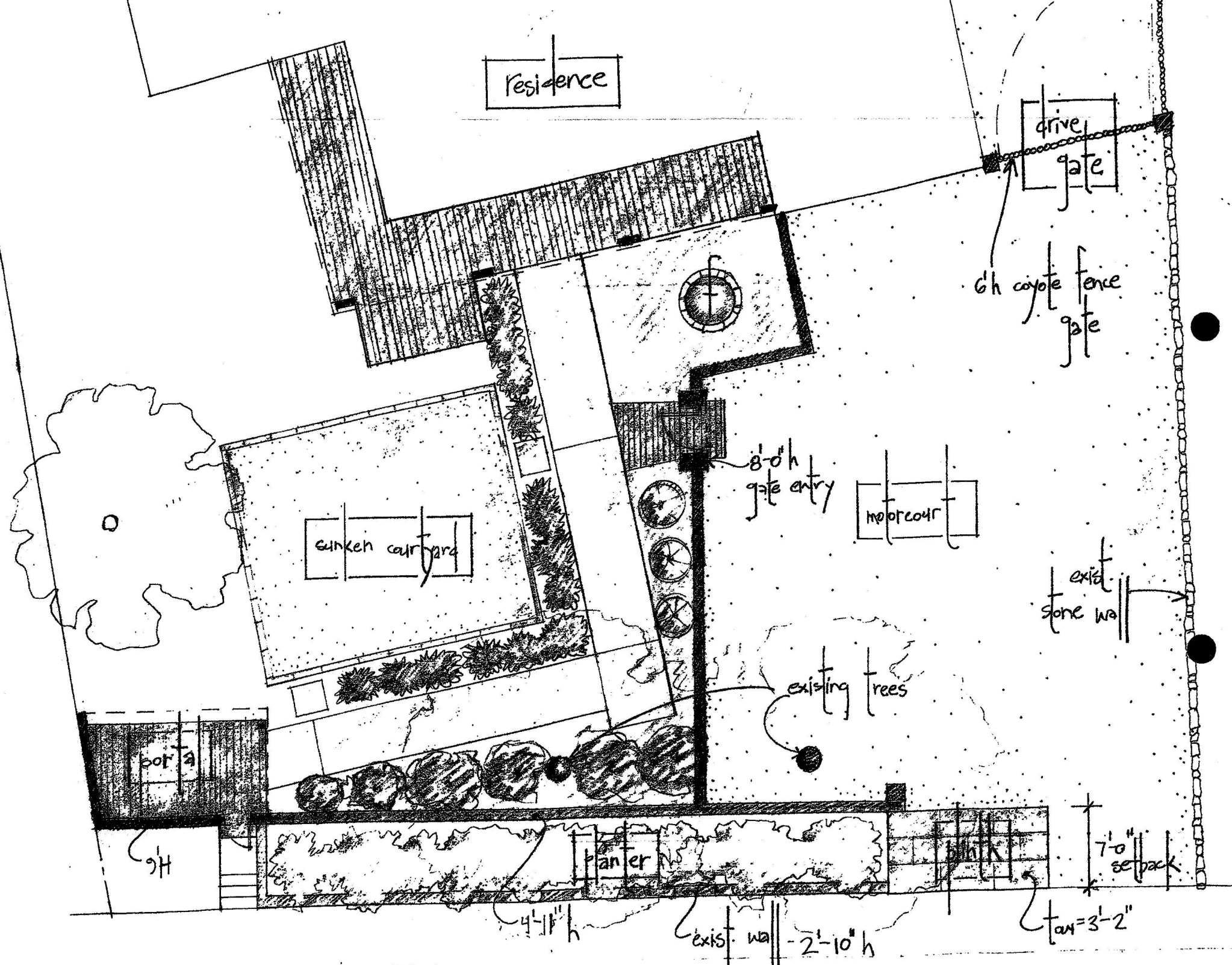
Plans call for the proposed wall to be constructed back from a historic stone retaining wall at the west end of the property and to curve back from, though parallel to the street. The applicant proposes to install two Mexican wood gates 4', 11" in height across the driveway at the east end of the property.

The proposed yard wall will match the adjacent wall in colour and texture.



