



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
OCTOBER 13, 2020
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than ten (10) people, the Historic Districts Review Board meeting will be conducted virtually using Zoom.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/84696183271?pwd=ZERMZRRVh5K1d2bXNhcgpDUUR5Zz09>

Password: **415738**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:

US: **(253) 215-8782** or **(301) 715-8592**

Webinar ID: **846 9618 3271**

Public Comment:

- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.



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- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.
- In writing: A person may submit written public comments in 72 hours in advance of the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. September 22, 2020

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002548-HDRB 113 Washington Avenue.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002535-HDRB. 324 Staab Street. Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov) POSTPONED FROM 9/22/2020
2. Case #2020-002480-HDRB. 512 Acequia Madre Unit C. Downtown and Eastside Historic District. Michael Munson, agent/owner, proposes to raise a yardwall, construct a pergola and fencing, replace windows, install exterior lighting, and other minor alterations on a contributing residential structure. (Daniel Schwab) POSTPONED FROM 9/8/2020

H. NEW BUSINESS



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1. Case #2020-002541-HDRB. 16 Montoya Circle. Downtown & Eastside Historic District. Thomas Gifford, agent for Amany Meyer, owner, proposes to construct a new residential structure on a vacant lot and requests an allowance for additional due to a sloping site, per 14-5.2(D)(9)(c)(ii)(F). (Angela Schackel Bordegaray)
2. Case #2020-002635-HDRB. 1290 Lejano Lane Unit A. Downtown & Eastside Historic District. Joanne McClauerty, owner, proposes to construct an addition on a non-contributing structure. (Angela Schackel Bordegaray)
3. Case #2020-002610-HDRB. 225 East Marcy Street. Downtown & Eastside Historic District. Daniel Strongwater, applicant/owner, proposes to Add a skylight, replace shingles, replace windows and doors, construct a patio and wall and other minor changes to a contributing structure and applies for an exception to construct less than 10 feet from a primary façade, per 14-5.2(D)(2)(c). (Daniel Schwab)
4. Case #2020-002601-HDRB. 811 West Manhattan Avenue. Westside-Guadalupe Historic District. John Murphey, agent for Daniel and Susann Nickelson, owners, requests a status review with primary façade designation, if applicable, for a non-statused residential structure. (Daniel Schwab)
5. Case #2020-002609-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Mathey and Associates Architects, agent for Glynis Dohn, owner, requests a status review with primary façade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab)
6. Case #2020-002607-HDRB. 725 Old Santa Fe Trail. Downtown & Eastside Historic District. Thomas Ostenberg. agent, proposes to construct a portal on a non-contributing residential structure. (Daniel Schwab)
7. Case #2020-002611-HDRB. 1239 Canyon Road. Downtown & Eastside Historic District. Lightfoot Inc., agent for Tom and Adelma Hnasko, owners, proposes construct a carport, garage, and replace windows on a contributing residential structure. (Daniel Schwab)



AGENDA

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- I. DISCUSSION ITEMS
- J. MATTERS FROM THE BOARD
- K. NEXT MEETING: Tuesday, October 27, 2020
- L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 22, 2020

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B. Approval of Agenda	Approved as Amended	2
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G. Action Items		
1. Case#2020-002548-HDRB. 113 Washington Avenue	Approved as submitted	5-14
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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 22, 2020
VIRTUAL HEARING**

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:

Ms. Lisa Roach, Planner Manager
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

Ms. Roach noted that under Findings of Fact and Conclusions of Law, Case 2020-2480, the Acequia Madre Unit C case, should have been eliminated from the list because it was postponed. The second change is to table the first case under Action Items due to a noticing error. That case will be heard on October 13.

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu to approve the agenda as amended.

VOTE: The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. September 8, 2020

Member Biedscheid requested the following changes be made to the minutes:

- Page 19, the second paragraph should read: *"Member Biedscheid thought the proposed wall on the streetscape of Don Gaspar is uniform"*.
- The 4th sentence should read: *"She recalled a previous discussion pertaining to the status of this property about similar yards on the street"*.
- The next paragraph, 3rd sentence: "It's location on the lot is *what* makes this house contributing" should read: "It's location on the lot is *one of the unique characteristics* that makes this house contributing".
- Page 22, under the Motion, last line: "Member Biedscheid said that is not *"the proposal..."*" should be replaced with part of the application....
- Page 68, second to last paragraph, second sentence, "There seemed to be a lot of effort... Should read "There did not seem to be a lot of effort to involve the neighbors in good faith."

Member Bienvenu requested the following changes be made to the minutes:

- Page 18, the third line: "He asked if the Board decided this is in the streetscape, *under that provision..."* Should read "...under that permit...".
- On line 10 of same page: "*Member Bienvenu asked if the position of staff was that the wall did not meet the streetscape and therefore the provision did not apply*" should be the present tense of asked and replace it with present form of "asking" and read: "*Member Bienvenu, asking if the position of staff... "*

- Page 42, last full paragraph, second sentence, “He preferred letting the applicant make design *decisions* ...” Should read: “He preferred letting the applicant make design guidance...”

Vice Chair Katz requested the following changes be made to the minutes:

- Page 27, sixth paragraph, the first two sentence should read: The gray is not a match to the gaveling gavaloon and is many shades darker and closer to the trim gray, a dark gray. It does not look anything like gaveling gavaloon.”
- Page 45, on the Motion, after: “under the portal as primary; and in both cases to *accept* the non-historic portions...” Should be “except the non-historic portions.”
- Page 67, second paragraph of Board discussion after, “Vice Chair Katz said secondly, recently there was a re-visioning preservation he thought interesting.” The sentence should read: “... a re-visioning preservation seminar he thought interesting.”

Chair Rios requested the following changes be made to the minutes:

- Page 25, fourth paragraph, second sentence, “There are other *metal* buildings in town with those types of roofing;” should read: “There are other buildings in town with metal roofing.”
- Page 62, second paragraph, should read, “Chair Rios said that does not make sense. The Board is looking at an entire structure but can only look at this case for its height?”

MOTION: Member Roybal moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of September 8, 2020, as amended.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002359-HDRB. 510 Halona Street.
2. Case #2020-002451-HDRB. 1146 Canyon Road.
3. Case #2020-002355-HDRB. 806 Don Gaspar Avenue.
4. Case #2020-002422-HDRB. 225 East Marcy Street.
5. Case #2020-002421-HDRB. 1243 Canyon Road.
6. Case #2020-001740-HDRB. 212 Barela Street.
7. Case #2020-002420-HDRB. 512 Acequia Madre Unit C.

8. ~~Case #2020-002480-HDRB. 512 Acequia Madre Unit C.~~
9. Case #2020-002475-HDRB. 552 East Coronado Street.
10. Case #2020-002257-HDRB. 1303 Camino Corrales.

Member Biedscheid noted in the Findings of Fact and Conclusions of Law for 2020-2422, 806 Don Gaspar; Finding 32, reference to the front *hard* should be yard.

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu, to approve the Findings of Fact and Conclusions of Law, as amended.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

John Eddy said he noticed on Canyon Road, after you cross Delgado Street going east, the second property on the right on the south side is a vernacular stone river building. A neon sign is on the wall fronting the street. He asked how staff would respond in regard to a neon sign on Canyon Road.

Chair Rios thought it was not the only active neon sign on Canyon Road. She asked Ms. Roach to comment whether the Ordinance prohibits neon signs.

Ms. Roach said the Sign Ordinance has specifications on when and where neon signs are allowed and prohibited. She would like a directive for complaints about compliance issues to go through the City's CRR /CRM system. Stating complaints in a public hearing are not the best avenue to get action. She said she was not aware of that issue and caught off guard without a way to look up or provide an adequate response. She doesn't have an address and it is difficult to address that type of thing at a hearing.

Chair Rios asked Mr. Eddy to lodge his concern about the neon signs online.

Ms. Stefani Beninato said she filed a concern about that. She asked to do a screen share to share five photos and point out concerns. She brought this to the attention of the Board before and also filed her concerns with the City. She showed a photo of a wall in poor condition that had been filled in. She noted the fencing is falling and wired into the wall and the wall will be further damaged once the fence falls over.

Member Guida noted the Board could not see the photos.

Chair Rios asked for the address of the fence.

Ms. Beninato did not know the address but thought someone should pay attention to this wall. A photo was shown for 845 Don Cubero. She said it had a permit for 845B Don Cubero on the gate, but the gate has been removed. The owner received Board approval but there is no permit and they are stuccoing. Her real concern is the windows that are in poor condition and on a primary façade. The windows should be addressed. The last photo was of a six-foot fence that was red tagged and was located in the 700 block of West Buena Vista. She said the owner received administrative approval to make the fence 4 feet. She was disappointed that uneven fencing isn't required. More importantly, she thought streetscape was never considered by the staff. One sees retaining walls all the way down Galisteo and there is a hill at this block. This fence changes the character of the street. The other side has coyote fencing, but there are no retaining walls. Also, this is a very narrow street and difficult for traffic to go and come in the area. She asked that staff consider the streetscape when giving administrative approval, and when incongruous with the streetscape, to at least recommend it go before the Board.

Chair Rios asked Ms. Roach if this type of concern was more beneficial if it came to her office in writing.

Ms. Roach said yes, there is an online portal where they can log and track such complaints and is the best way to bring issues to staff's attention. She has no way to follow up or research complaints voiced at a hearing. She recommended the public utilize the portal through Constituent Services to lodge complaints. She said she spends the vast majority every day responding to emails and complaints, which is not the best use of her time. The City has one inspection enforcement officer for all five historic districts.

She stressed it is not possible to follow-up on every nonconformity in the historic districts. Staff does their best to address the most egregious and immediate concerns and nonconformities as applications come to their attention. If they want to lobby for more staff for the Land Use Department, that would be great. Otherwise, the best way is to lodge a complaint at the Constituent Services office which is also the best way to track them.

Chair Rios confirmed complaints are more effective if done in writing.

F. COMMUNICATIONS

There were none.

G. ACTION ITEMS

Chair Rios noted there was one action item before the Board. She reminded the applicant if they disagree with the decision of the Board, they have the option to appeal to the City Council within 15 days after the Findings of Fact and Conclusions of Law have been approved.

ACTION ITEMS:

1. **Case #2020-002535-HDRB. 324 Staab Street.** Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray)

Postponed.

2. **Case #2020-002548-HDRB. 113 Washington Avenue.** Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Rosewood Inn of the Anasazi, present alterations to the design of rooftop addition on a non-contributing, non-residential structure, in order to comply with the conditions of the previous partial approval by the HDRB. (Lisa Gavioli Roach, Planner Manager, lxroach@santafenm.gov, 955-6577)

Ms. Roach presented the staff report as follows:

STAFF REPORT

113 Washington Avenue is a commercial hotel structure that was constructed after 1945 in the Territorial Revival style, when it was known as the "State Securities Building." The building was substantially remodeled in 1989 in the Spanish Pueblo Revival style and was adaptively reused as the Inn of the Anasazi. In 2014, the HDRB approved window replacement throughout the structure (Case H-14-025). The building is listed as non-contributing to the Downtown and Eastside.

In March of 2020, the applicant came before the Board with a proposal to construct an addition to the rooftop level of the building to a height of 56', for which an exception was requested to exceed the maximum allowable height of 20'1". At the front third of the proposed rooftop addition, the design included an outdoor event space with tile decking, seating, retractable tan canopy on dark bronze rails, an informal lobby area, elevator overrun, stairwell, and storage space. The middle third of the proposal included an enclosed lounge and bar with kitchen and restroom spaces, designed at the exterior in

Spanish Pueblo Revival style to match the existing structure. The rear third of the proposed addition space included a rectangular pool and tile deck, framed by 4' high stuccoed walls, wood-framed cabana structures, a retractable tan canopy with dark bronze rails, a stairwell, mechanical and storage spaces, and an outdoor fireplace and seating area.

The Board found that the criteria for a height exception had been met and approved the application with the following conditions: 1) that the three front chimney massings shall be eliminated from the design and the existing chimney stacks at the west elevation shall remain in their current locations; 2) that the size of the event space shall be limited by the distance that the building code requires the space to be from the westernmost chimneys; and 3) that the applicant shall submit new drawings to staff for approval before seeking permits. The applicant subsequently appealed this decision to the Governing Body, who ultimately upheld the Board's decision to impose conditions on the approval.

Now the applicant returns with a revised design with the intent of complying with the conditions of approval specified by the Board in its previous review of the proposal. The revised design was presented to staff for review; however, staff felt that the revisions were sufficiently different from the previous design as to require additional Board review.

The applicant proposes the following modifications to the original design in order to comply with conditions of approval:

- 1) The westernmost chimneys are labeled on the plans in their existing location, where they will remain. Other chimneys in the front third of the rooftop design had to be consolidated into new chimney massings for practical reasons.
- 2) The middle bar/lounge massing has been moved east to create a usable event space at the front, resulting in the reduction of the pool area in the rear. The floorplan of the bar/lounge has been revised to accommodate the altered layout of the rooftop additions. The windows in the bar/lounge have also been relocated and their size altered to avoid existing flues.
- 3) The retractable canopies over the pool area and the event space have been removed. Movable cabanas will be utilized as furniture in the pool area instead of the canopy. At the front event space, a new shade structure is proposed. It is designed as an open ramada/trellis made of dark bronze colored metal posts and beams, natural stained wood lattices with rust colored cut metal panels between the wood lattice sections.

Ms. Roach showed the drawings of the proposed elevations.

STAFF RECOMMENDATION

Staff defers to the Board as to whether the application meets the conditions of approval from the previous case (2020-001600-HDRB), in compliance with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked Ms. Roach about the conditions she indicated in her report that were not met.

Ms. Roach said she wouldn't say they had not been met. She didn't approve the changes because she felt the new shade structure proposed, required Board review. She noted the chimneys will remain in their existing location and some redesign was done to surrounding walls of the event space. She deferred to the Board regarding whether the conditions have been met.

She indicated the applicant could provide more detail on the chimneys. She explained the chimneys have to function in a way that makes sense for the building and customers that will spend time in the space. That was the primary reason for the chimney. The primary components for the Board to review are the chimney reconfiguration, moving the central massing back and the reduction of the pool space.

Chair Rios asked if the new drawings were less impactful than the previous drawings.

Ms. Roach stated what is proposed has less visual impact from the street because there is less weight in the front chimney massings. Initially there were 3 chimney massings along the west facing façade. They were consolidated into one large chimney massing. And the event space is now set back 10 or 15 feet from the front façade and substantially reduces the visual impact. The Board should weigh whether the height of the proposed shade structure in the event space would be a negative impact or sufficiently blend into the background.

Member Roybal was pleased with the changes, especially eliminating the mid chimneys on the streetscape. He thought they would be difficult to see and the applicant did a great job of complying with the Board's requests.

Member Guida asked to confirm that the case had actually been submitted twice before. The applicant came in with an original design and responded to Board comments and has now returned.

Ms. Roach agreed. The applicant first came before the Board in February 2020 and the final decision was in March 2020.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He referred to Sheet 2.0 and the old application. He explained he moved the chimneys behind the parapet back to the chimney that was the lobby chimney. The chimneys were noted on the new drawing. The lobby chimney is 14 feet back from the parapet and that chimney is the one they have to stay 10 feet away from. In order to do that he moved the middle of the deck back 10 feet away from the chimney, which is 14 feet back from the parapet and 16 feet from where it had been. The sides of the deck were moved forward a small amount. He also made a low mass in the center, in front of the chimney to block its visual aspect. The mass of the fireplace is only 5 feet high off the deck and blocks the chimney below.

