

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # H-17-078

Address – 998 Acequia Madre

Agent's Name – Mark Brown

Owner/Applicant's Name – Lisa Koskovich

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 12, 2017.

998 Acequia Madre is a Spanish Pueblo Revival style, single-family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The property is a guesthouse that has no status. The Applicant requested a status review.

Based on aerial photographs, the footprint of the property appears to be relatively the same since 1960. Other elements of the property were modified, including changes to windows, addition of a courtyard at the north elevation, and increases to the parapet in some locations. The retained historic characteristics include the footprint and some of the historic windows at the north and east elevations that make up the northeast corner of the building. Otherwise, the house appears to have undergone massing changes through removal and replacement of windows and doors.

The guesthouse is assumed to have functioned as a garage at some point. Where the garage door would have been located on the east elevation, there are now a pair of French doors. A portal was added after 2003. All other elevations have had windows and doors replaced.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff deferred to the Board regarding the status of the residence. Staff stated that if the Board were to designate the residence as contributing, that staff would recommend façades 1 and 2 on the north and east elevations to be contributing with the exclusion of non-historic material. Staff recommended the guest house be designated as noncontributing.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
X Downtown and Eastside Historic District (Section 14-5.2(E))
5. Under Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."

6. Code 14-5.2(C)(2)(a - c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The Board, in response to the application, finds the residence and guest house:
 do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
8. The Applicant's agent and designer, Tim Curry, testified at the hearing to the numerous non-historical changes made to the residence and guest house.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to:
 Maintain the noncontributing status of the main residence; and
 Designate the status of the guest house as noncontributing.

IT IS SO ORDERED ON THIS 26th DAY OF SEPTEMBER 2017, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

26 September 2017
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

9/27/17
Date:

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

9/26/2017
Date:



City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Mark Brown, agent for Lisa Koskovich, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure.

Case number: H-17-078
Project Type: HDRB

PROJECT LOCATION (S): 998 Acequia Madre

PROJECT NAMES:

OW – Lisa Koskovich 634 Garcia Street Unit 7 Santa Fe, NM 87505

AP – Mark Brown 634 Garcia Street Unit 7 Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 12, 2017. The decision of the Board was to maintain the noncontributing status of the main residence and to designate the status of the guest house as noncontributing to the Downtown and Eastside Historic District. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). 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 construction permits.

City of Santa Fe, New Mexico

memo

DATE: September 12, 2017
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation
FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation *NART*

CASE # H-17-078

ADDRESS: 998 Acequia Madre
Historic Status: Noncontributing & no status
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
 District Standards & Yard wall & fence standards.
 Historic Inventory Form
 Zoning Review Sheet
 Other:

APPLICANT SUBMITTALS

- Proposal Letter
 Vicinity Map
 Site Plan/Floor Plan
 Elevations
 Photographs
 Other: Aerial photos; 1977 plat

STAFF RECOMMENDATION:

Staff defers to the Board regarding the status of the residence. If the Board does designate the residence as contributing, staff recommends façades 1 and 2 on the north and east elevations as contributing with the exclusion of non-historic material. Staff recommends the guest house be designated as noncontributing.

BACKGROUND & SUMMARY:

998 Acequia Madre is a Spanish Pueblo Revival style single family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The property is a guesthouse that has no status. The applicant is requesting a status review.

Based on aerial photographs the footprint of the property appears to be relatively the same since 1960. Other elements of the property were modified, including changes to windows, addition of a courtyard at the north elevation, and increases to the parapet in some locations.

The historic characteristics retained include the footprint and some of the historic windows at the north and east elevations that make up the northeast corner of the building. Otherwise the house appears to have undergone massing changes through removal and replacement of windows and doors.

The guesthouse is assumed to have functioned as a garage at some point. Where the garage door would have been located on the east elevation there are now a pair of French doors. A portal was added after 2003. All other elevations have had windows and doors replaced.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property) _____

2 Location (Address or description of location)
 998 CANYON ROAD (THOUGH ON ACEQUIA MADRE)

3 Local Reference Number _____

4 County
 SANTA FE

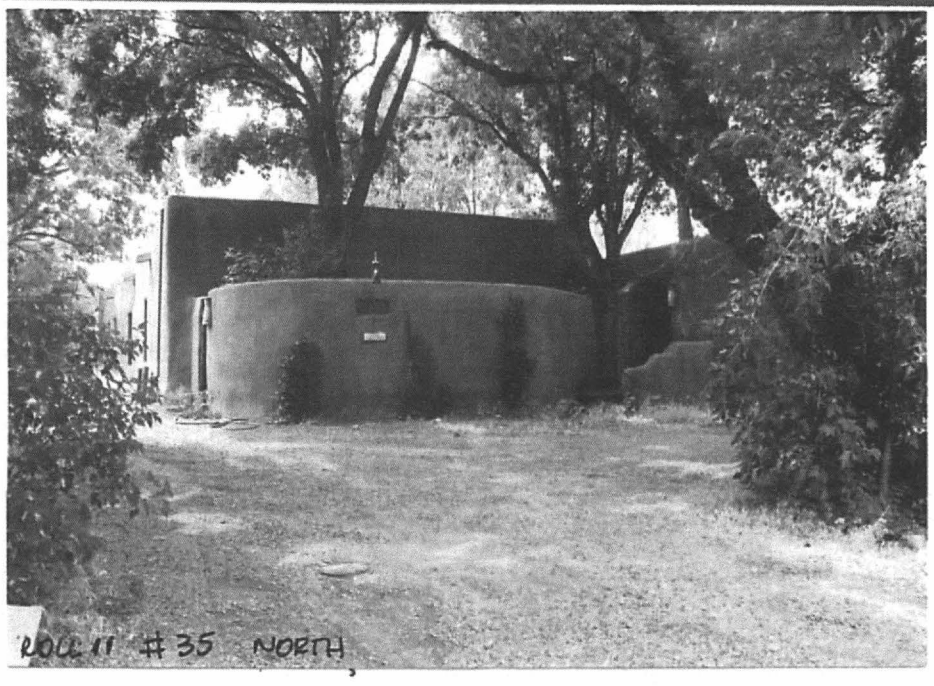
5 Property Type
 Building Structure
 Site Object

6 Date of Survey
 6 / 27 / 03

7 Previous Survey Date(s)
 _____ / _____ / _____
 No previous survey

8 Name of Project

9 UTM
 Zone: _____
 Easting: _____
 Northing: _____



ROLL 11 # 35 NORTH

10 Photo Information
 Negative Location: CITY OF SANTA FE View of: NORTH
 Roll #: 11
 Frame #: 35

11 Brief Description of the Property (What is it?)
 LARGE ONE STORY HOUSE WITH SEMICIRCULAR WALL AT FRONT ON LARGE SITE W/ MATURE VEGETATION

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)

13 Construction Date
 Date: PRE-1940 Known Estimated Source: CITY DIRECTORIES

14 Setting
 Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings
 Similar Dissimilar
 Comments: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Office of Cultural Affairs

>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<

For HPD Office use only:

HCPI

No.

District

3

Local Reference Number

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

4 County

SANTA FE

5 Date of Survey 7-21-03

998 CANYON ROAD

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- Adobe Brick Composition Concrete: Block
 Concrete: Cast Stone Concrete: Poured Earth Plaster Masonry: Simulated
 Metal: Corrugated Metal: Structural Siding Metal: V-Crimp Stone: Random Ashlar
 Stone: Random Coursed Stone: River Rock Stone: Rusticated Stone: Tabular
 Stucco Tile: Structural Clay Vinyl Siding Wood: Board & Batton
 Wood: Horizontal Siding Wood: Jacal Wood: Log Wood: Shingle
 Wood: Tongue & Groove Other: _____

Notes:

7 Number of Stories Not Applicable

Number: 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugated Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta Wood: Shingle

Other: _____

10 Windows

(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
CASEMENT	WOOD	8	3
		1	12
		8/8	1

Notes:

11 Doors

(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number
1 LEAF	MULTI-PANEL	WOOD	3

Notes:

12 Chimneys

(Describe whether interior or exterior and material)

1 INTERIOR STUCCO

13 Porches

Not Applicable

Type: Entry Partial-Width Full-Width Wrap

14 Other Significant Features

15 Modifications

(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ WINDOWS, WALL Date: UNKN Known Estimated Source: FIELD OBSERVATION

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2)

(Continued from the other side)

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- Not Applicable
- Art Deco/Streamline Moderne
- Gothic Revival
- Mission Revival
- Pueblo
- Spanish-Pueblo Revival
- Bungalow/Craftsman
- International
- Neo-Classical
- Queen Anne
- Territorial
- Colonial Revival
- Italianate
- Northern New Mexico
- Ranch
- Territorial Revival
- Folk Victorian
- Mediterranean
- Prairie
- Spanish-Colonial
- Tudor Revival
- Other: _____

Notes:

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

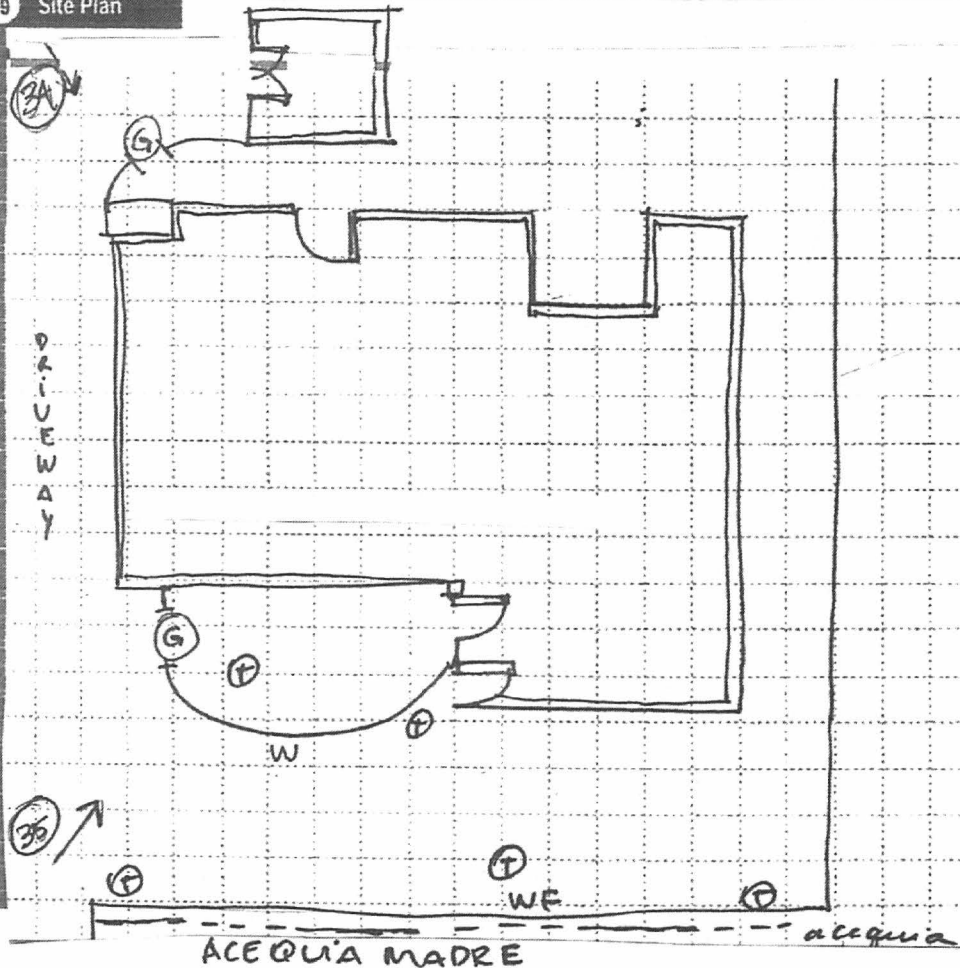
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

- TREE
- GATE
- YARD WALL
- BUILDING WALL
- DOOR
- PHOTO LOCATION
- NORTH ARROW

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



ROLL 11 #34 EAST

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: (If photo, include photo information, as in #10.)

R 11 # 34 NORTH / EAST

19 Is Property Endangered? Unknown No Yes How?

20 Significance to Current Community Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why?

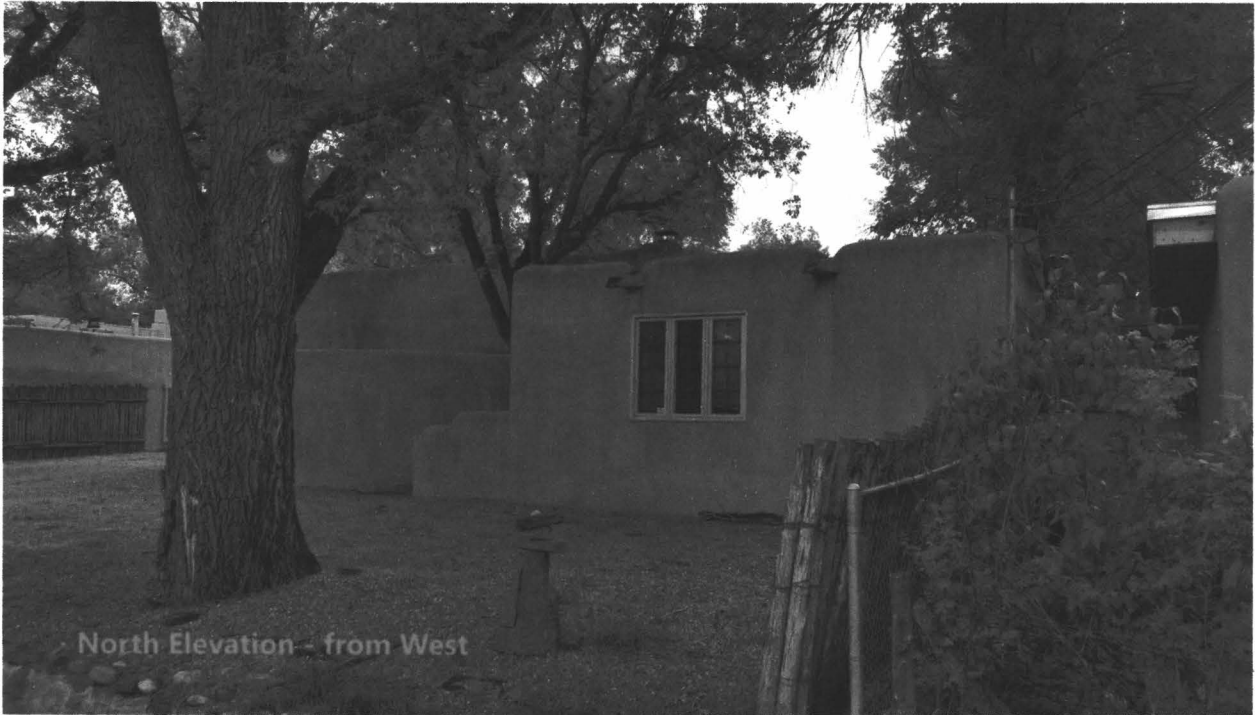
23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? SANTA FE State National