WALL SECTION TYP.
34" x 11'-0"





Residence

drive gate

6'h coyote fence gate

sunken courtyard

8'-0" h gate entry

motor court

exist. stone wall

existing trees

porch

planter

garage

6'h

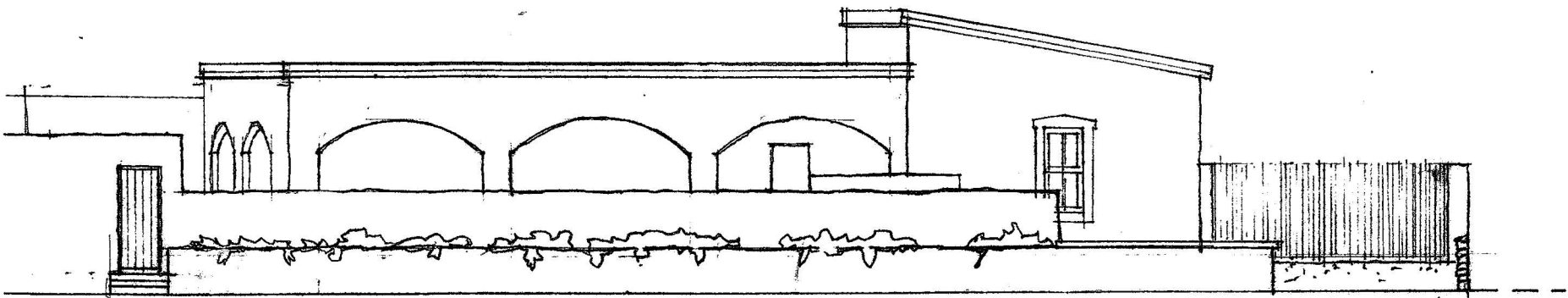
4'-11" h

exist. wall - 2'-10" h

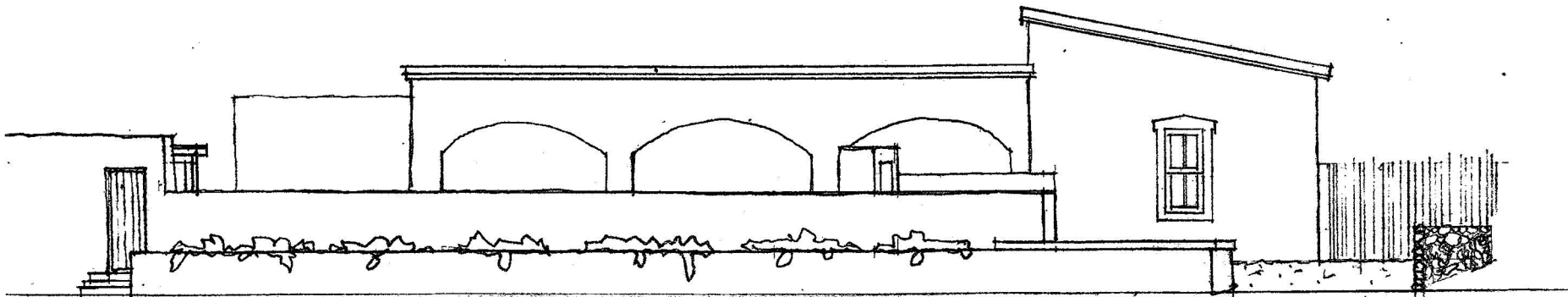
7'-0" setback

tan = 3'-2"