He noted he lost 569 ft.² on the event deck by having to move everything back. To accommodate, he moved the center post of the building back, which made the pool smaller. That also meant he couldn't do the structure that held a movable canopy over the pool and so he eliminated that. Instead, he put a canopy that will be a permanent trellis over the event space. He proposed a trellis consisting of wood panels in some areas that is broken up by rust color cut metal panels with Indian designs. An example of the wooden trellises is shown on the top of the drawing. The metal panels will allow light to come through the wooden trellis and break up the space and provide shading.

Mr. Martinez said he did his best to meet the exact stipulations set by the approval. He thought all of the intended results were met, but he did have to move some chimneys. He had to make structures where there were none to get the chimneys above the roof line.

QUESTIONS FOR APPLICANT

Vice Chair Katz said looking at page A33 of the west elevation he realized why the Board should not allow this at all. It is clearly much taller than its neighbors. But he thought the Board was beyond that decision now.

He indicated that in the last meeting Mr. Martinez had a nice graphic showing visibility if standing across the street on Washington Ave. He asked if there was a graphic like that now. He knew they would be looking up at an angle and a lot of what is on the roof in the event space would be blocked, but he couldn't get a sense of how much.

Mr. Martinez indicated he asked them to note at the end of his letter it was stated that the west street façade looks similar to the original drawings but are set further back. He did not illustrate that in the elevation shown nor did he have any renderings of the

façade. It has some of the same elements but would not be as far to the street as they were before.

Vice Chair Katz said his question was if they would see anything of the roof area if standing across on Washington Street.

Mr. Martinez wasn't sure any of it could be seen from the opposite side of Washington.

Vice Chair Katz said he would like a clear answer on that. He is not able to determine that and it is something the Board would like to see. He knew the south elevation standing on the Plaza could be seen but would be far away. The whole concern was the front and what you would see standing in front or across the street.

Mr. Martinez said respectfully, we were not asked to eliminate any visibility of our structure from across the street.

Vice Chair Katz said with respect, it would be nice to see what the visibility is to see whether it is minor.

Chair Rios addressed Mr. Martinez saying he had indicated he would be going 16 feet back from the front of the third story new elevation.

Mr. Martinez said yes, 16 feet from where it was before. It had been 6 feet back and is now 22 feet back in the center. He moved the ends 10 feet back so now it is 16 feet back.

Member Roybal thought when looking at the drawing it appeared "in their face", but Mr. Martinez is right. If it is 22 feet back the chances of noticing the structure will be limited. He thought the south side and especially on the north side, would limit what Mr. Martinez was doing.

Member Roybal said he is pleased with the drawings but if they had been dimensional it would have helped.

Ms. Roach said you can see the step back Mr. Martinez created in elevation. She noted compared to the chimney massing that was so objectionable to the Board in the previous proposal, the massing is no longer there. They can see that the 4-foot high perimeter wall begins just after the chimney massing was eliminated. As Mr. Martinez said, the edge was set back 16 feet from the front and the smaller chimney and low massing set 22 feet back from the front façade. The other chimneys have been configured in the most practicable, for use.

Mr. Martinez asked the Board to also understand when he refers to the parapet, it is the parapet at the roof. The building steps back as it goes up and is further from the street and sets back 8 feet from the base of the façade to the parapet already.

Member Guida said he has been a fan of the proposal since the beginning from the standpoint of the increased density downtown. It is a big move in terms of square footage and costs, but the idea that the Inn of the Anasazi is investing in our downtown rather than doing this somewhere else and the ambitions of the project, are terrific. It is incredibly difficult to design a rooftop pool on an existing building. He applauds Mr. Martinez on all three proposals he came forward with. All of the proposals took a great deal of skill to figure out technically, and all are evidence of a desire to integrate this additional mass with the existing building in a sensitive way.

Member Guida said each time the Board approved this, they approved the general idea of the project and put conditions on the detailing of that. He is troubled that the tests of whether the Board approves this project is that it is not visible. That was not the path the Board set and should not be a test for any project. In the last presentation when Mr. Martinez did shift the front of the patio and the chimneys back a substantial amount, they saw a worst-case scenario outlined in a photo collage from the street. That was satisfactory. There were only additional comments about the mass of the chimney and those have been addressed and were addressed at significant costs to the owner and the architect in time and effort. The Board has seen in this iteration that the entire upper story has been redesigned.

Member Guida said he is impressed with the amount of work that went into this, the amount of effort to address the Board's comments. He didn't want the Board to change the goal posts tonight. They asked for something specific last time in their decision and in his mind that has been more than met. He was actually a fan of the last design. He thanked Mr. Martinez and said the design was great.

Vice Chair Katz said he begged to differ with Member Guida. Visibility, particularly when the applicant is seeking to raise the height limit from 21 feet to 56-57 feet, is a very important part of how it looks in the historic district. That is why they have height limits and it is very important. He shared Member Guida's feeling that the applicant did a good job. However, he would ask his colleagues whether he is off base to ask how visible this is, and what it looks like from the street, and how it will fit in with the streetscape. His colleagues can tell him if they think he is wrong to want a visual with that information and he will shut up.

Ms. Paez commented that this is still a continuation of the previous application. The exception for height has been granted and is still granted. At this stage, the real question is whether this application meets the conditions that were previously imposed

when the exception was granted. Although when granting a height exception, the Board does look at what could be seen, as a criterion that can and should be considered. But in this case, the Board has passed that stage. She asked that the Board stick to the narrow scope of whether this revised proposal meets the conditions attached to the exception that was granted.

Member Guida said this is a remarkable building in the downtown district and a 60s modern office building before. He agreed that ship had sailed; the Board approved the height issue. He understands Member Katz's point on the importance of visibility, but *any* visibility should not be the standard for approving a project. They will see this, but they are not going to see three massive chimneys. That is apparent in the drawings. He thought criteria set in the Board's last decision was met and met eloquently and with great effort.

Chair Rios said visibility does play an important role in any project seen by the Board. That is one of the factors that is quite important in any project in the historic districts. Visibility does play an important role in the review of a project.

PUBLIC HEARING

Stefani Beninato, PO Box 1601, Santa Fe, was sworn. She appreciated the efforts for the changes. She thought it appropriate to wonder what the project will look like, and important for the Board to understand what the design would do to the streetscape. She said she would like to know more about the so-called shade structure, ramada; what kind of beams will be used; if the metal work is flat; how heavy the beams are and how visible they would be. She thought it appropriate the Board comment and look at those, because there are new elements in this design. She asked about the French doors with fake balconies on the north and possibly south façade because they seemed inappropriate with the size of the windows and other things there.

John Eddy, 227 E. Palace Ave., Suite D, Santa Fe was sworn. He agreed with much of what was said. He commended the architect and owner for going to great pains to do the redesign. He thought they made great strides; the best was as a result of removing the massing of the chimneys. That was one thing that really detracted from the streetscape and he was grateful that was done. He agreed a visual representation and a perspective of the west façade from the sidewalk would have been the icing on the cake. That could possibly have eliminated much of the discussion that took place.

BOARD DISCUSSION

Chair Rios asked the depth of the balconies on the north elevation.

Mr. Martinez replied there is no balcony. It is a rail to allow the windows to go lower to the floor. The detail of the railings on the street façade and windows were copied to mimic something already existing. Regarding the lack of renderings, they expected only to go to staff, but staff determined the need to come before the Board.

Chair Rios asked about the color of the metal on the ramada.

Mr. Martinez said in his letter to the Board he had noted it would be dark bronze posts and beams and rust colored cut metal panels.

MOTION: In Case #2020-002548-HDRB. 113 Washington Avenue, Member Roybal moved to approve the application having met criteria items #1, 2, and 3 as requested for approval and that all exceptions had already been approved. Member Guida seconded the motion.

VOTE: The motion was approved by majority (5-0) roll call vote with Members Biedscheid, Guida, Katz, Larson and Roybal voting in favor and none voting against. Member Bienvenu abstained because he said he had not been involved in the original approval or the conditions imposed.

H. DISCUSSION ITEMS

None.

I. MATTERS FROM THE BOARD

Ms. Roach said she wanted to alert the Board that the October 13, 2020 agenda will have 10 items.

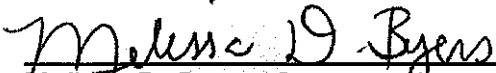
J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 6:38 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services

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

Case #2020-002548-HDRB

Address – 113 Washington Avenue

Agent's Name – Richard Martinez

Owner/Applicant's Name – Rosewood Inn of the Anasazi

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 22, 2020.

BACKGROUND

113 Washington Avenue is a commercial hotel structure that was constructed after 1945 in the Territorial Revival style, when it was known as the “State Securities Building.” The building was substantially remodeled in 1989 in the Spanish Pueblo Revival style and was adaptively reused as the Inn of the Anasazi. In 2014, the Board approved window replacement throughout the structure (Case #H-14-025). The building is listed as noncontributing to the Downtown and Eastside Historic District.

On February 11, 2020, and March 10, 2020, the Applicant came before the Board with a proposal to construct an addition to the rooftop level of the building to a height of 56’, for which an exception was requested to exceed the maximum allowable height of 20’1” (Case #2020-001600-HDRB). At the front third of the proposed rooftop addition, the design included an outdoor event space with tile decking, seating, retractable tan canopy on dark bronze rails, an informal lobby area, elevator overrun, stairwell, and storage space. The middle third of the proposal included an enclosed lounge and bar with kitchen and restroom spaces, designed at the exterior in Spanish Pueblo Revival style to match the existing structure. The rear third of the proposed addition space included a rectangular pool and tile deck, framed by 4’ high stuccoed walls, wood-framed cabana structures, a retractable tan canopy with dark bronze rails, a stairwell, mechanical and storage spaces, and an outdoor fireplace and seating area.

The Board found that the criteria for a height exception had been met and approved the application with the following conditions: 1) that the three front chimney massings shall be eliminated from the design and the existing chimney stacks at the west elevation shall remain in their current locations; 2) that the size of the event space shall be limited by the distance that the building code requires the space to be from the westernmost chimneys; and 3) that the Applicant shall submit new drawings to staff for approval before seeking permits. The Applicant subsequently appealed this decision to the Governing Body, who ultimately upheld the Board’s decision to impose conditions on the approval (Appeal #2020-002043-APPL).

At this hearing, the Applicant returned with a revised design with the intent of complying with the conditions of approval specified by the Board in its previous review of the proposal. The revised design was presented to staff for review; however, staff felt that the revisions were sufficiently different from the previous design as to require additional Board review. Although

Land Use Department Staff assigned this matter a new case number for administrative purposes, this matter is a continuation of Case #2020-1600-HDRB.

The Applicant proposes the following modifications to the original design in order to comply with Board's conditions of approval:

- 1) The westernmost chimneys are labeled on the plans in their existing location, where they will remain. Other chimneys in the front third of the rooftop design had to be consolidated into new chimney massings for practical reasons.
- 2) The middle bar/lounge massing has been moved east to create a usable event space at the front, resulting in the reduction of the pool area in the rear. The floorplan of the bar/lounge has been revised to accommodate the altered layout of the rooftop additions. The windows in the bar/lounge have also been relocated and their size altered to avoid existing flues.
- 3) The retractable canopies over the pool area and the event space have been removed. Movable cabanas will be utilized as furniture in the pool area instead of the canopy. At the front event space, a new shade structure is proposed. It is designed as an open ramada/trellis made of dark bronze colored metal posts and beams, natural stained wood lattices with rust colored cut metal panels between the wood lattice sections.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the revised drawings appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the revised drawings and related materials and information submitted by the Applicant for conformity with the Board's decision in Case #2020-001600-HDRB and provided the Board with a written report of its findings ("Staff Report").
3. Historic Preservation Division Staff Recommendation: Staff deferred to the Board as to whether the proposal satisfies the conditions of approval from Case #2020-001600-HDRB and complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposes to revise the design of the rooftop addition that was partially approved in Case #2020-001600-HDRB to meet the conditions of that previous approval.
7. In Case #2020-001600-HDRB, the Board granted the Applicant an exception to SFCC Section 14-5.2(D)(9) to allow the project to exceed the maximum allowable height.

8. The scope of this hearing was limited to a determination of whether the revised drawings comply with the conditions of approval in Case #2020-001600-HDRB and whether the new elements are consistent with applicable design standards.
9. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards and the Board's decision in Case #2020-001600-HDRB.
10. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria and conditions of approval 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 approves the revised drawings, because the conditions of previous approval have been met.

IT IS SO ORDERED ON THIS 13TH DAY OF OCTOBER 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 13, 2020
Date



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a).

Case number: **2020-002535-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **324 Staab Street**

OW – Sterling Resources Group 1012 Marquez Place Suite 202, Santa Fe, NM 87505 bill@sterlingrg.com

AP – Will McDonald 488 C Arroyo Tenorio, Santa Fe, NM 87505 will.wfd@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS:

North South West East N/A

PUBLICLY VISIBLE FACADE-EAST

Yes No

PUBLICLY VISIBLE FACADE-NORTH

Yes No

PUBLICLY VISIBLE FACADE-SOUTH

Yes No

PUBLICLY VISIBLE FACADE-WEST

Yes No

HISTORIC DISTRICT INVENTORY NUMBER

HCPI

YEAR OF CONSTRUCTION

1930-1942

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING

Residential Non-Residential Vacant

USE, PROPOSED

Residential Non-Residential

HISTORIC BUILDING NAME

Sandalwood House

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

Case # 2020-002535-HDRB

Address: 324 Staab Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form – H 3508
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: Exterior finishes of roof and stain color

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District Standards.

BACKGROUND & SUMMARY:

324 Staab is a contributing structure in the Downtown and Eastside Historic District. The Sandoval House is best described as Northern New Mexico vernacular built first built in 1930s, with two additions added by 1942, in the common accretion pattern of historic adobe buildings. It has three masses connected: a tall center section and two symmetrical wings. It has a flat roof and rounded corners. A historical feature is its simple nature with no ornamentation. The structure has been a duplex for a long time. It has undergone minor alterations.

The applicant proposes to add a shed portal to the front of the house, to be located between the two wings on the north façade, filling in that space. The proposed portal has a 3/12 pitch with a steel standing seam roof, ash gray. The exposed beams are to be stained with Cabot semi-transparent "Cordovan Brown."

The applicant also proposes to re-roof and re-stucco the entire structure. The roof is flat with parapets and not publicly visible. The proposed roof will be modified torch down (modified bitumen). The stucco wall will match the existing color – cementitious El Rey "Suede". In addition, the applicant has received a temporary permit to demolish one-half of the front (north) concrete masonry yard wall east of the gate. As a historically contributing yard wall, the condition of this approval is that must be replaced in-kind, design, height, material and style, within 90 days. The applicant applied for this temporary permit to allow for placement of a waste receptacle on site for an ongoing interior remodel underway. The applicant has no off-street parking.

Because a proposed portal is considered an addition on a primary façade, the applicant requests an exception to Section 14-5.2(D)(2)(a).

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an exception to the Section 14-5.2(D)(2)(a), as additions are not permitted to primary facades of contributing and significant structures. A portal as proposed is considered an addition. The applicant has provided the following responses to exception criteria in the historic districts code.