24 Supplemental Forms None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

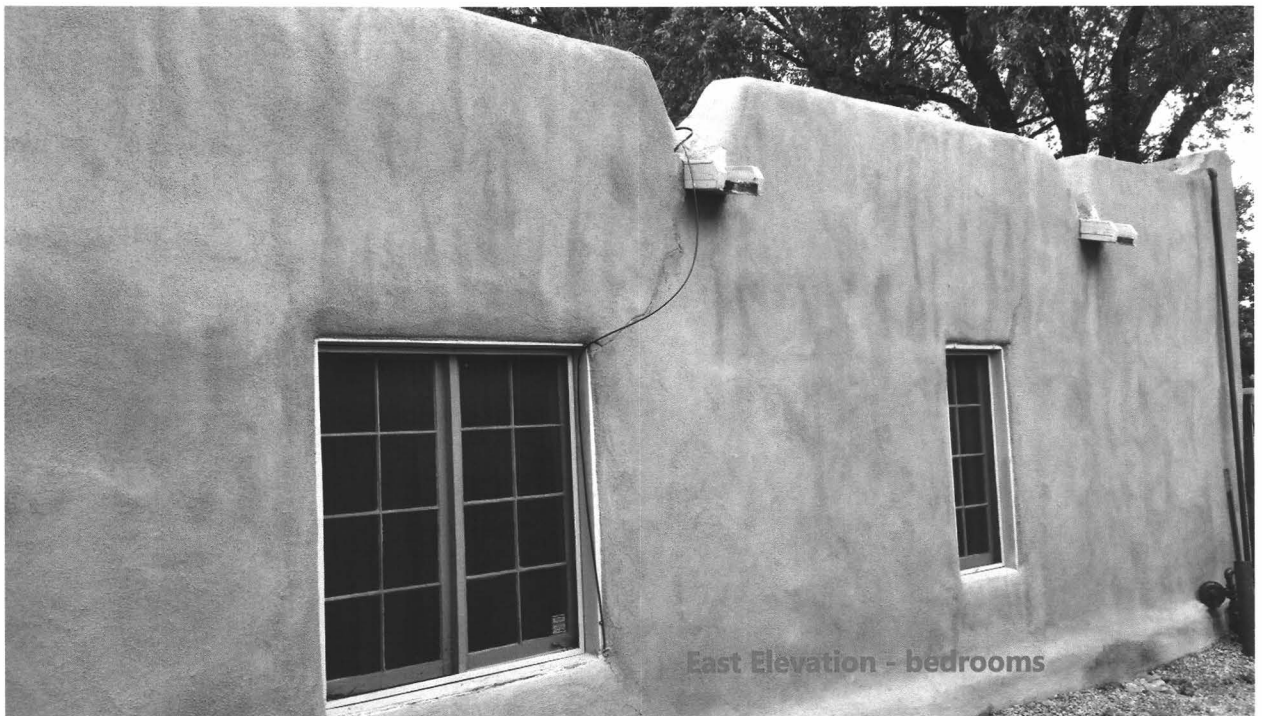


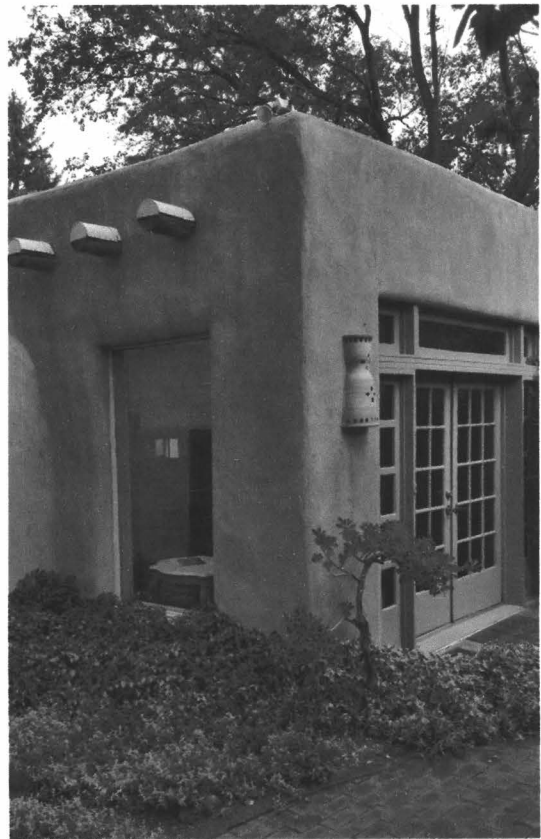
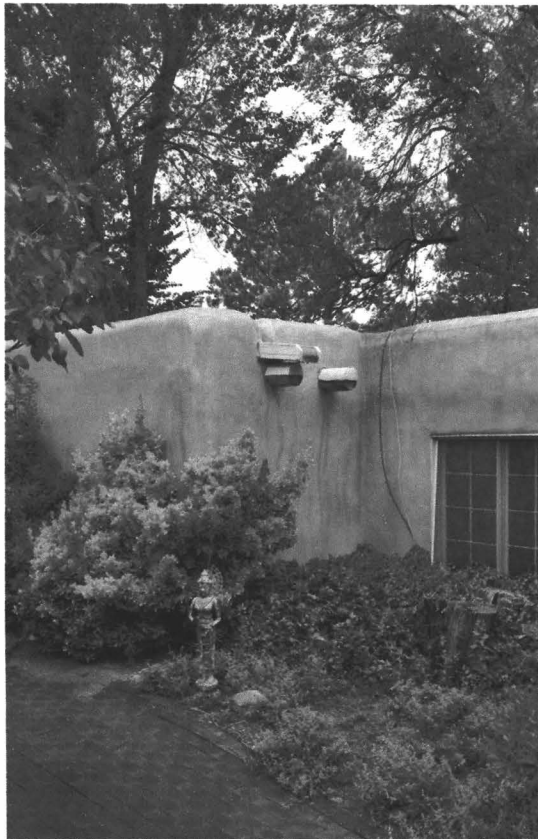
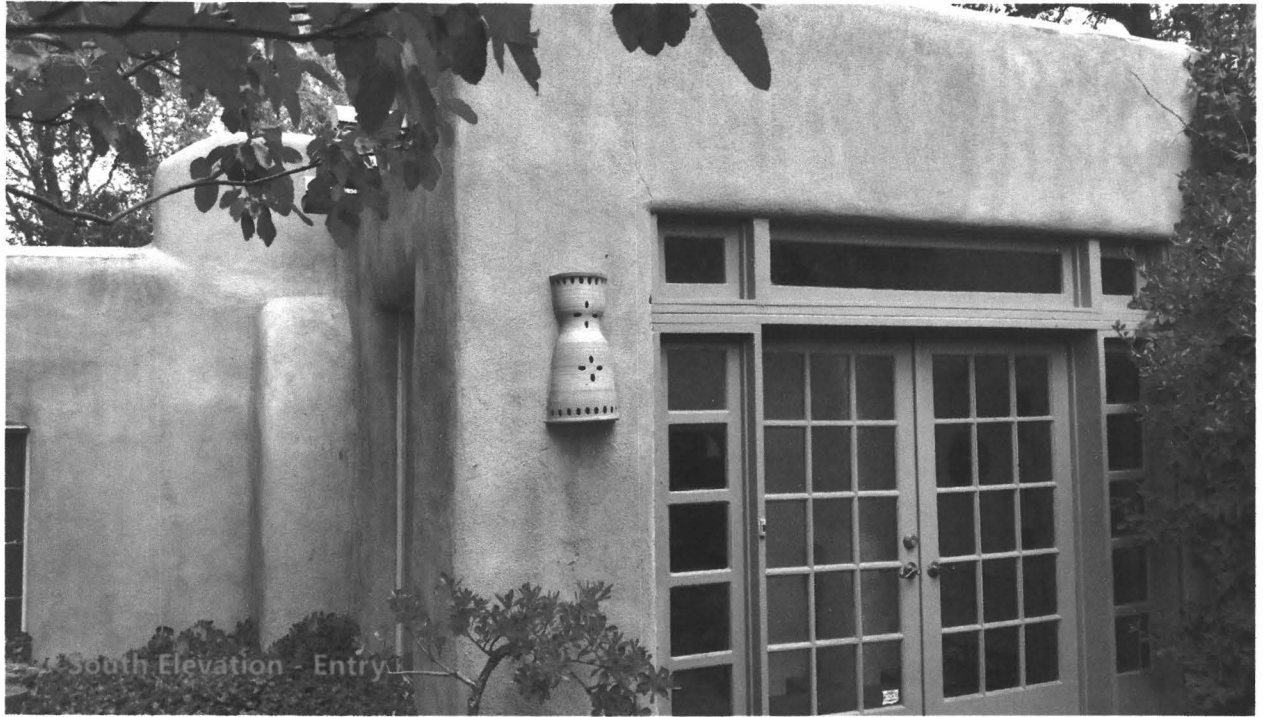


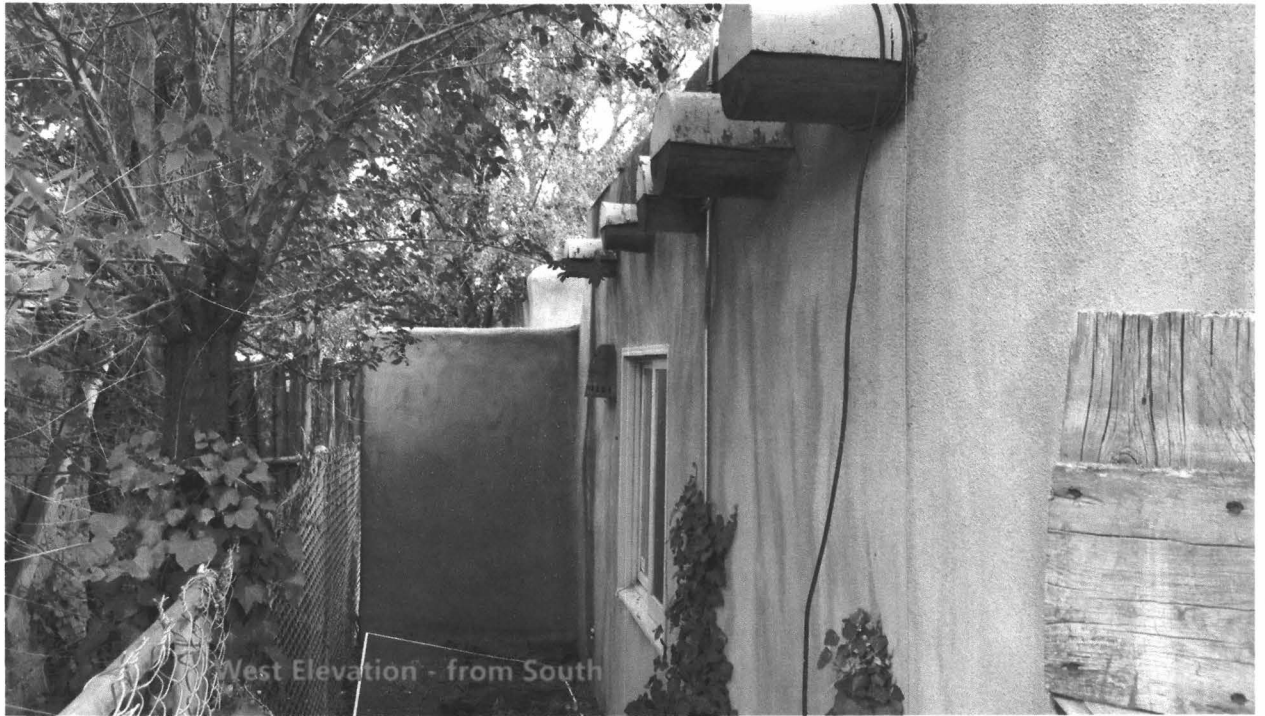


East Elevation - from North

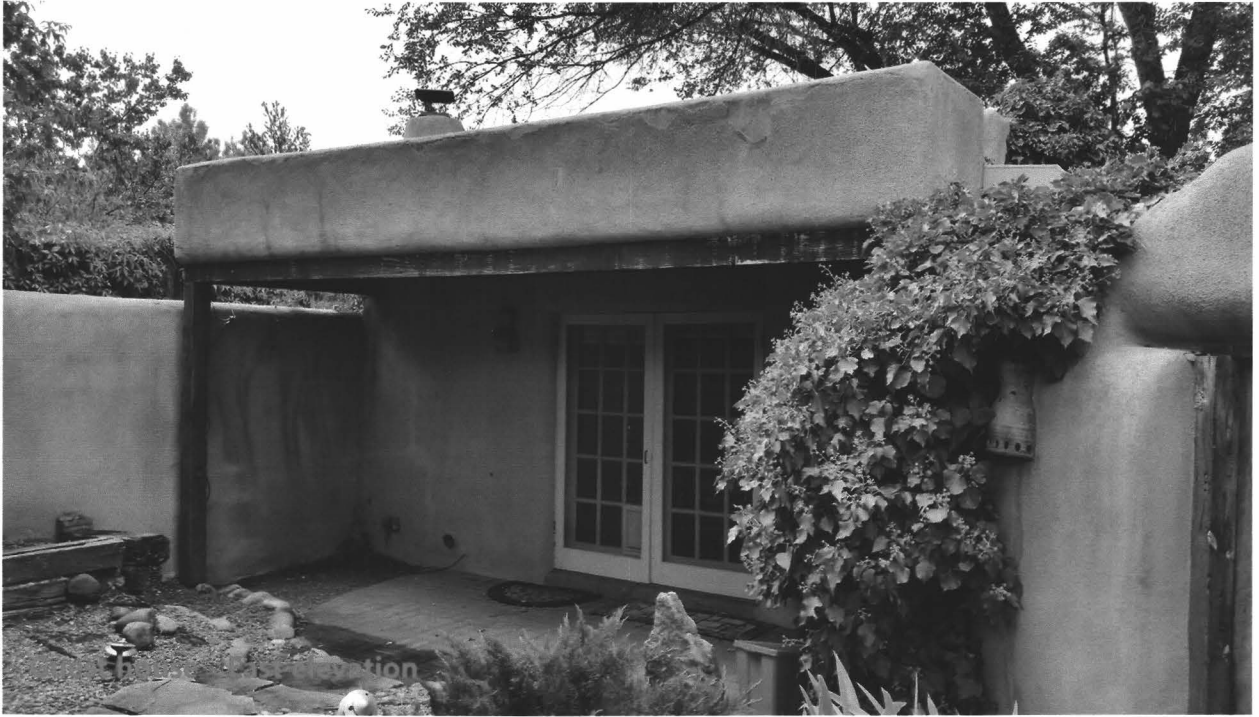








West Elevation - from South



Guest house - North elevation

998 Acequia Madre

- Legend
- 998 Acequia Madre
 - Dunshee's Bed & B
 - Feature 1
 - Feature 2
 - Feature 3
 - Feature 4
 - Feature 5
 - Glacier
 - How Big is this?
 - WV