AVENUE →

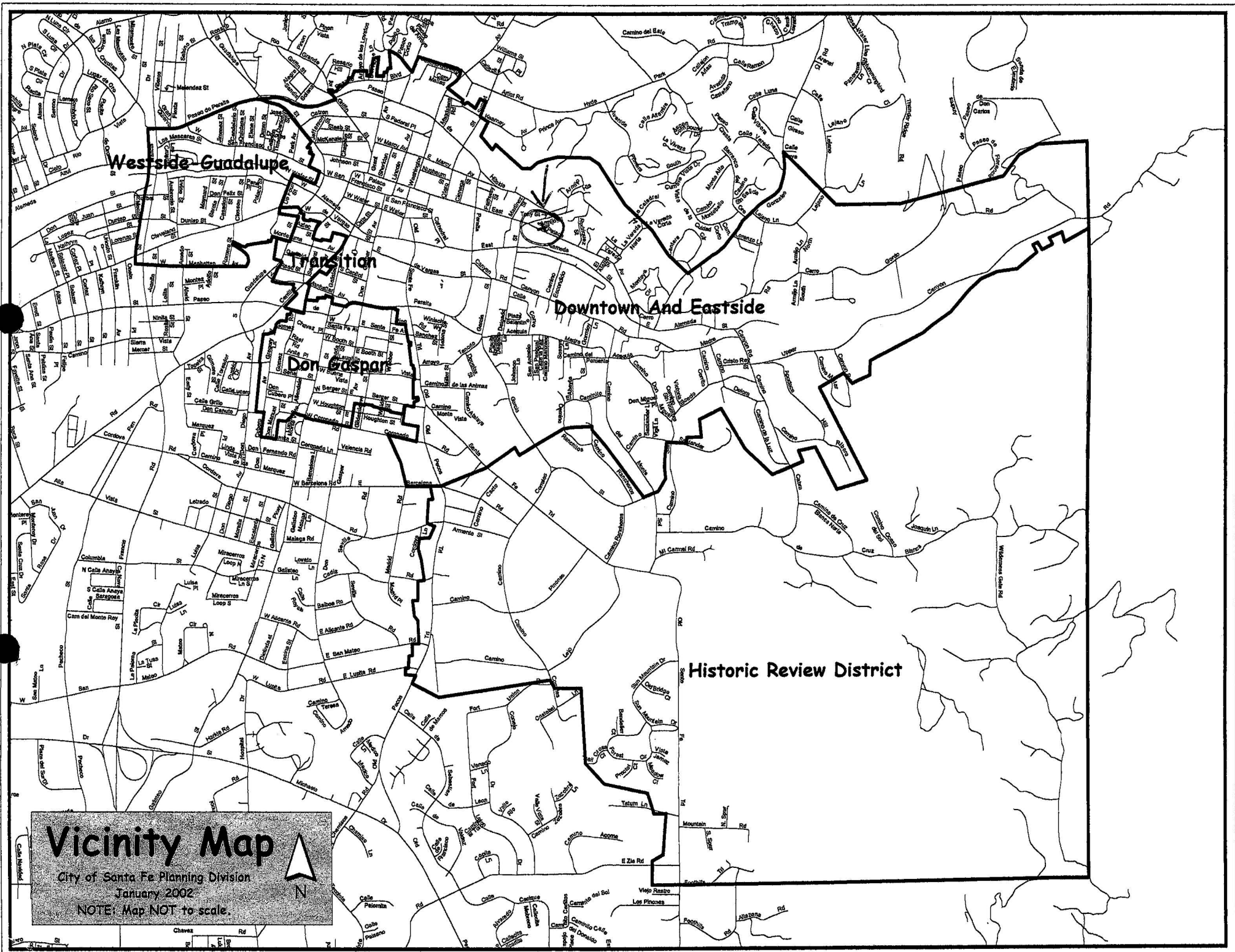


street view - parallel to palace ave.



street view - parallel to facade

519 PALACE AVE



Westside-Guadalupe

Transition

Downtown And Eastside

Don Gaspar

Historic Review District

Vicinity Map

City of Santa Fe Planning Division
January 2002

NOTE: Map NOT to scale.





CITY OF SANTA FE, NEW MEXICO

Project description: Construction of a yard wall to a height of 4' 11" ; maximum allowable height is 4' 11".
Project number: 03-1010075
Case number: H-03-75
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 519 East Palace Avenue

PROJECT NAMES:

OW – Don Smalley
Santa Fe, NM 87501

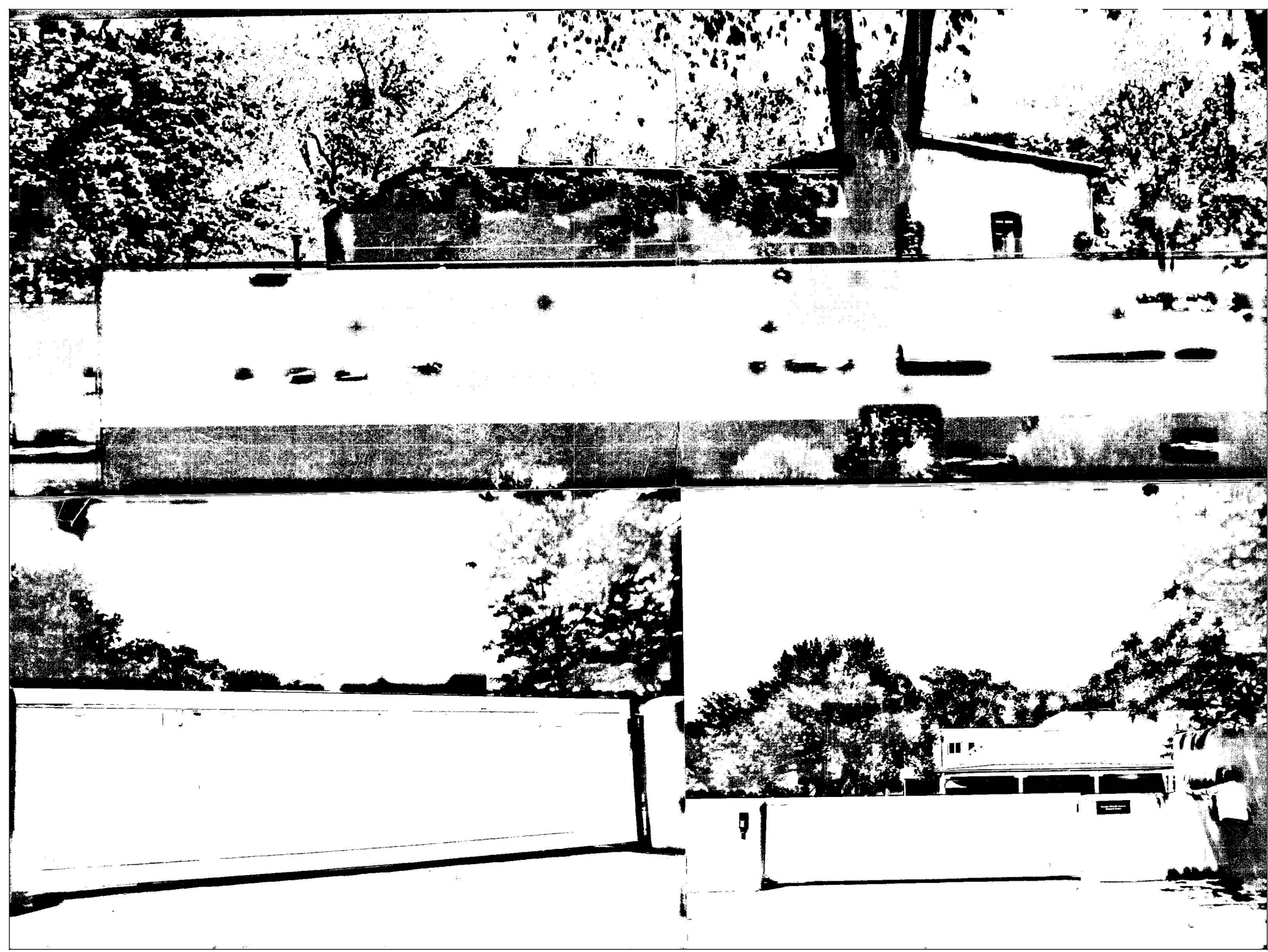
519 East Palace Ave.
505-988-7138

AP – Don Smalley
Santa Fe, NM 87501

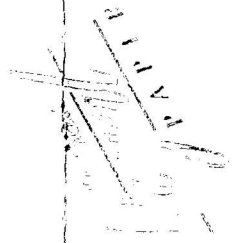
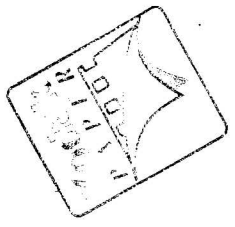
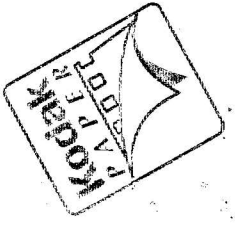
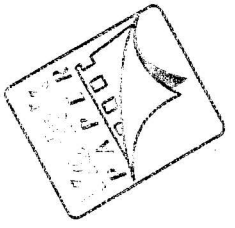
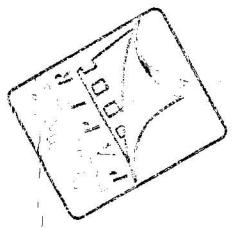
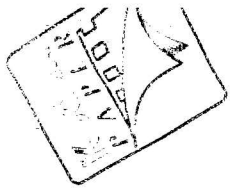
519 East Palace Avenue
505-988-7138

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FACADE-EAST	
PUBLICLY VISIBLE FACADE-NORTH	
PUBLICLY VISIBLE FACADE-SOUTH	
PUBLICLY VISIBLE FACADE-WEST	
HISTORIC DISTRICT SURVEY NUMBER	H-2885
YEAR OF CONSTRUCTION	1900
PROJECT TYPE (NEW, ADD, ETC.)	Wall
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	National Recruiting Station



- 5A-6A



19

PAPER SUN CHEM
351 623 324 (25) 16 123 2444 N N N 1 002





HISTORIC DESIGN REVIEW BOARD APPLICATION

APPLICATION TYPE: Preliminary Approval Final Approval

PROJECT LOCATION: 519 East Palace Avenue

PROJECT PROPOSAL: Construction of front wall & gates

- CONSTRUCTION COST: \$ 10,000.- FEE: \$ _____ + \$20 Poster Cost = \$ _____

OWNER: Don Smalley PHONE#: 988-7138

OWNER ADDRESS: 519 East Palace Avenue

CITY, STATE, ZIP CODE: Santa Fe, N.M. 87501

APPLICANT: Same 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: 5/2/03 Case Planner: James Howat

- PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction or an addition which will increase the height of the subject building:
YES NO

If yes, what is the appropriate streetscape height as determined during your pre-application visit? _____

What is the proposed height as illustrated in your project? 4' 11"

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 14-70 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. - date?

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

Don Smalley
Signature of Applicant/Owner

5/7/03
Date