(i) Do not damage the character of the district

Applicant Response: The construction of the portal would enhance the character of the district making this house more in harmony with its streetscape and the historic district in general. Portals filling building indentions as proposed are typical treatments for a street facing façade.

Staff Response: Staff recognizes the purpose of the code section that prohibits additions to primary facades. Adding on to a primary façade can risk altering the character of the façade, if the change negatively affects how an established contributing structure "reads" in the district. Adding an addition to a primary façade is evaluated by its compatibility with the

existing structure with respect to style, materials and scope of change. Yet such a change must also achieve a design that distinguishes the old from the new. Arguably, a smaller addition would be less intrusive. The historic preservation ordinance calls for differentiation between the old and the new; the balance is to seek this differentiation yet evaluate a whether a proposal would be in overall harmony with the structure.

In this case, staff suggested an alternative to reduce the depth of the proposed portal so that it does not extend flush with the wings. If allowed, a smaller portal would be less invasive to this structure's unique wing configuration.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The applicant states that covering entry doors is a "simple, universal architectural value providing protection" for entry and exit. The applicant contends that a portal on the north and primary façade would provide protection from snow and ice. The applicant also believes the portal will add character and balance to a façade that is presently "stark and uninviting", arguing that it would be a hardship for the applicant to be denied this "aesthetic enhancement to this house."

Staff Response: Staff recognizes the utility, prominence and aesthetics of portales throughout local and regional architectural and on varying historic structures. *While adding a portal to the 324 Staab house can provide for protection from winter weather, preserving the condition of no portal also allows for continued maximum exposure to sunlight on a typically darker north face. Staff believes that denying the applicant's wish to improve the aesthetic qualities of the house is not a hardship chiefly because a unique feature of this structure is its simplicity with its tall front entry flanked by the two symmetrical "cubes" also without overhangs or ornamentation facing the street. The standards are intended to maintain the historic design and character of structures and streetscapes.*

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The applicant states that a thoughtful addition is a design option that should be possible and believes that the proposed portal would not harm the essential character of that primary façade.

Staff Response: Staff finds that preserving the primary façade's character entails maintaining its current appearance and that a portal would compromise the essential character of the north facade.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerals, 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;

- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;

- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

- (c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.
 - C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

Sloping Sites:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

- (c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition,

design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located

- under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
 - (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
 - (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
 - (f) Flat roofs shall have not more than thirty (30) inches overhang.

EXCEPTION CRITERIA:

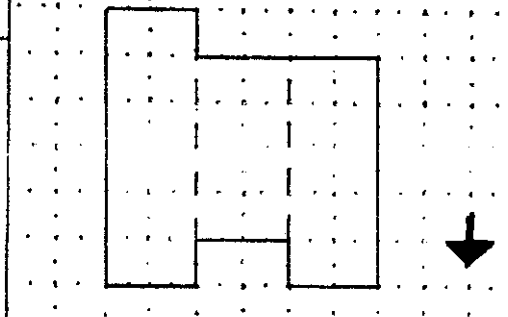
Historic Districts and Historic Landmarks Design Standards and Signage Exception Criteria

- (i) Do not damage the character of the district
- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Attachment D
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3508

building threatened? yes	surveyed date <u>9/24/84</u> by <u>HMW</u>	county <u>SANTA FE</u>	ID no. <u>051610038</u>
field map <u>SFHD #1</u>	number <u>0038</u>	UTM reference zone <u>12 13</u>	easting northing
location description <u>324 STAAB</u>		city/town <u>SANTA FE</u>	
building name <u>SANDOVAL HOUSE</u>		legal description tsp <u>N</u> S range <u>E</u> W sec <u>12</u> <u>12</u>	
film roll by HMW no. <u>SFHD #2</u>	negative nos. <u>21, 22</u>	loc. of neg. <u>HPB</u>	plan shape



style <u>MUDW</u>	foundation material <u>UNK.</u>
	wall material/surface <u>ADOBES / STUCCO</u>

architectural features FLAT RF DRAINS TO REAR. STRAIGHT PARAPET.

HORIZ. 16 LIGHT MTL CASMT:

0			0
0			0
0			0

0: OPERABLE CASMTS. CB LUG SILLS.

CENTRAL MASS HAS 2 TEN LIGHT FIXED WD. WDWS.

STUCCOED CBS PERIMETER WALL.

SGL LEAF WD DOOR.

comments
BUILT IN STAGES: W WING 1ST; CENTER 2ND; E WING 3RD.

date of construction
1930-42 estimate _____ actual _____

source
SANBORNS, OWNER.

use
present residential
other _____
historic residential
other _____

condition
 excellent ___ good
 ___ fair ___ deteriorating

degree of remodeling
 minor ___ moderate ___ major

describe:

surroundings
OFFICE / RESIDENTIAL

relationship to surroundings
 similar ___ not similar

district potential
___ yes ___ no

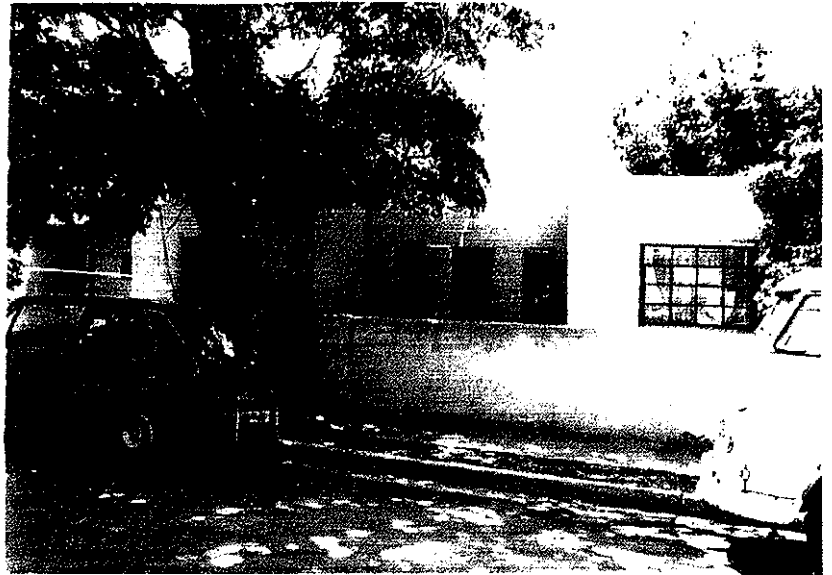
significance
___ eligible of ___ none

if eligible, interest
why? CONTR.

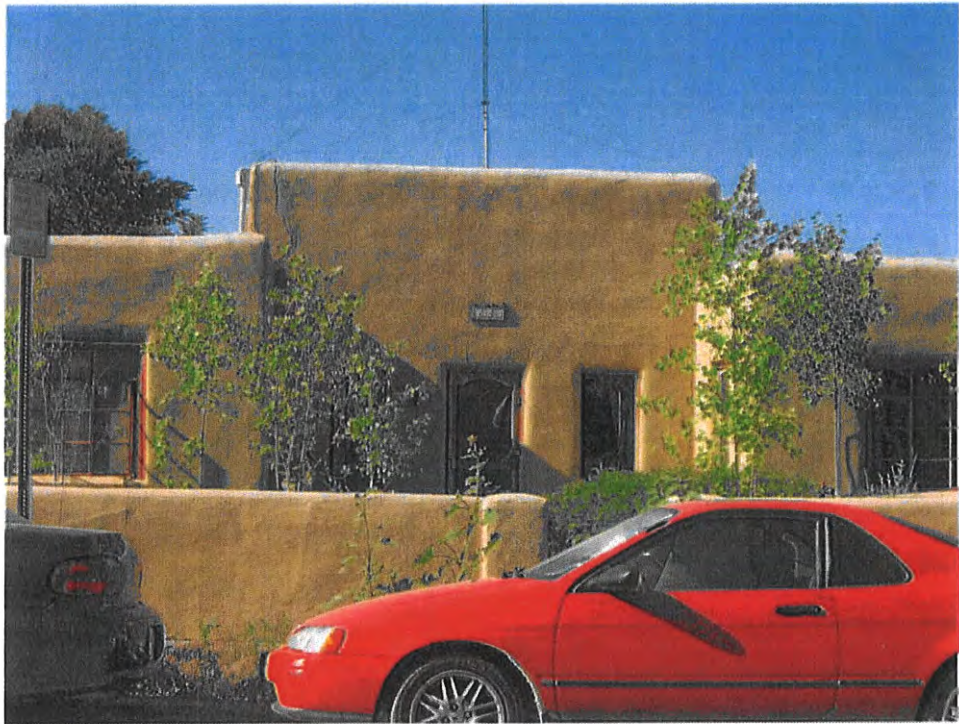
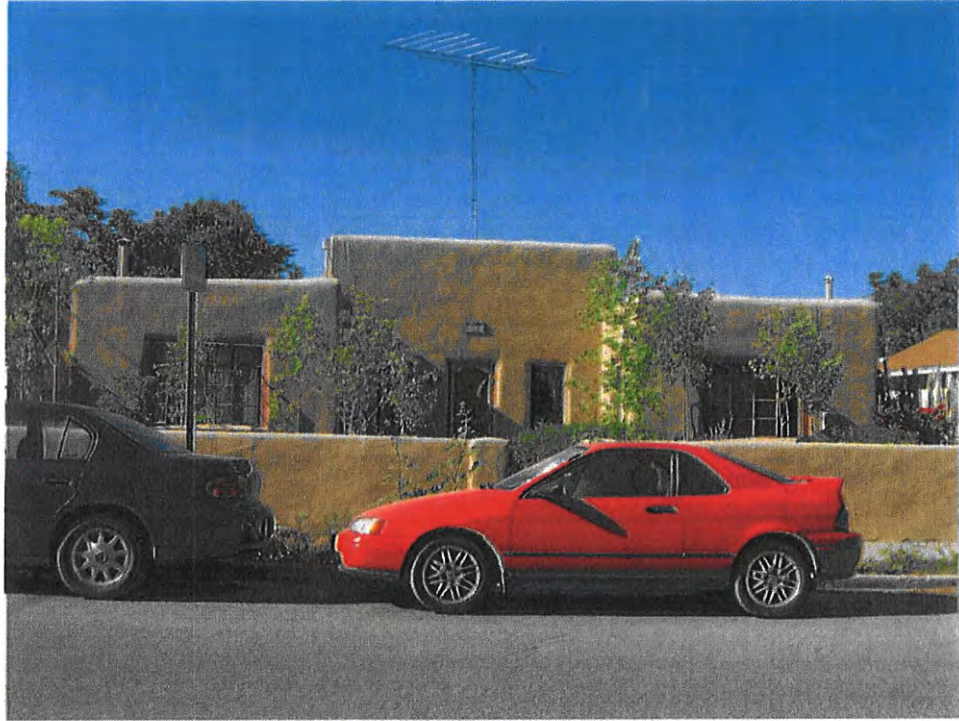
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes



324



NOTES

1. BOUNDARY OF SUBJECT LOT DOES NOT CORRESPOND TO THE BOUNDARY OF SUBJECT TRACT, IT BEING 77.25' WIDE BY 150.00' DEEP.
2. THIS SURVEY IS BASED ON A LEGAL DESCRIPTION FROM LAND RECORDS, CHAPTER 507, PUBLIC RECORDS FILE NUMBER 150-10000, COMPILED BY J. W. FRY AND LEGAL DESCRIPTION NO. 0107 APPROVED PLAN OR MAP 10000 DEED WERE FOUND (AS PROVIDED FOR SURVEY FILE).
3. THIS PLAN IS SUBJECT TO 2009-C-208E.

CERTIFICATE

I, **David B. Wray**, a duly registered Professional Engineer in the State of New Mexico, hereby certify that I am the author of this survey and that I am a duly registered Professional Engineer in the State of New Mexico. I further certify that this survey is not a land division or subdivision or either in the New Mexico Subdivision Act and that this is a boundary survey and not a plat of subdivision.

DAVID B. WRAY
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 No. 9758
 State Ex. AM

REVIEW INFORMATION FOR COUNTY CLERK

OWNER: **STERLING RESOURCE GROUP**
 LOCATION: **324 STAAB STREET, SANTA FE, N.M. 87505**
 PROJECT: **PORTAL CONSTRUCTION**

APPLICANT: **WILL MCDONALD**
 COUNTY CLERK: **DAVID R. BROWN**

PDF
Special
Warrant...20.pdf

Preliminary Zoning Review Worksheet
 City of Santa Fe Land Use Department

To Be Completed By Applicant:

Site Address: **324 Staab**

Date Submitted: **8/24/20**

Property Owner of Record: **Sterling Resource Group**

Applicant Agent Name: **Will McDonald**

Contract Person Phone Number: **(505) 930-1149**

Zoning District: **BGD/MCK**

Overlay: Escarpment
 Flood Zone
 Other

Submittals Reviewed with PZR
 Legal Lot of Record
 Development Plan
 Standing Plans
 Existing Site Plan
 Proposed Site Plan
 Elevations

Supplemental Zoning Submittals Required for Building Permit
 Zero Lot Use Affidavit

Access and Visibility: Arterial or Collector
 Visibility Triangle Required

Use of Structure: Residential
 Commercial Type of Use:

Terrain: 30% slopes

Proposed Construction Description:
Portal

TOTAL ROOF AREA: **1656**

Lot Coverage: **45.5%**
 Open Space Required:

Setbacks:
 Proposed Front: **17'-0"** Minimum
 5' Front
 Proposed Rear: **9'-0"** Minimum
 Proposed Side: **2'-0" / 3'-0"** Minimum
 Height Proposed: **14'-3"**
 Maximum Height: or
 Regulated by Historic Districts Ordinance
 Regulated by Escarpment District

Parking Spaces:
 Proposed: Accessible
 Minimum:

Bicycle Parking**:
 Proposed: Minimum

** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Will McDonald (OWNER) (APPLICANT) (AGENT)

I hereby certify that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submission for Historic Districts Review Board review.

Will McDonald SIGNATURE DATE: **8/24/20**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date _____

Flood Plain Approval by _____ Date _____

Traffic Engineering Approval by _____ Date _____

Notes: _____

Zoning Approval:
 Preliminary Approval - with conditions
 Rejected

Comments/Conditions: _____

REVIEWER: _____ DATE: _____

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet

From: LOGSTON, LEE R. llogston@santafenm.gov
Subject: PZR 324 Staab approved
Date: August 25, 2020 at 11:33 AM
To: ROACH, LISA X. lroach@santafenm.gov, BORDEGARAY, ANGELA S. asbordegarary@santafenm.gov, MCCULLEY, LANI J. ljmcclulley@santafenm.gov, SCHWAB, DANIEL N. dnschwab@santafenm.gov
Cc: Will McDonald will.wfd@gmail.com, BERKE, NOAH L. nlberke@santafenm.gov

Historic:

This email is to signify that I have reviewed the proposed project at 324 Staab for all zoning considerations and give approval for the PZR.

The property does appear have legal lot, but the applicant has had trouble tracking down all documents necessary to document it due to County Covid procedures. He is aware that he will need to establish legal lot before any building permit and is working to get this done. So I am conditionally approving this.

The plans reviewed were dated 8/24/2020. Per our procedure, when the applicant submits paper copies, Noah will sign based on this email.