Google Earth

© SPOT IMAGE
© 2017 Google

100 ft



1935



1951



1960



1965



1973



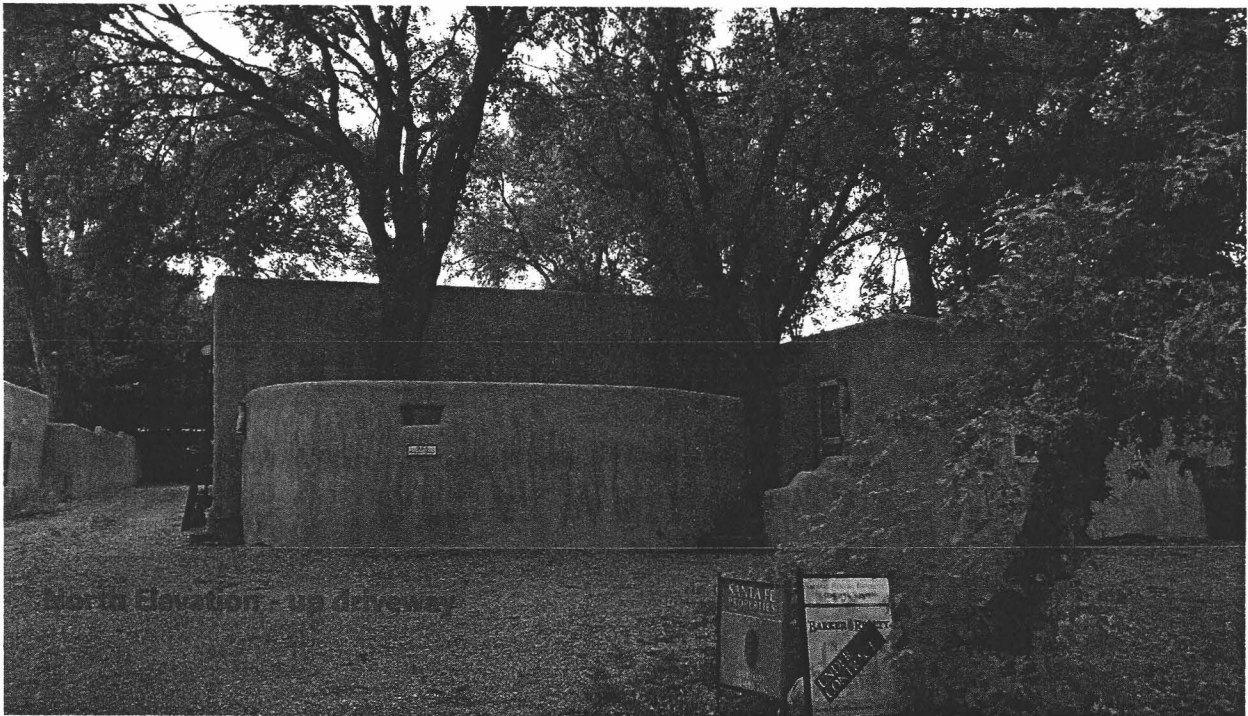
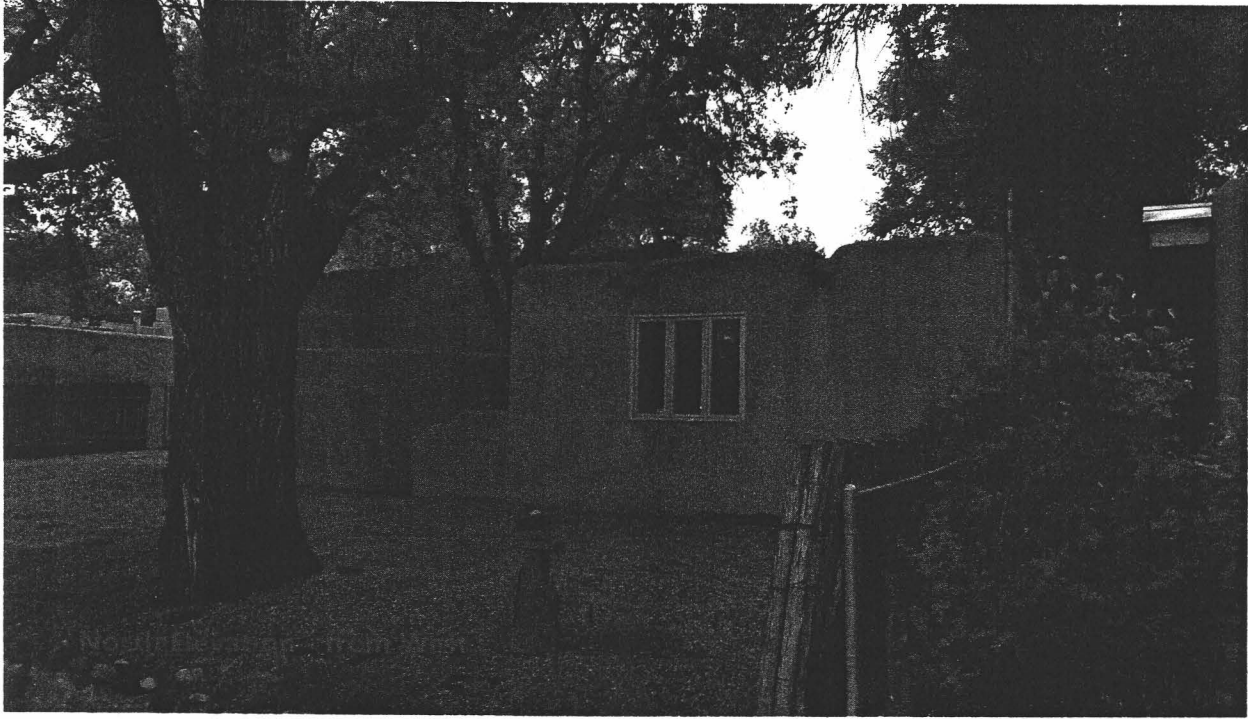
1975

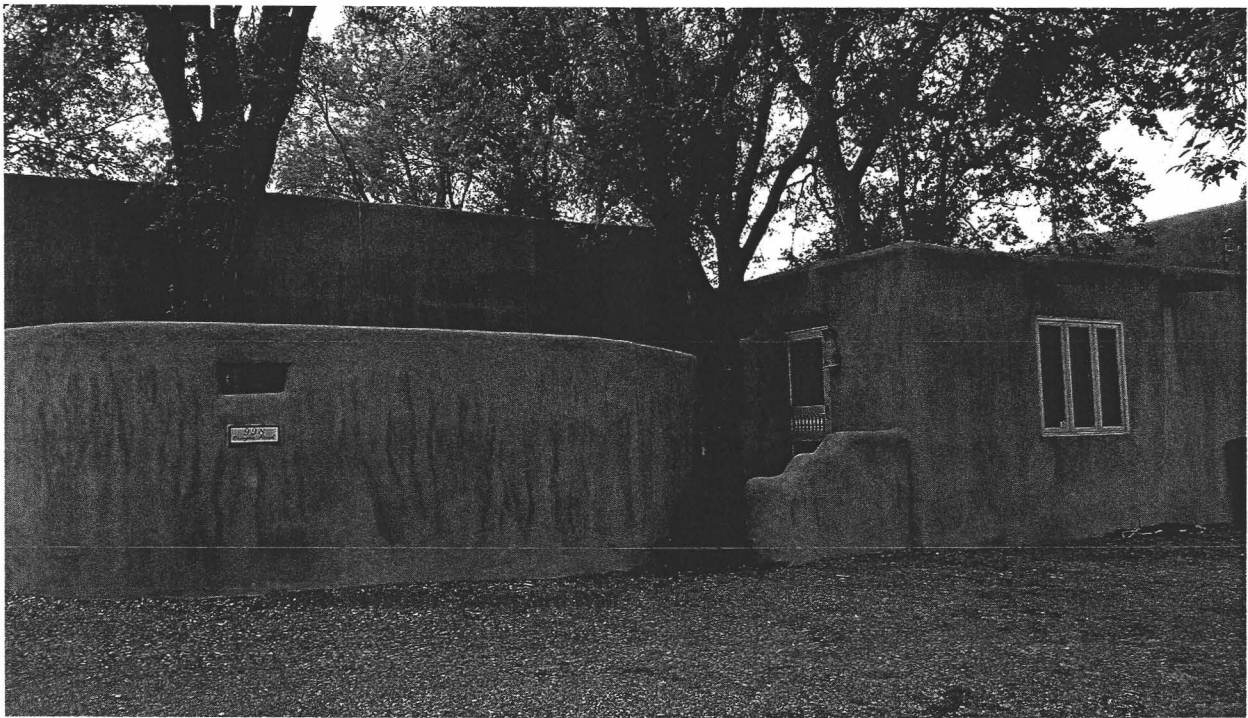
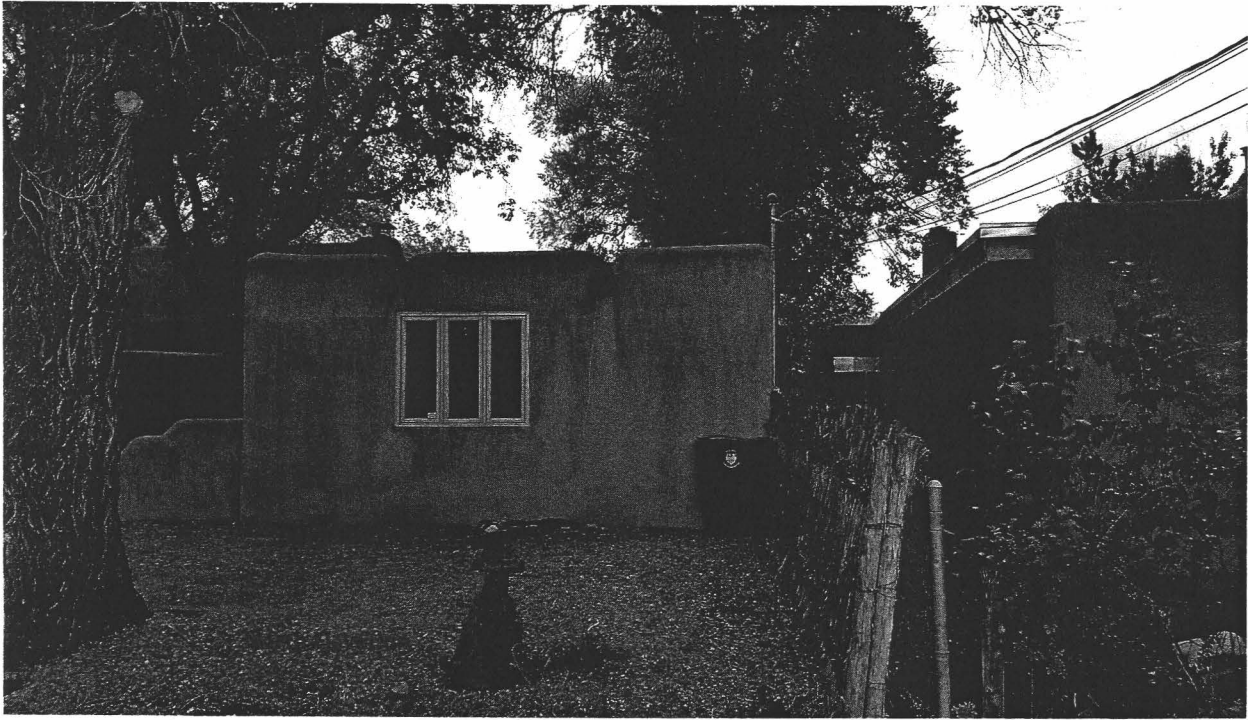
998 Acequia Madre