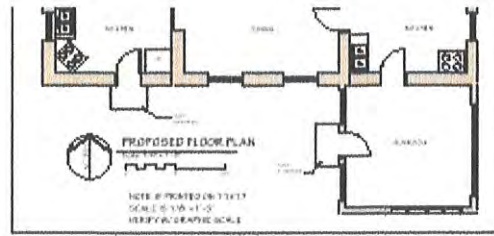
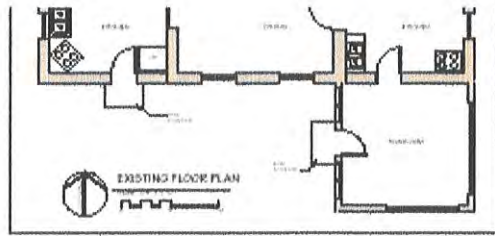
Thanks, Lee

Lee Logston, AICP
Senior Land Use Planner
City of Santa Fe Land Use Department
(505) 955-6136
llogston@santafenm.gov

[Click here for Zoning Code Information](#)

[Click here for Property Information](#)



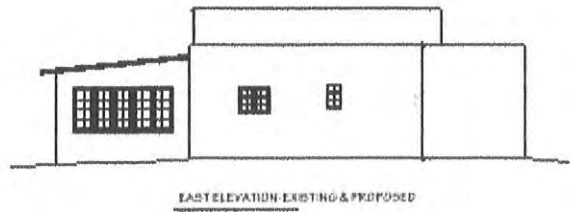
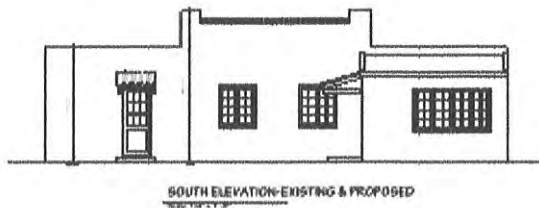
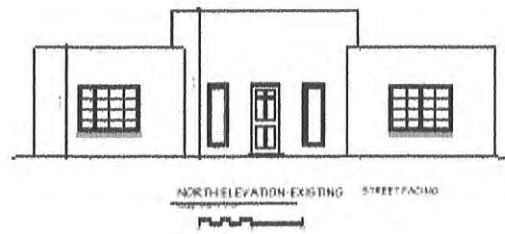
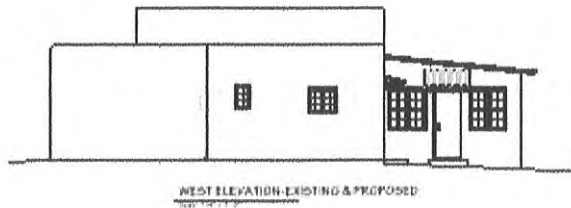


324 STAAB
SANTA FE

DATE: 8/24/20

1

ELEVATIONS



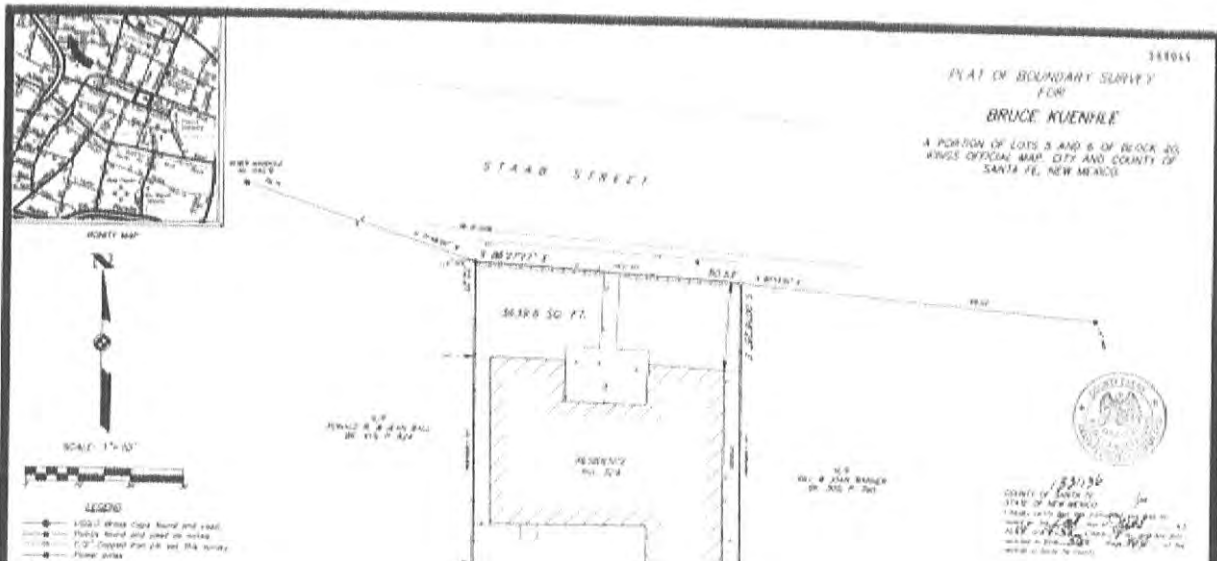
NOTE: IF PRINTED ON 11x17 SCALE IS 1/8" = 1'-0" VERIFY IN GRAPHIC SCALE

DATE: 8/24

SHEET

2

324 STAAB STREET





August 25, 2020

Angela Bordegaray
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 324 Staab St
HDRB Submittal

Angela,

Attached are drawings and documents comprising my submittal to the HDRB requesting review of our project at 324 Staab Street, a contributing structure in the Downtown and Eastside Historic District.

This pueblo style adobe house appears to have been built around 1912. The floor plan suggests that it has always been a duplex with mirror image wings and tall center section.

The only exterior change we propose is a shed portal in the building indention between the two side wings. Because this would be an addition on a primary façade we are requesting an exception to General Design Standards, 14-5.2 (D)(2)(a) Additions are not *permitted to primary façades*. Exception criteria responses and a discussion of the exception request are attached.

The proposed portal will be have a 3/12 pitch with a steel standing seam roof, ash gray. The exposed beams will be stained with Cabot Semi-transparent Cordovan Brown. Color samples are attached.

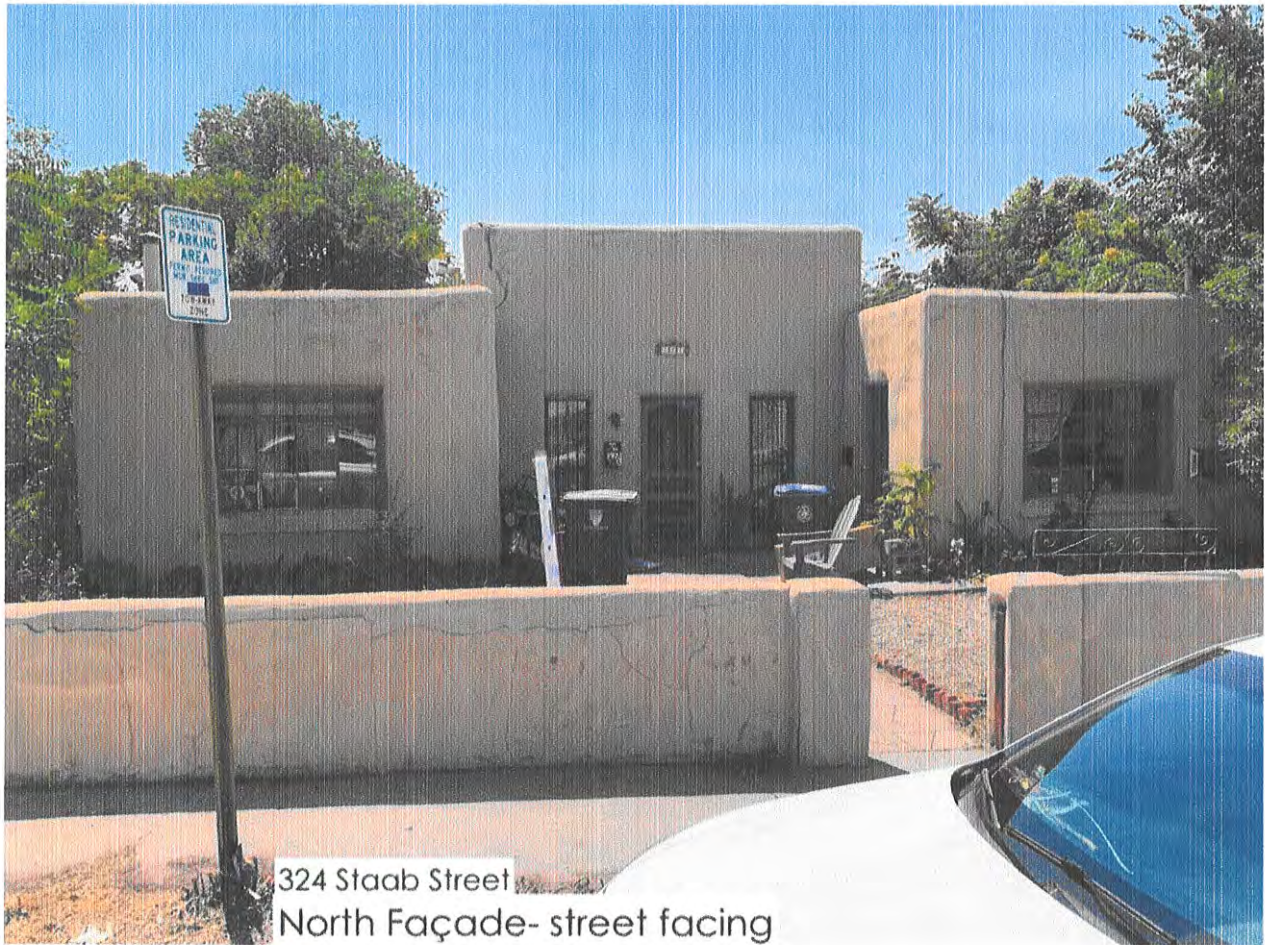
Please feel free to call or email me with any questions or comments about this application. I will be representing the project at the HDRB on behalf of the owner.

Sincerely,

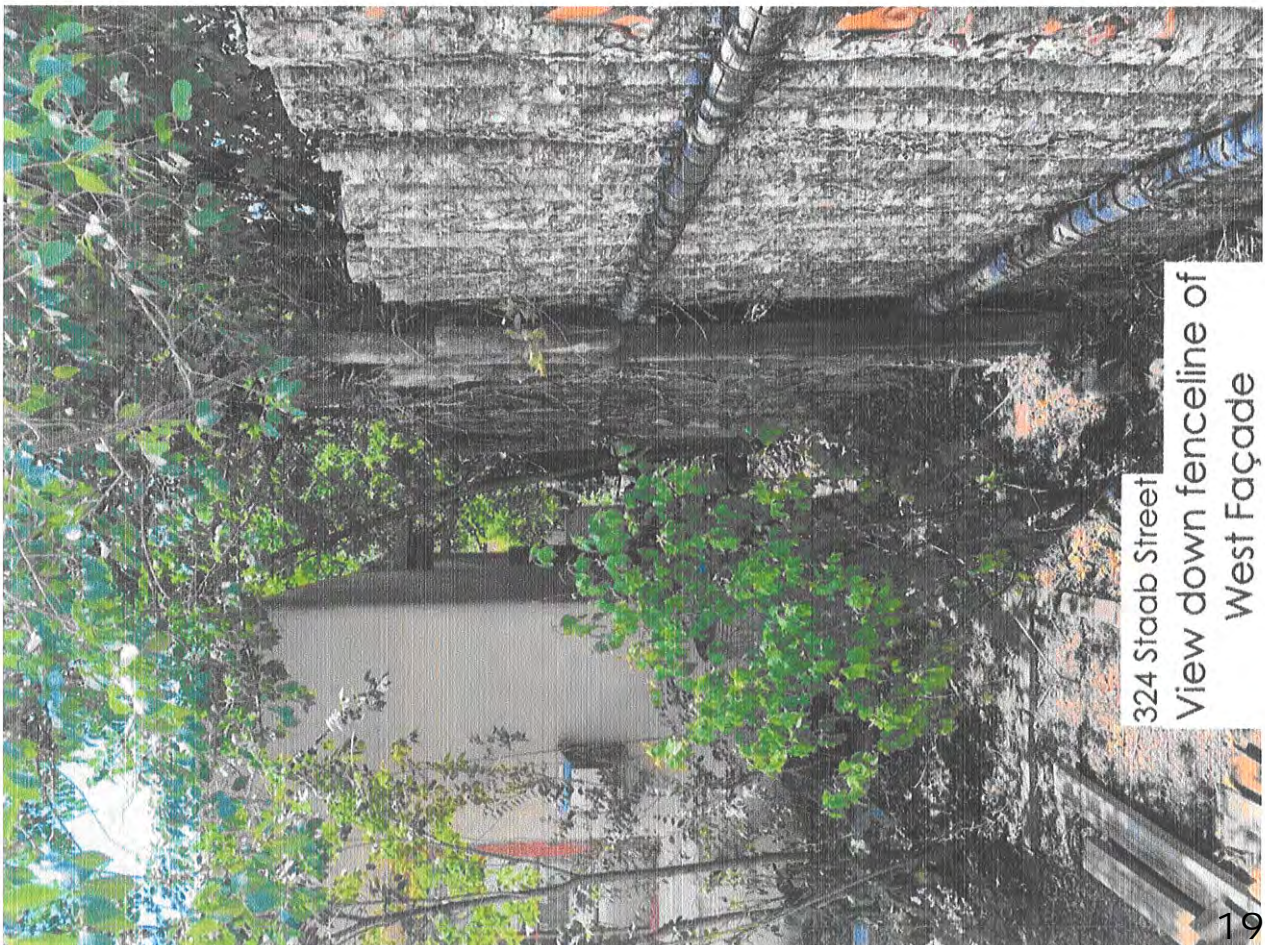
A handwritten signature in blue ink, appearing to read "Will McDonald", written over a faint blue line.