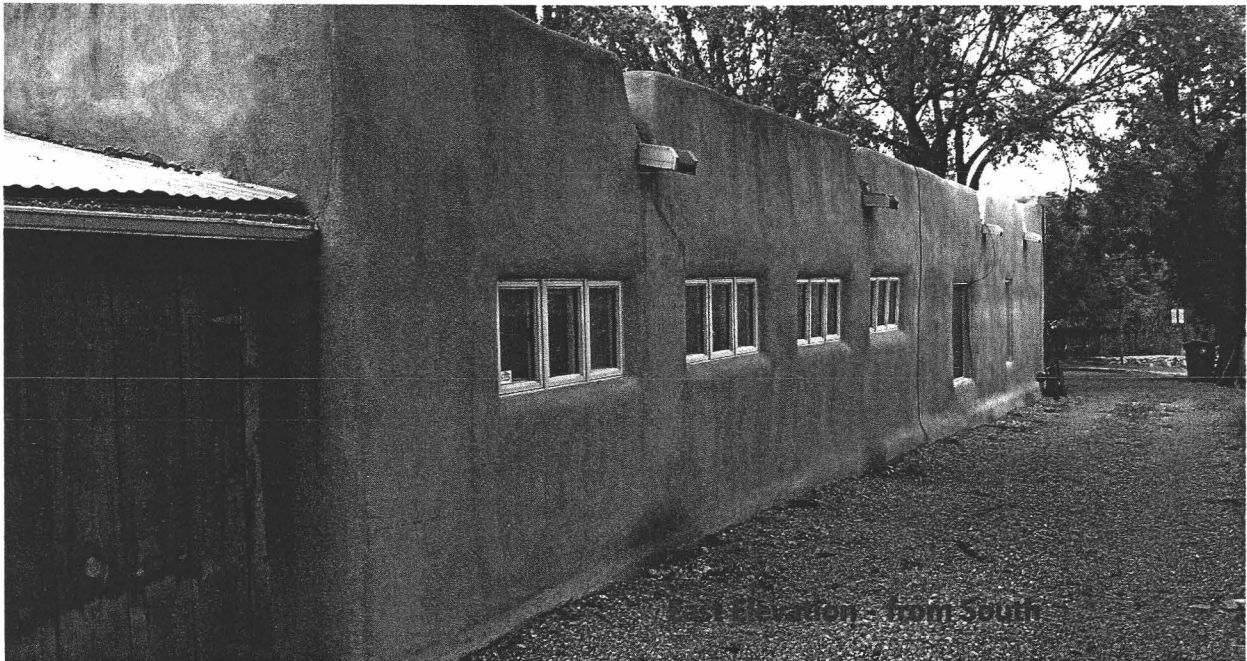
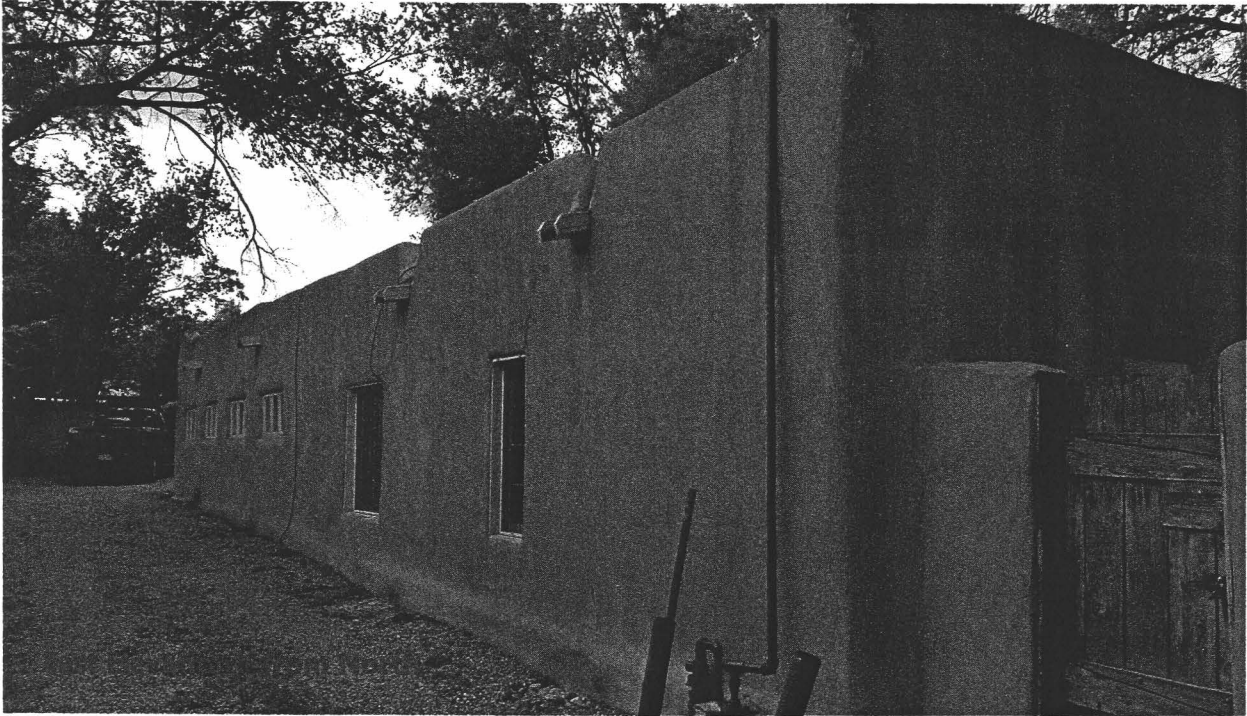


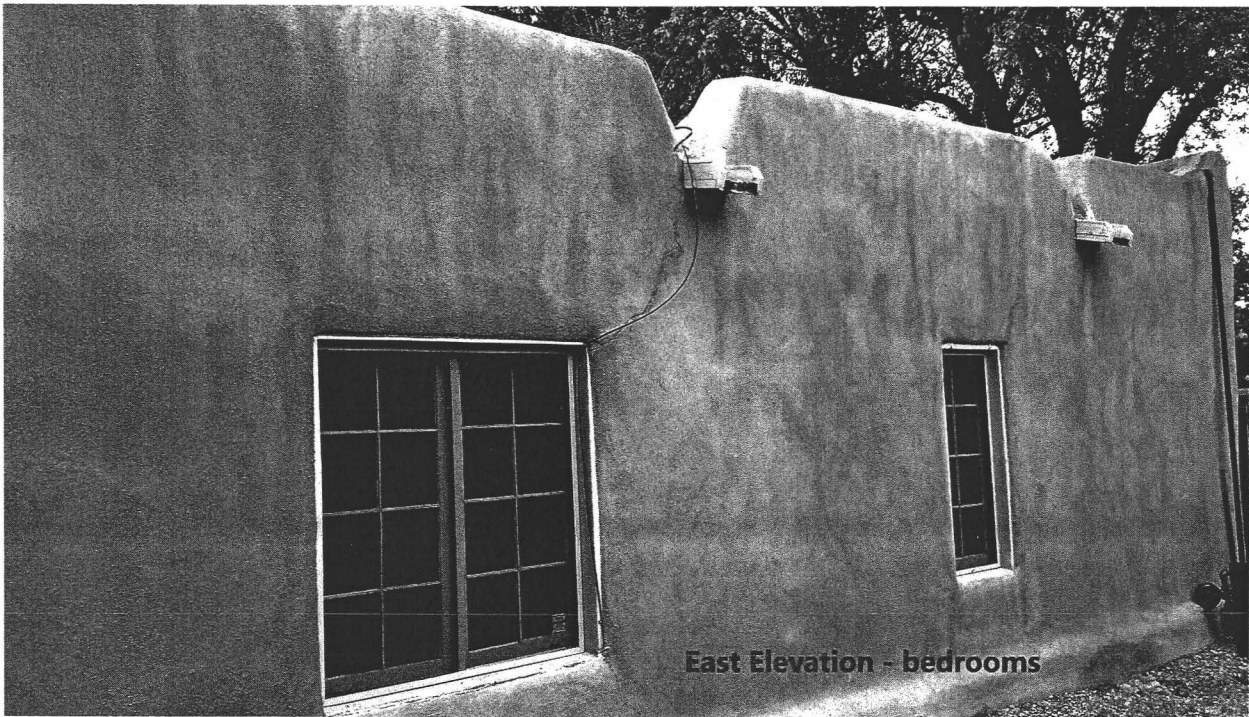
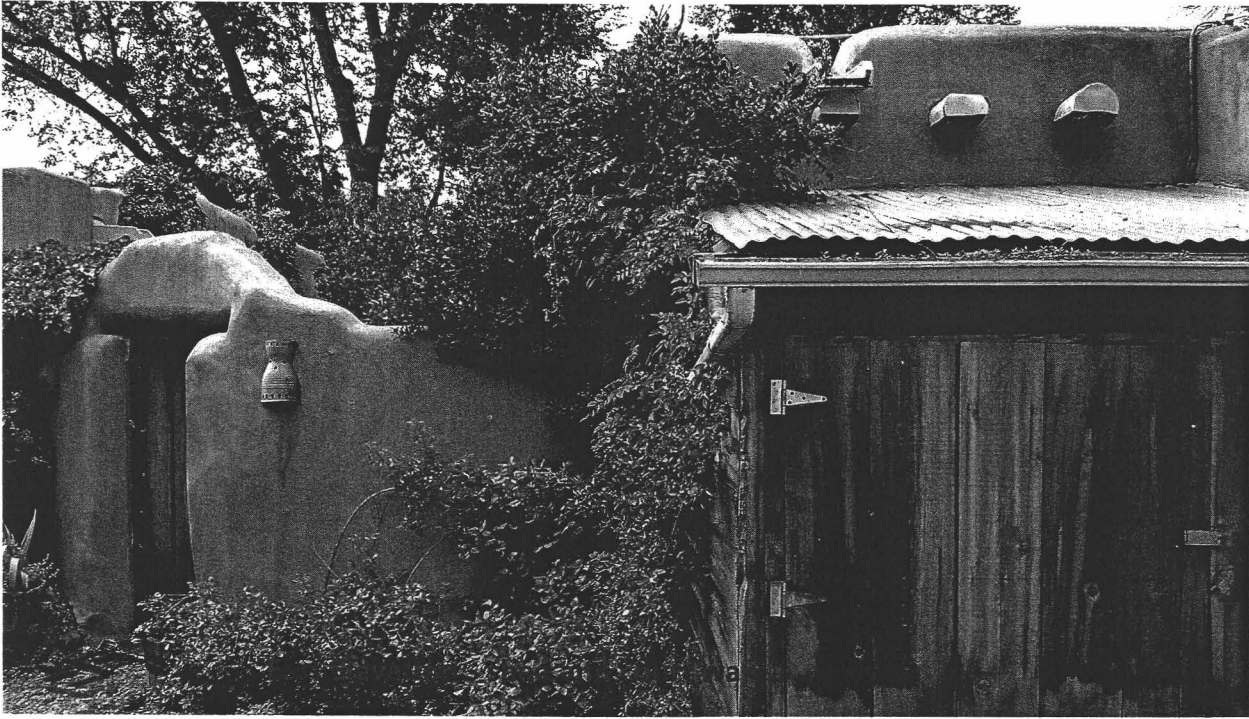
Legend

- 998 Acequia Madre
- Dunshee's Bed & I
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Glacier
- How Big is this?
- WV

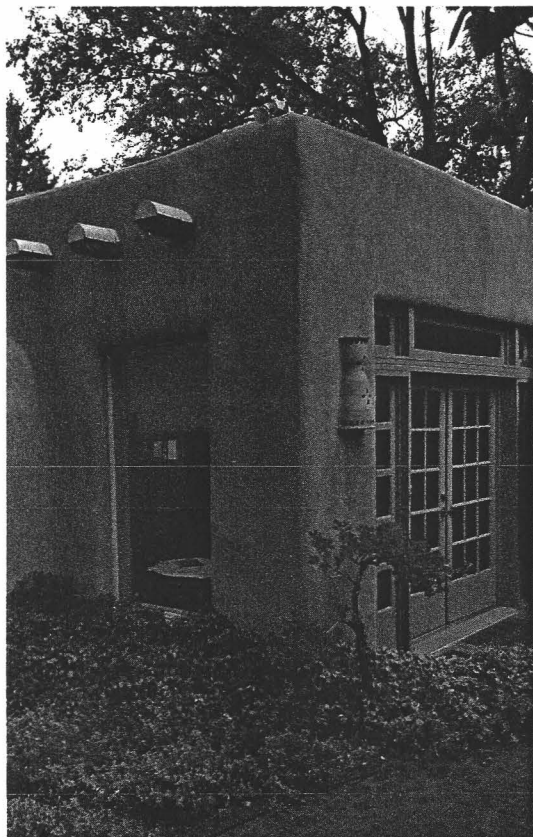
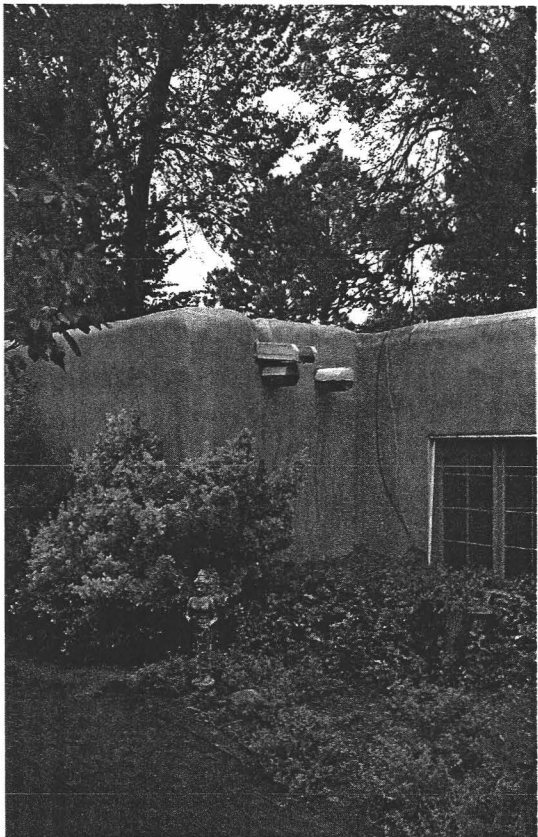
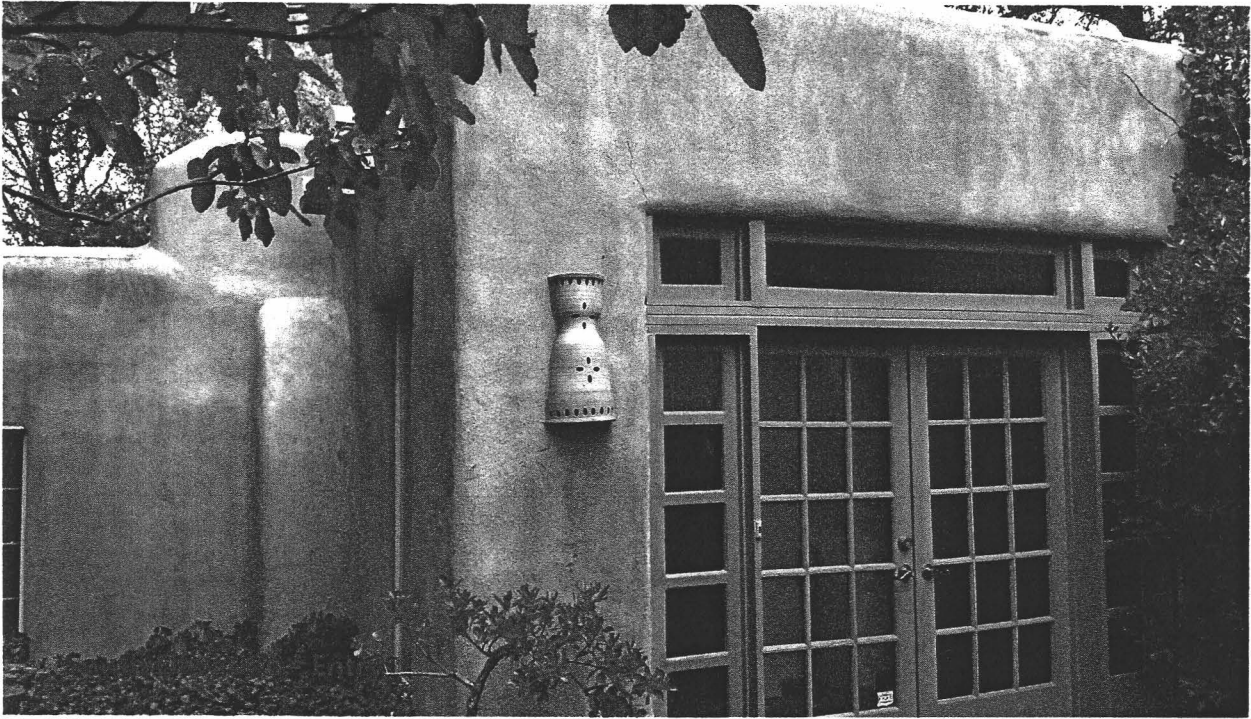