Will McDonald

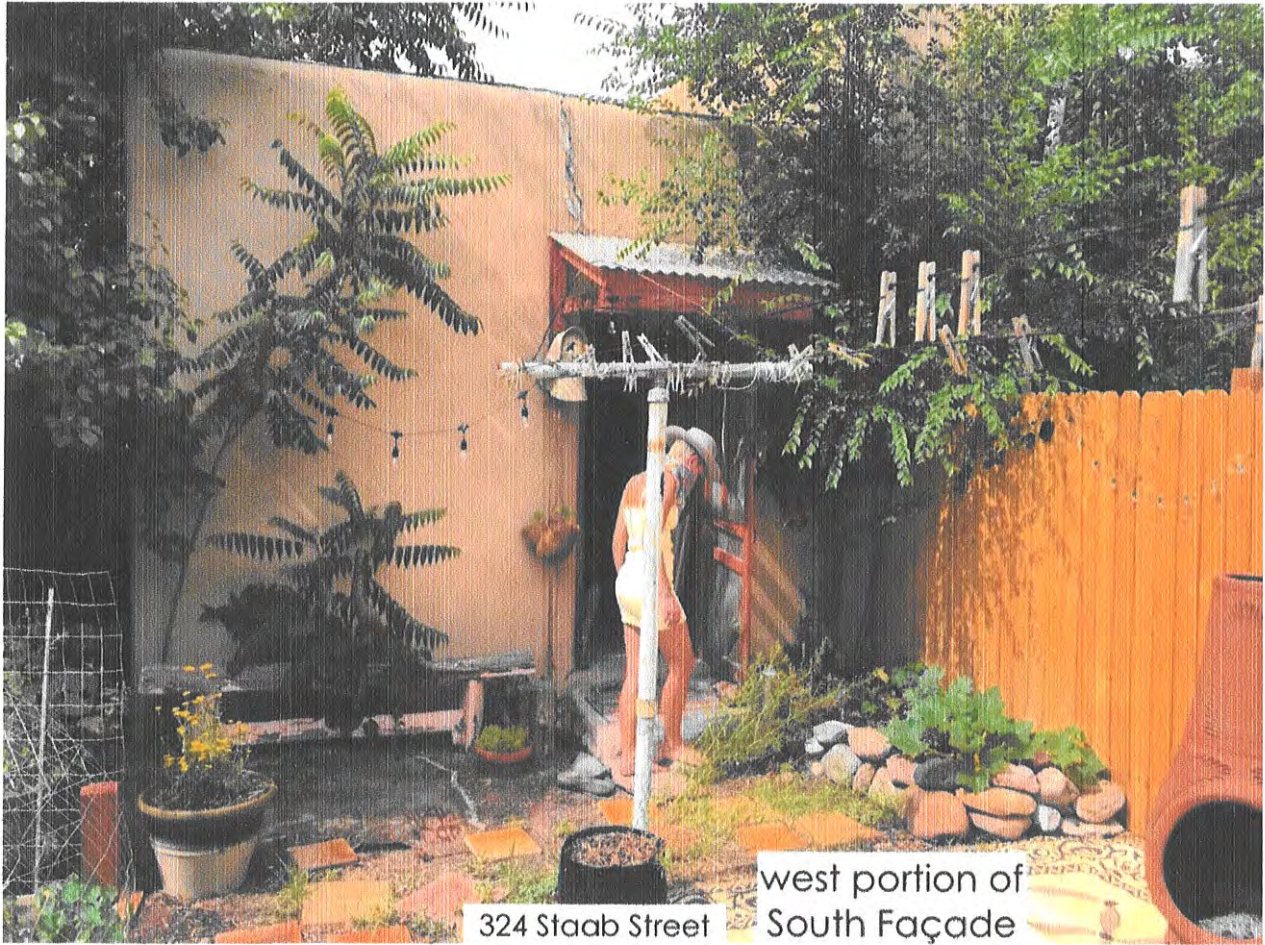
505 930-1149
will.wfd@gmail.com
488c Arroyo Tenorio
Santa Fe New Mexico
87505



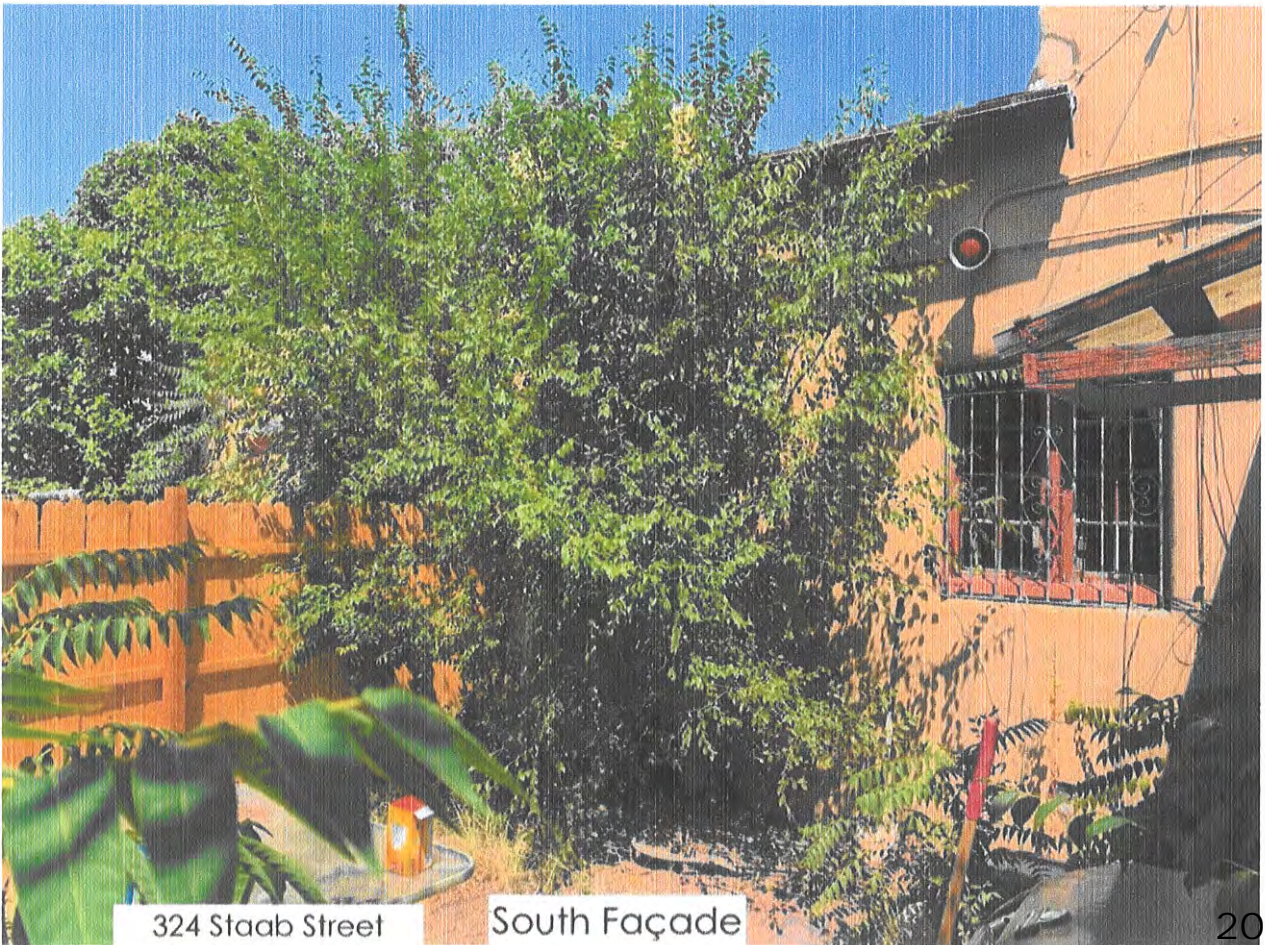
324 Staab Street
North Façade- street facing



324 Staab Street
View down fenceline of
West Façade



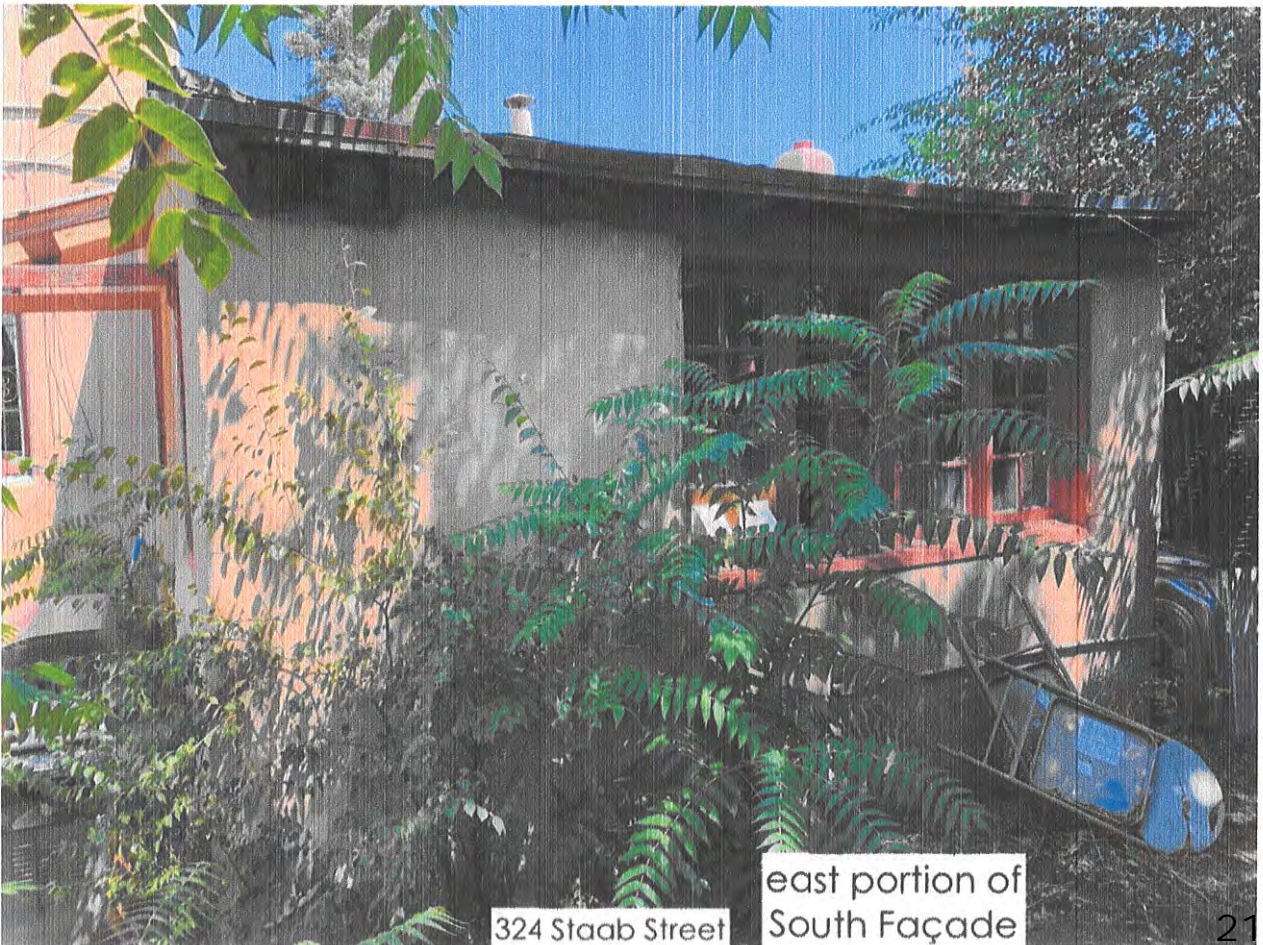
324 Staab Street west portion of South Façade