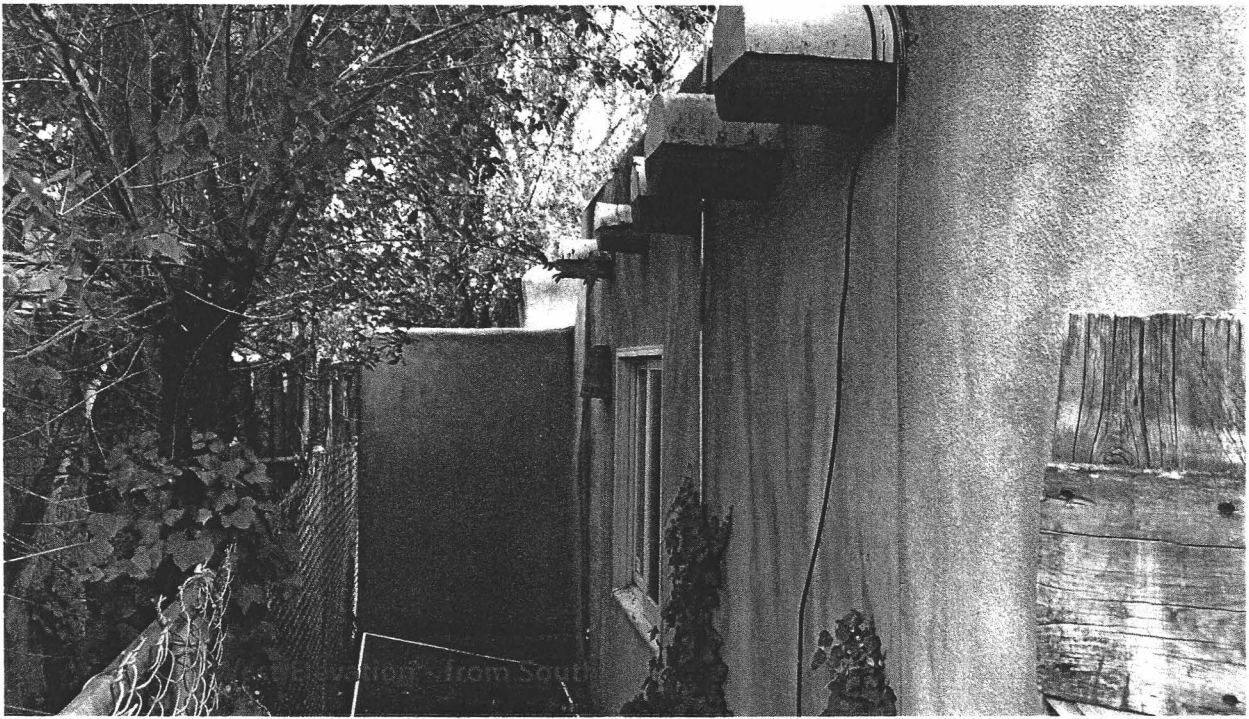


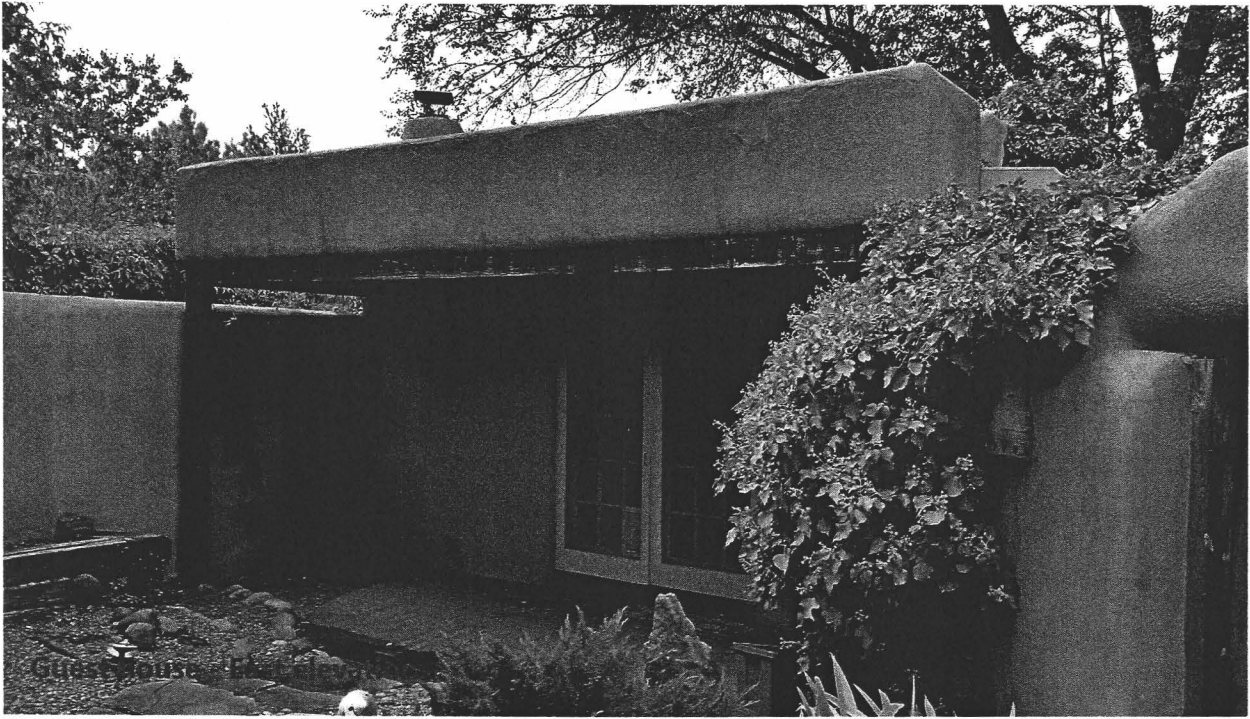




East Elevation - bedrooms









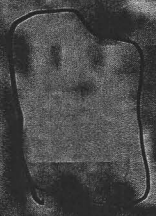
1935

1957



19

1960



1965





1973





1975

Lisa Koskovich and Mark Brown
634 Garcia St. #7
Santa Fe, NM 87505
August 16, 2017

Historic Preservation Review Board
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 998 Acequia Madre

Dear Board:

Please accept this proposal letter in your evaluation of the historic designation of the referenced property.

Currently, the property is classified as "non-contributing", which we understand is flagged for status update. We feel the existing designation is appropriate and we are requesting it remain the same for the following reasons;

- The aerial photograph taken in 1960, at about the same time the non-contributing status was designated, can be compared to the unrecorded ILR survey prepared by Guy Hayden in 1977. It appears that no visible additions or modifications were made to the property during this span of time.
- At some point in the years after 1977, several modifications were made to the exterior of the property as follows;
 - A new bathroom with toilet, shower, and sink were added onto the exterior SW corner of the home.
 - A new exterior entry was added to the North elevation consisting of windows, door, roof and walls.
 - A new courtyard wall on the South side of the house was added connecting the main house to the guesthouse creating a new outside patio space.
 - Either a portal or porch was removed along the North elevation and a yard wall was added creating a new patio.
 - The storage building shown on the survey on the South side was renovated and converted into a one-bedroom guest house with a full bath and portal.
 - The incinerator as shown on the South side was removed and landscaping was added.
- Also, numerous improvements and updates were made to the façade of the structure;

Board

August 16, 2017

Page 2

- New modern awning windows were added to the East elevation in the living room
- New windows and doors were added to the North façade of the guest bedroom.
- Ceilings and roof structure in the living room, kitchen, dining room, guest bedroom, guest living, guest bath and guest kitchen were altered resulting in re-roofing and the necessity for construction of added parapet height to the North façade.

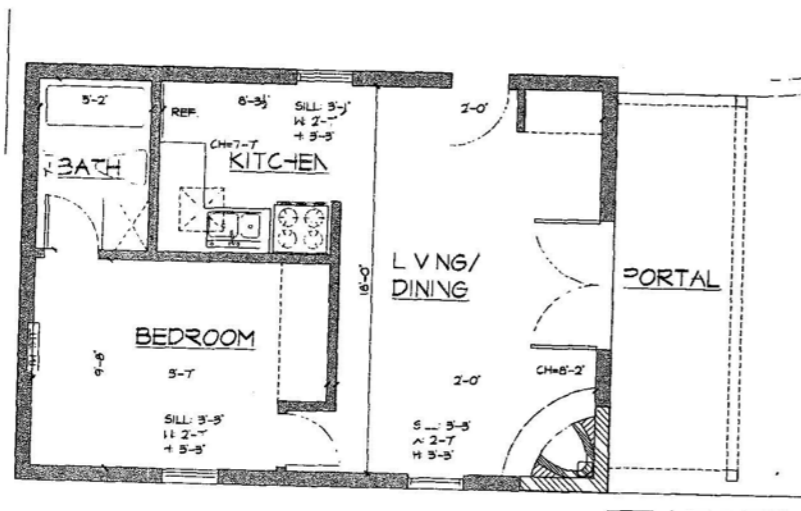
Because of the numerous additions and alterations as listed have been made to the structure, we urge you to keep the current designation of "non-contributing" the same.