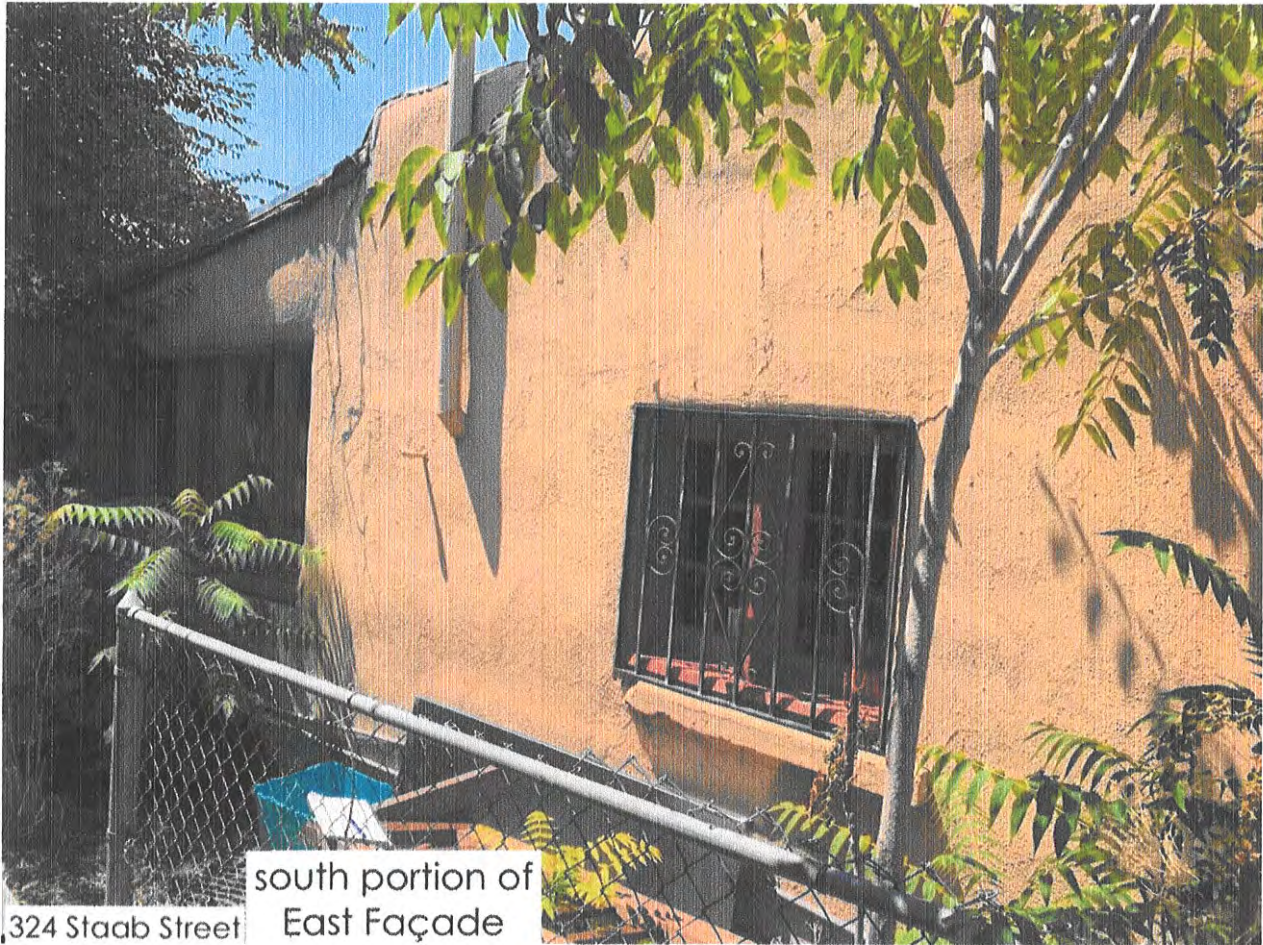
324 Staab Street South Façade



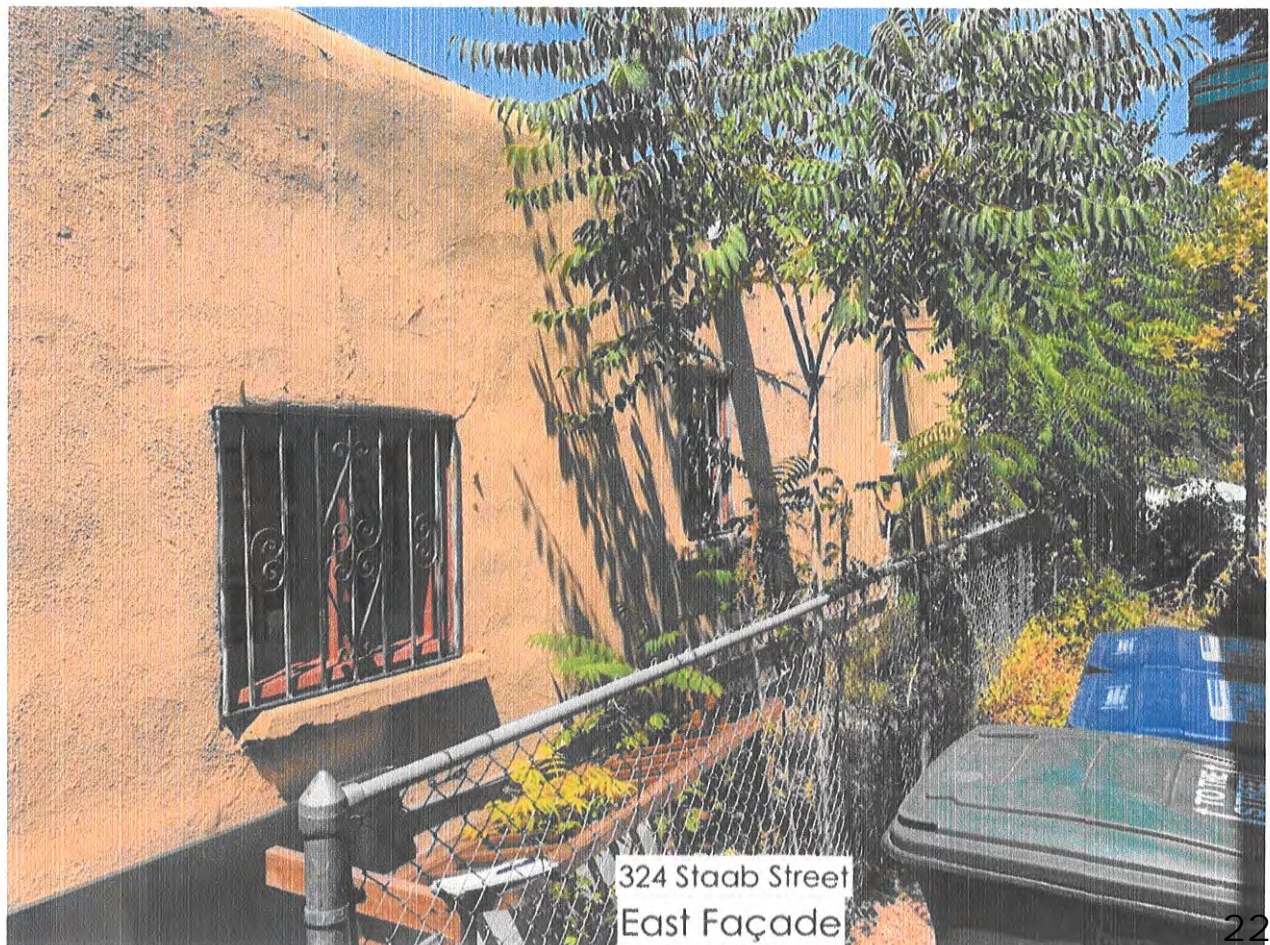
324 Staab Street
West Façade on south of building



324 Staab Street
east portion of
South Façade



324 Staab Street
south portion of
East Façade



324 Staab Street
East Façade



324 Staab Street

north portion of
East Façade

Color Selection Guide



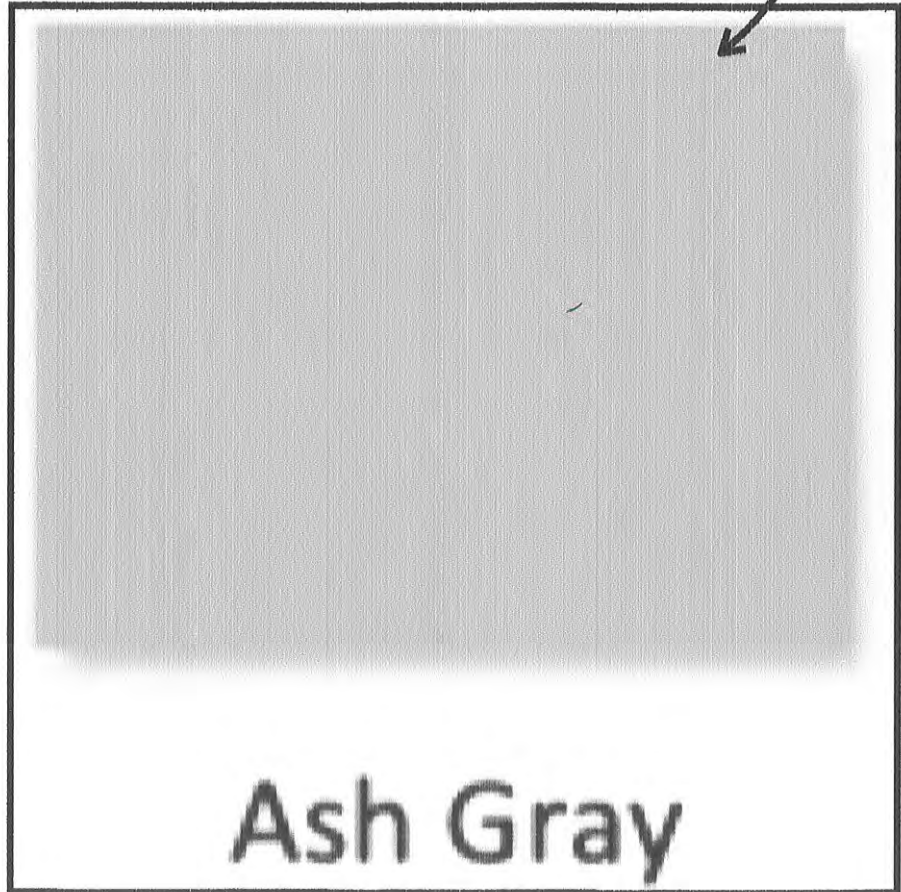
ULTRA-CLAD™ with **COOL** technology.

Cool coating with premium heat-reflective technology from Dura Coat.

KYNAR 500 or HYLAR 5000 Pre-Finished Steel & Aluminum Flat Sheets & Coil.



Roof Color



*Premium Color

Colors represented on this electronic chart may not be a perfect match of electronic color representations and physical color representations.



Search Go

OUR PRODUCTS

HOW-TO







PROJECT HELPER

WHERE TO BUY

WELCOME TO THE CABOT EXTERIOR VISUALIZER

For advice, contact a **Cabot expert** 7 days/week.
By Phone: **1-800-US STAIN** (1-800-877-8246)
By Email: cabotstain@valspar.com

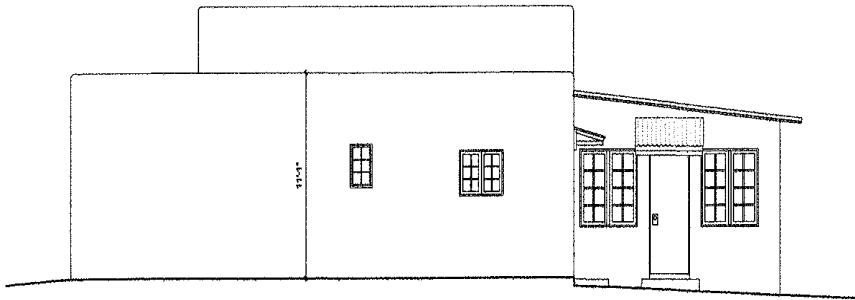
Choose a color

 <p>Semi-Transparent Oak Brown</p>	 <p>Semi-Solid Oak Brown</p>
 <p>Solid Oak Brown</p>	 <p>Semi-Transparent Cordovan Brown</p>
 <p>Semi-Solid Cordovan Brown</p>	 <p>Solid Cordovan Brown</p>

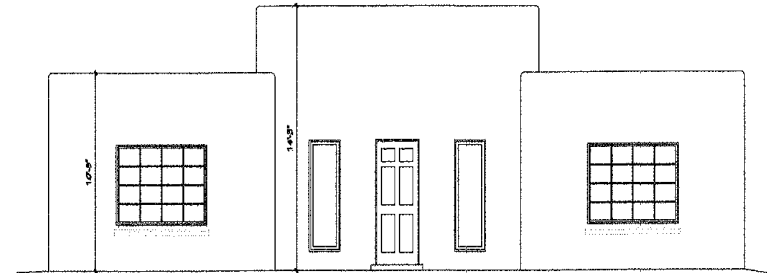
View more colors: [1](#) [2](#) [3](#) [4](#) [5](#)



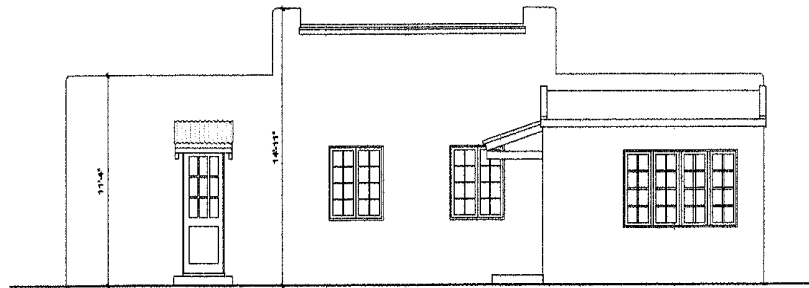
Exposed wood stain color



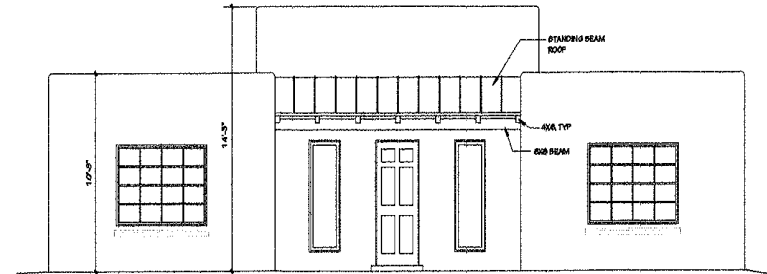
WEST ELEVATION-EXISTING & PROPOSED
Scale: 1/4" = 1'-0"



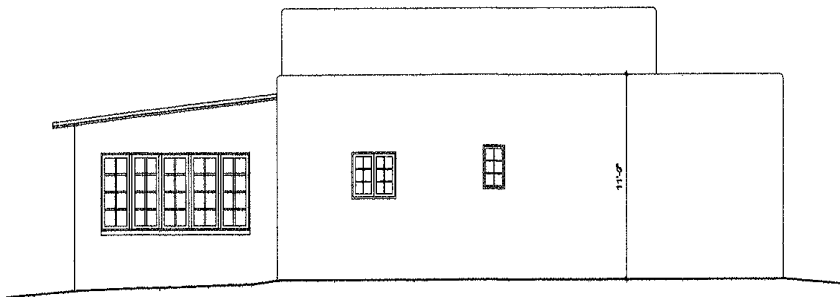
NORTH ELEVATION-EXISTING STREET FACING
Scale: 1/4" = 1'-0"
0 5 10



SOUTH ELEVATION-EXISTING & PROPOSED
Scale: 1/4" = 1'-0"

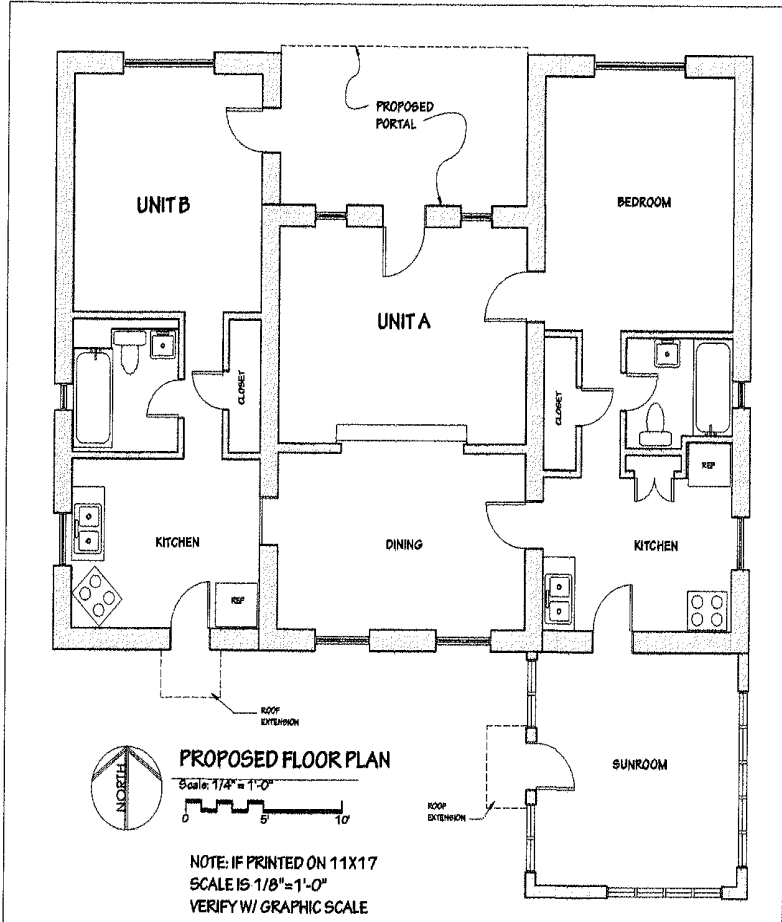
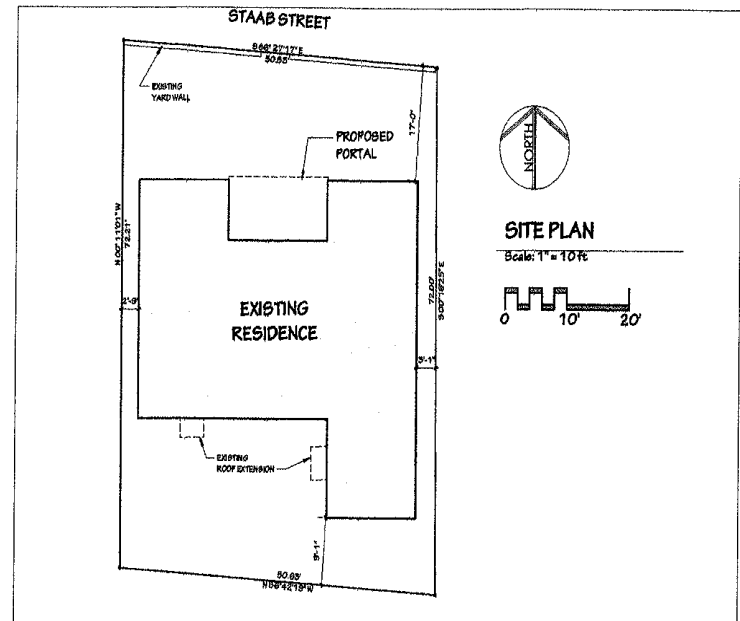
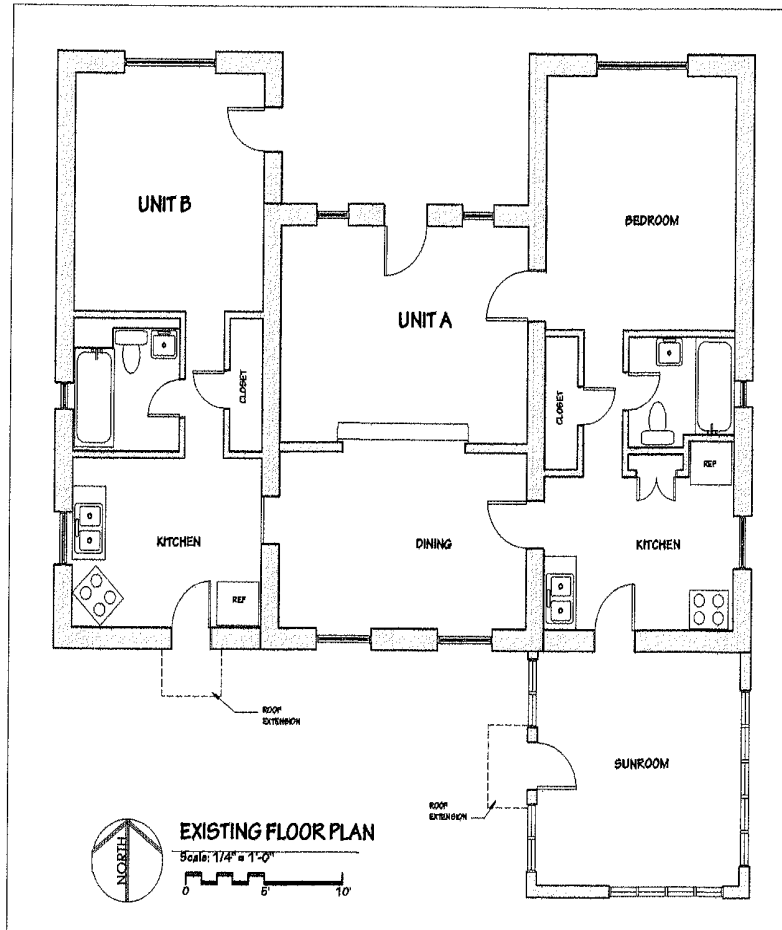


NORTH ELEVATION-PROPOSED STREET FACING
Scale: 1/4" = 1'-0"
0 5 10



EAST ELEVATION-EXISTING & PROPOSED
Scale: 1/4" = 1'-0"

NOTE: IF PRINTED ON 11X17
SCALE IS 1/8" = 1'-0"
VERIFY W/ GRAPHIC SCALE



**SITE PLAN
EXISTING & PROPOSED FLOOR PLAN**

WALKING FISH
ARCHITECTS
4800 L. AVENUE, SUITE 100
SANTA FE, NEW MEXICO 87505

324 STAAB STREET
SANTA FE NEW MEXICO

DATE: 8/24/20
SHEET:



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Michael Munson, agent/owner, proposes to raise a yardwall, construct a pergola and fencing, replace windows, install exterior lighting, and other minor alterations on a contributing residential structure.

Case number: **2020-002480-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **512 Acequia Mare Unit C**

OW/AP – Michael Munson P.O. Box 6022, Santa Fe, NM 87502 Michael9576@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER 1941-H137

YEAR OF CONSTRUCTION 1937-47

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002480-HDRB

Address: 512 Acequia Madre
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Board action letter Sept 28

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: wall sconce spec sheets

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

512 Acequia Madre, Unit C is a single-family residential structure designated contributing to the Downtown and Eastside Historic District.

The structure is situated behind the former Tito’s Market and is built in a simplified Spanish Pueblo Revival Style. It is situated behind the main house and the east façade is minimally visible from the public right of way via the driveway. The northernmost part of the structure was constructed with 18-inch adobe walls around 1932 and southern portion of the structure, including the garage, was constructed between 1937 and 1947, with further changes in 1971 and 1983. All exterior doors and windows were replaced in 1983. The wall running north to south along the driveway was constructed around 1971 and was raised from 48 inches to 60 inches in 2020 without prior approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced.

On September 9, 2020 this case was heard by the Historic Districts Review Board at which time the structure was designated “contributing” with the western portion of the north façade under the portal and the eastern façade under the portal designated as primary. The applicant subsequently proposed to increase the height of the non-historic yard wall, install sconces, paint portals, replace non-historic windows and French doors, construct a coyote fence and construct a free-standing pergola. The application was postponed for redesign of the pergola and to produce better drawings.

The applicant now returns to the Board with the following items:

1. Increase the height of the non-historic yard wall running from north to south with arches over gates painted Behr “Thai Green”;
2. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey “Adobe” to match the yard wall;
3. Install Port Oxford 5-inch “chestnut” wall sconces to the side of the front door and kitchen door at a height of approximately 6 feet;
4. Paint underside of portals, portal posts, and front and kitchen door Behr “Thai Green”
5. Replace 3 non-historic windows and a set of French doors on the east façade. They will be aluminum clad “Pinnacle Clad Ivory” with simulated divided lights;
6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade;
7. Construct a coyote fence to a height of 6 feet separating the outdoor spaces of Units A and B to the south of these units;
8. Replace garage doors and insert a 3-foot wide door to their right in the garage;
9. The application for a free-standing pergola has been withdrawn.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

- (1) Purpose and Intent
It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.



City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:

- Signe I. Lindell, Mayor Pro Tem, District 1
- Renee Villarreal, District 1
- Michael J. Garcia, District 2
- Carol Romero-Wirth, District 2
- Roman "Tiger" Abeyta, District 3
- Chris Rivera, District 3
- Jamie Cassutt-Sanchez, District 4
- JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Michael Munson, applicant/owner, requests a status review and primary façade designation, if applicable, for a non-contributing residential structure.

Case number: **2020-002420-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 512 Acequia Mare Unit C

OW/AP – Michael Munson P.O. Box 6022, Santa Fe, NM 87502 Michael9576@gmail.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 8, 2020. The decision of the Board was to designate the structure a status of "contributing" and to designate the western portion of the north façade under the portal and the eastern façade under the portal as primary.

For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab

Daniel Schwab
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.

Michael Munson
P.O. Box 6022
Santa Fe, NM 87502
505-690-3323
michael9576@gmail.com

Daniel Schwab
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Historic Narrative for 512 Acequia Madre, Unit C Application

September 16, 2020

Dear Daniel,

Thank you for accepting and reviewing this application for the renovation of the single family house on the property located at 512 Acequia Madre, Unit C. Below is a brief outline of the proposed improvements.

512 Acequia Madre, Unit C was purchased from Tito Griegos children, Mary Anaya and Phil Griego. The home is situated behind the original Tito's Market, where Tito lived and raised his family from 1937 through 1967. Title was transferred from Tito to his children and has been used as an investment/rental property since then. Tito did a major renovation on the home in 1983 replacing all exterior doors and windows, ceilings and roof. The front portion of the building is adobe brick with 18" interior and exterior walls. The rear portion of the building is a mixture of block, frame with lath and plaster. There is a 2 car attached garage built of concrete blocks at the very rear of the property. There are mature fruit trees that were part of the original orchard that was on the property prior to Unit C being built in 1932.

The garden wall, which forms the divider between the front yard of Unit C and the backyards of units A & B was constructed in the early 70's along with enlarging the garages in the rear, according to the family. The new owners (as part of the remodeling) increased the height of the wall from 48" to 60" to provide privacy and screen the view of parked automobiles. The existing garden wall is composed of mortar bedded concrete block, non-filled on a shallow concrete footing. The 3 courses of block that were added to the existing wall were dry stacked, with 1/2" rebar inserted vertically every 48" embedded into the existing wall then entirely core-filled with concrete. Arches were added above the gate openings. Gates are proposed to be constructed of red cedar planks and painted *Thai Basil* green.

We also propose painting the underside of the portals and posts of the portal in the same green along with the front door and kitchen door. Exterior lights on the garden wall at each of the gates will be *Port Oxford 5" Chestnut Wall Sconce*. These lights would also be used on the side of the front door and kitchen door. The exterior lights on the sides of the French door will be Jaken ceramic wall sconces painted to match the El Rey stucco color *Adobe*. The new replacement windows are clad in an off white *Pinnacle Clad Ivory* along with the newly replaced French doors off the kitchen.

There is a coyote fence separating the Unit C yard from units and A&B. We also are proposing a 6' high coyote fence running in front of the master bedroom window in Unit C to provide privacy from the driveway/parking.

We are proposing to replace 2 garage doors and add a separate entrance to the North garage. Doors will be stained mission oak color.

The proposed new construction includes the following:

- Raise garden wall (partially completed) from 4' to 6' with arches over gates and painted *Thai Green* wooden gates.
- Replace 3 windows from Anderson (from 1983 remodel) to Windsor windows. Exterior cladding of windows to be *Pinnacle Clad Ivory*.
- Build a coyote fence to screen the master bedroom 6' high and 12' long.
- Replace garage doors and add an entrance door to the North garage.

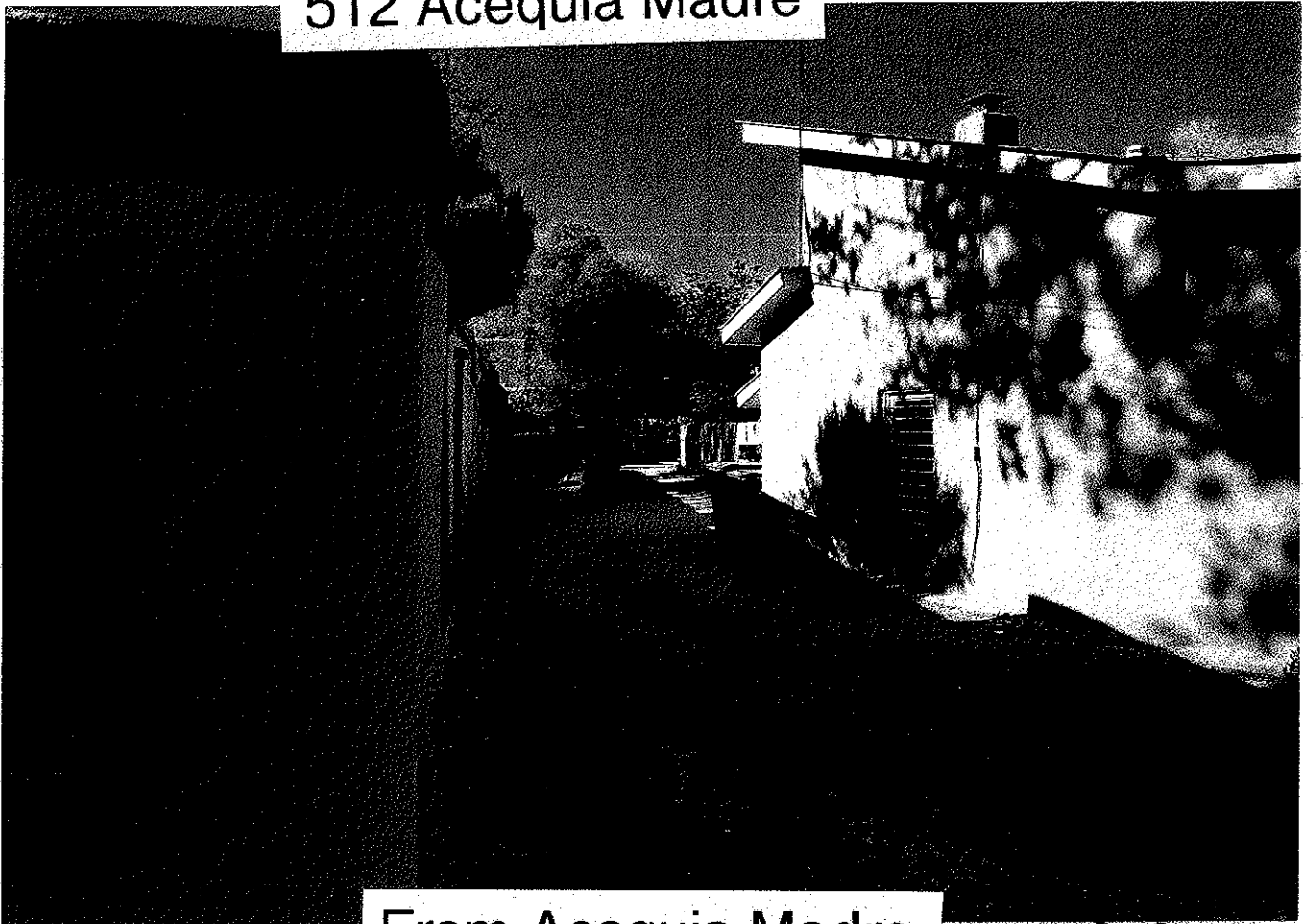
●
Thank you for reviewing and considering our request!

If you need any further information, please contact me at 505-690-3323.