Sincerely,

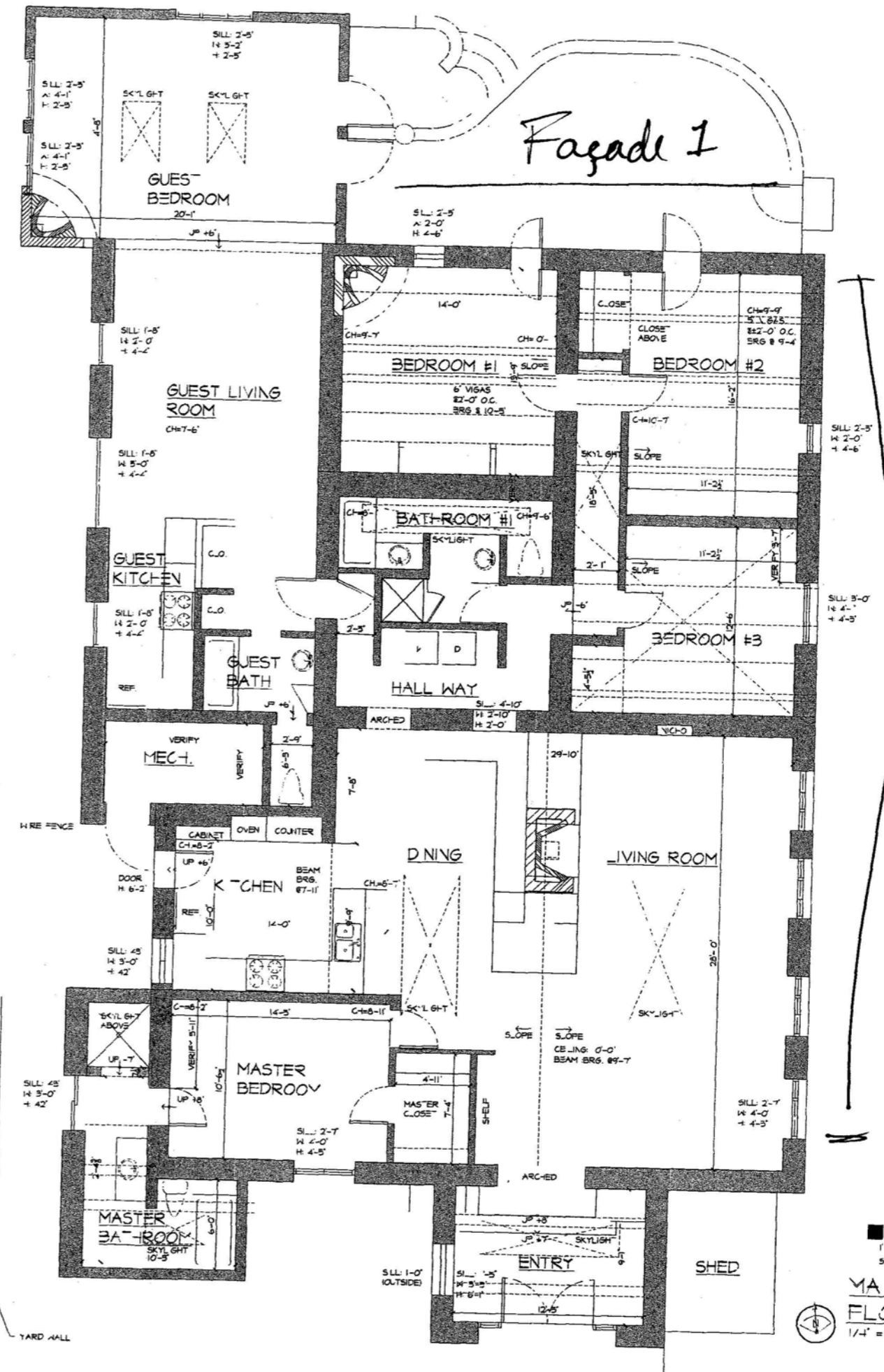
Lisa Koskovich and Mark Brown

Facade Map

Facades 1 & 2



CASITA
FLOOR PLAN
1/4" = 1'-0"



SCALE
1 2 3 4 5
MAIN HOUSE
FLOOR PLAN
1/4" = 1'-0"

Facade 1

Facade 2

AUG

APPROVALS	DATE
OWNER	
DRAWN BY	
CHECKED BY	
ENGINEER	

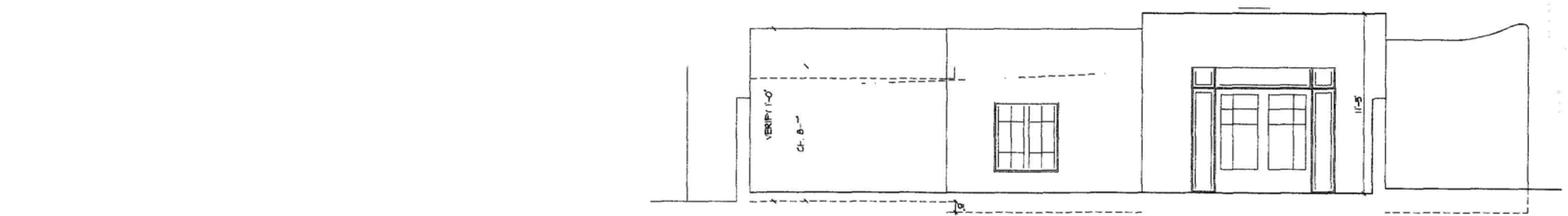
DESIGN SOLUTIONS
DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 988 3241 FAX 505 988 1105



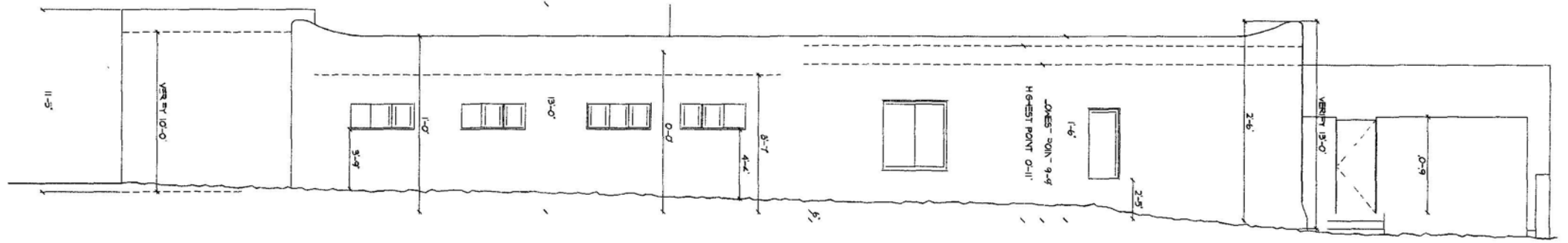
RESIDENCE
995 ACEQUA MADRE
SANTA FE, NEW MEXICO

DATE	7 AUG 2017
REVISIONS	DATE

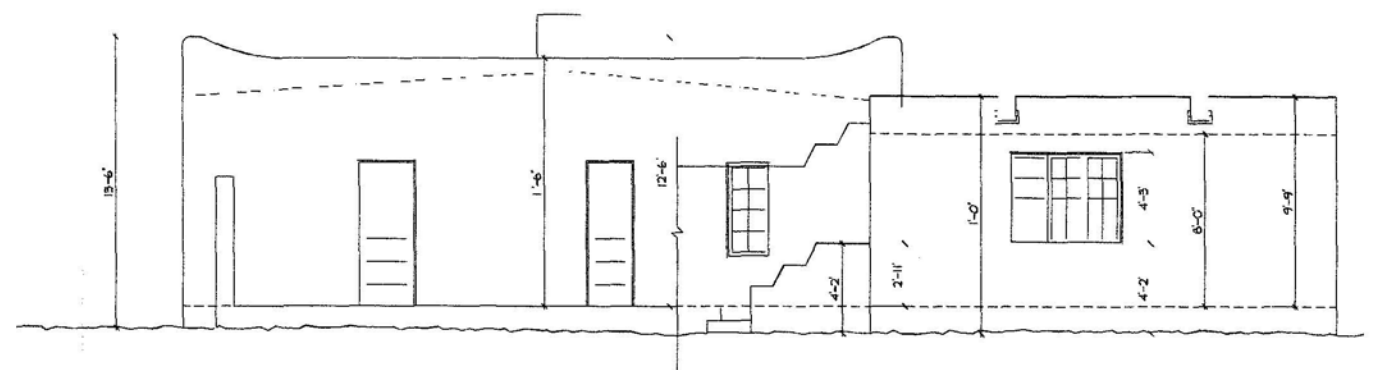
A-1



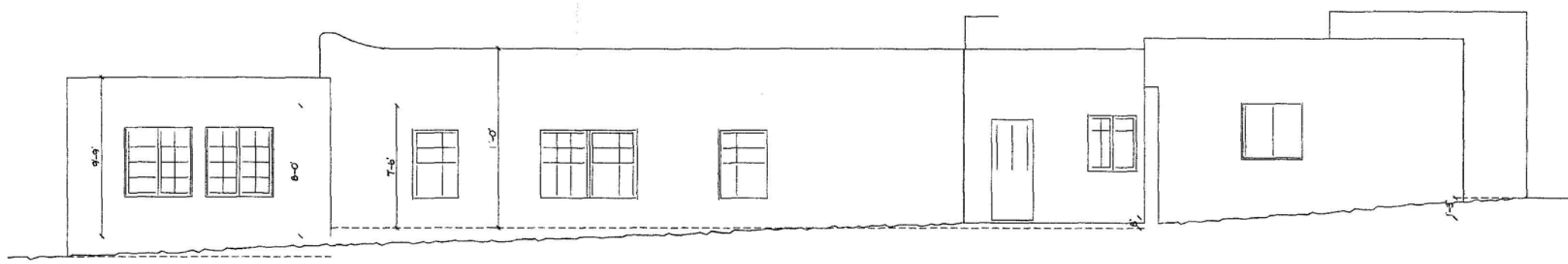
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



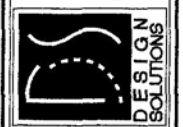
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

APPROVALS	DATE
OWNER	
DESIGN BY	6/16/2017
CHECK BY	
ENG. NO.	

DESIGN SOLUTIONS
 DESIGN AND DRAFTING SERVICES
 TIM B. CURRY AND ASSOCIATES
 1415 WEST ALAMEDA STREET SANTA FE, N.M.
 PH 505 989 3241 FAX 505 989 1105



RESIDENCE
 999 ACEQUA MADRE
 SANTA FE, NEW MEXICO

DATE	6/16/2017
REVISIONS	DATE

EX2