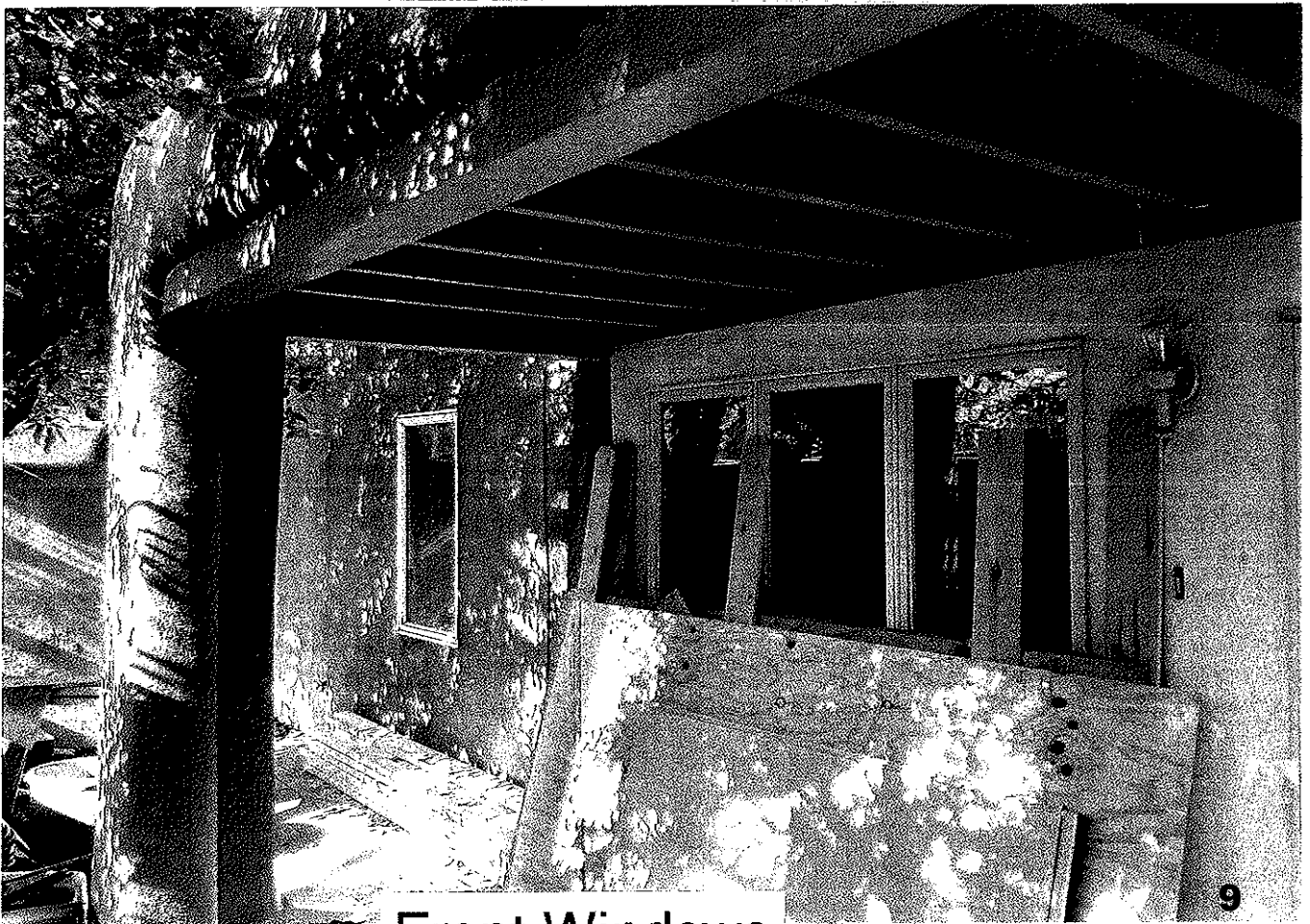
Best Regards,

Michael Munson

512 Acequia Madre

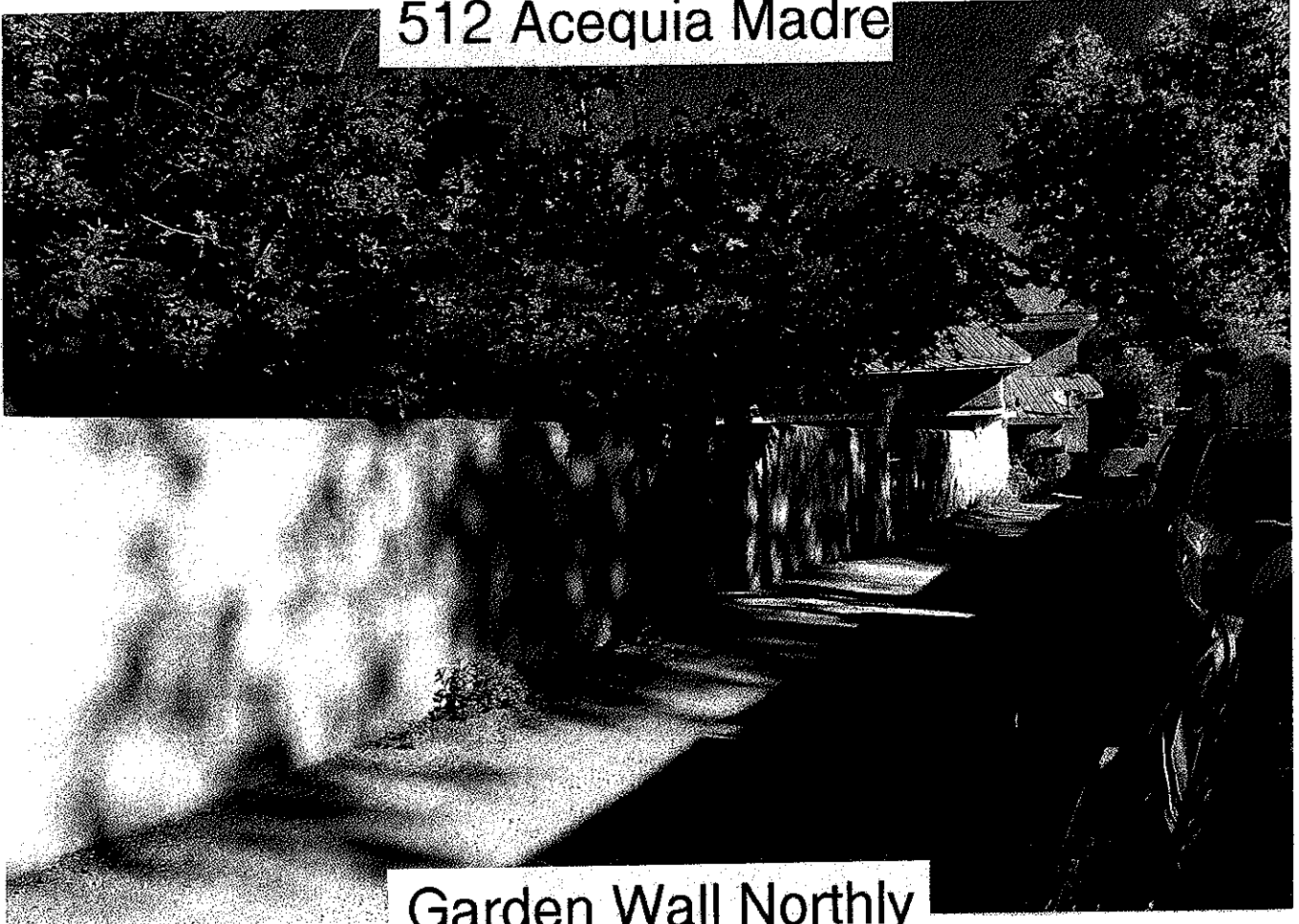


From Acequia Madre *looking South*

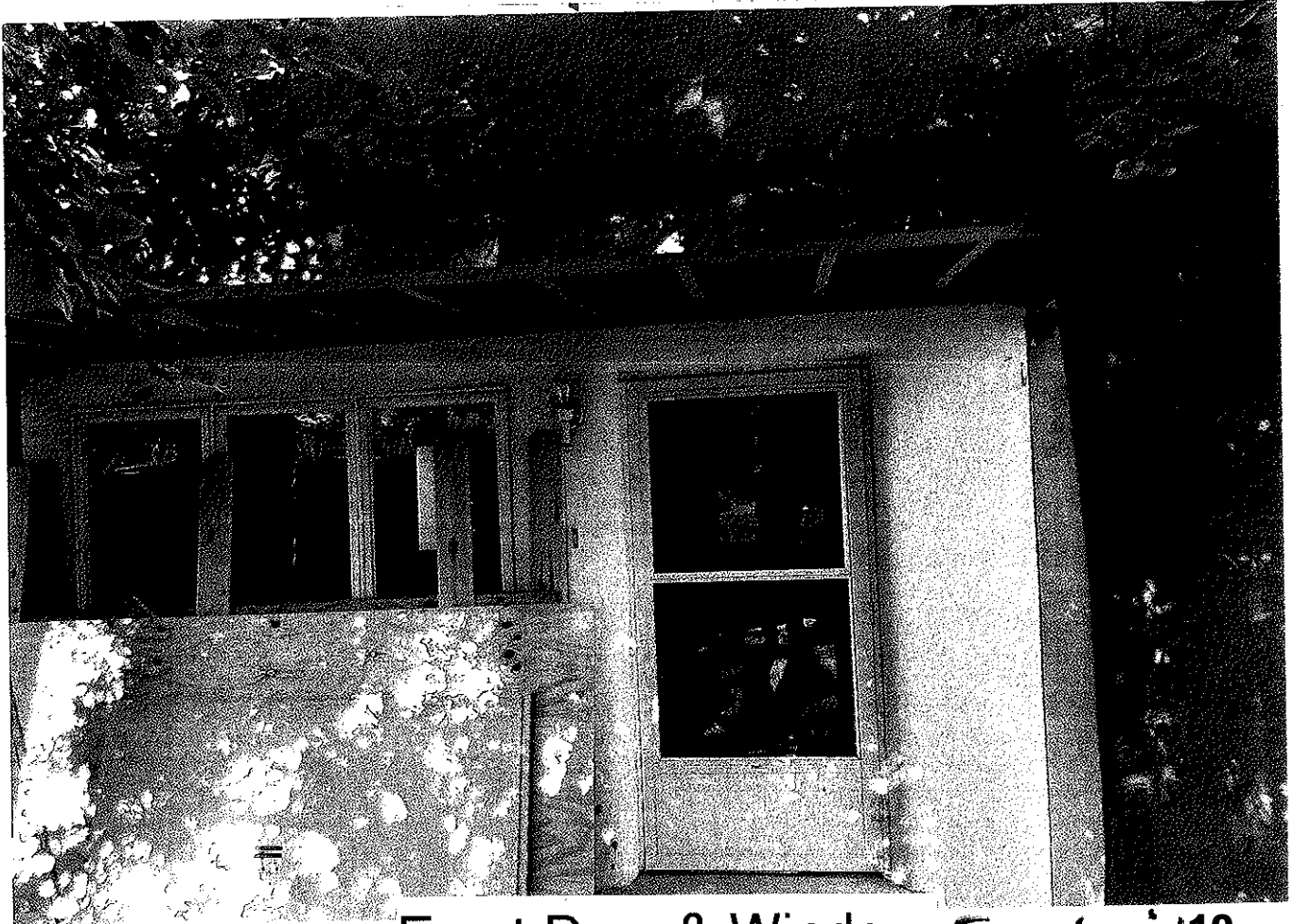


Front Windows *East side*

512 Acequia Madre



Garden Wall Northly

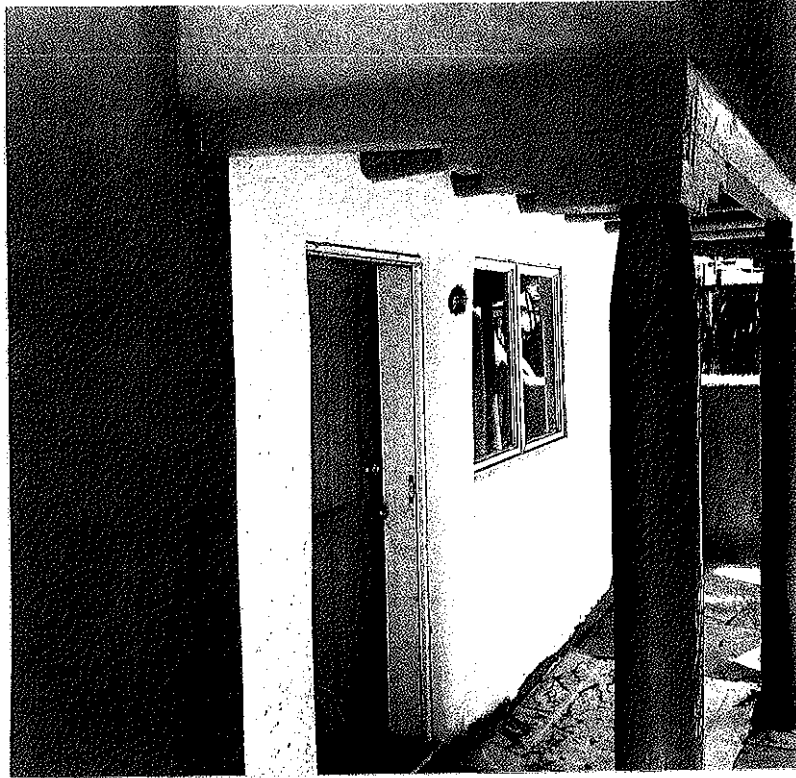


Front Door & Window East side

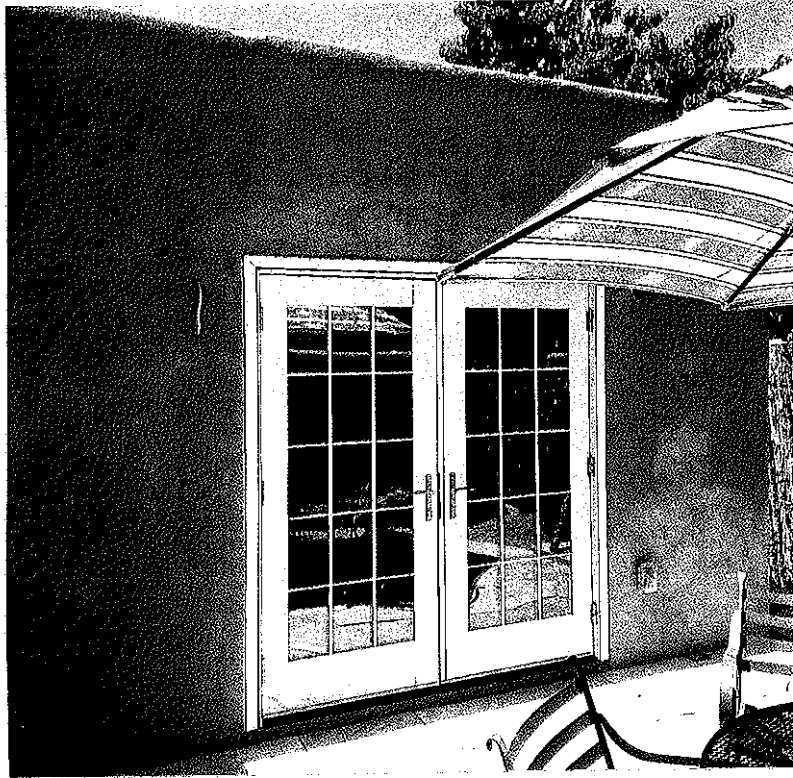
512 Acequia Madre



Typical Gate Opening *East side*



North Facing Portal
Original Construction 1932

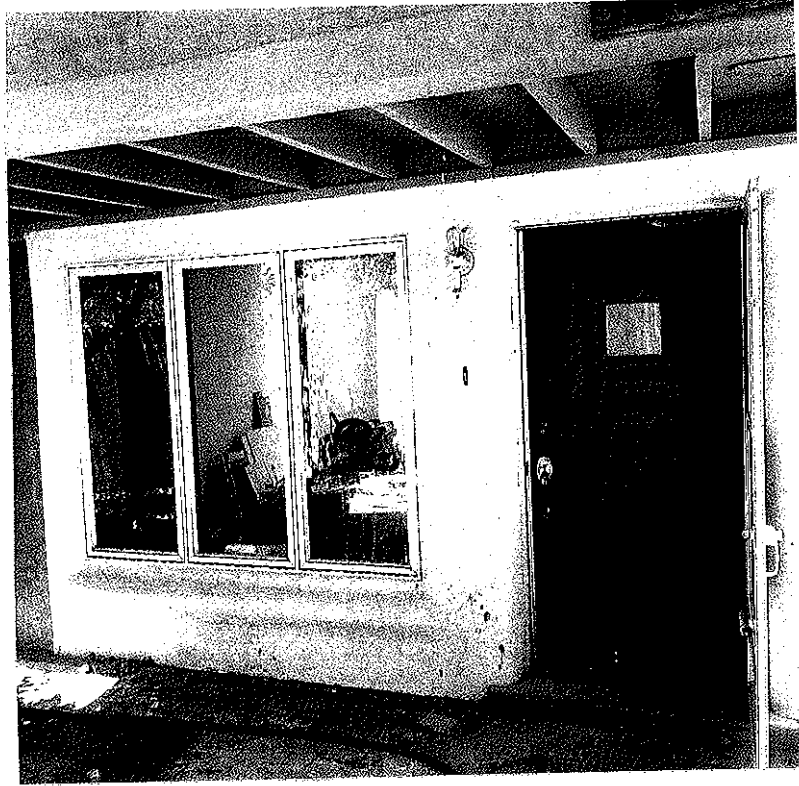


French Doors East Facing

Wall Construction 2"x6" Drywall Plaster

Interior, Constructed 1983

512 Acequia Madre Unit C



Front Door Adobe Section East Facing
Original 1932 Construction
Windows and Door Replaced in 1983



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Carol Ware, agent for CC Culver, owner, proposes to enclose a portal and create a new entry on a non-contributing residential structure.

Case number: **2020-002451-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **1146 Canyon Road**

OW – CC Culver 1146 Canyon Road, Santa Fe NM 87501 culver.cc@gmail.com

AP – Carol Ware 147 Gonzales Road Unit 2, Santa Fe, NM 87501 carol@wamostudio.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____

PROJECT TYPE

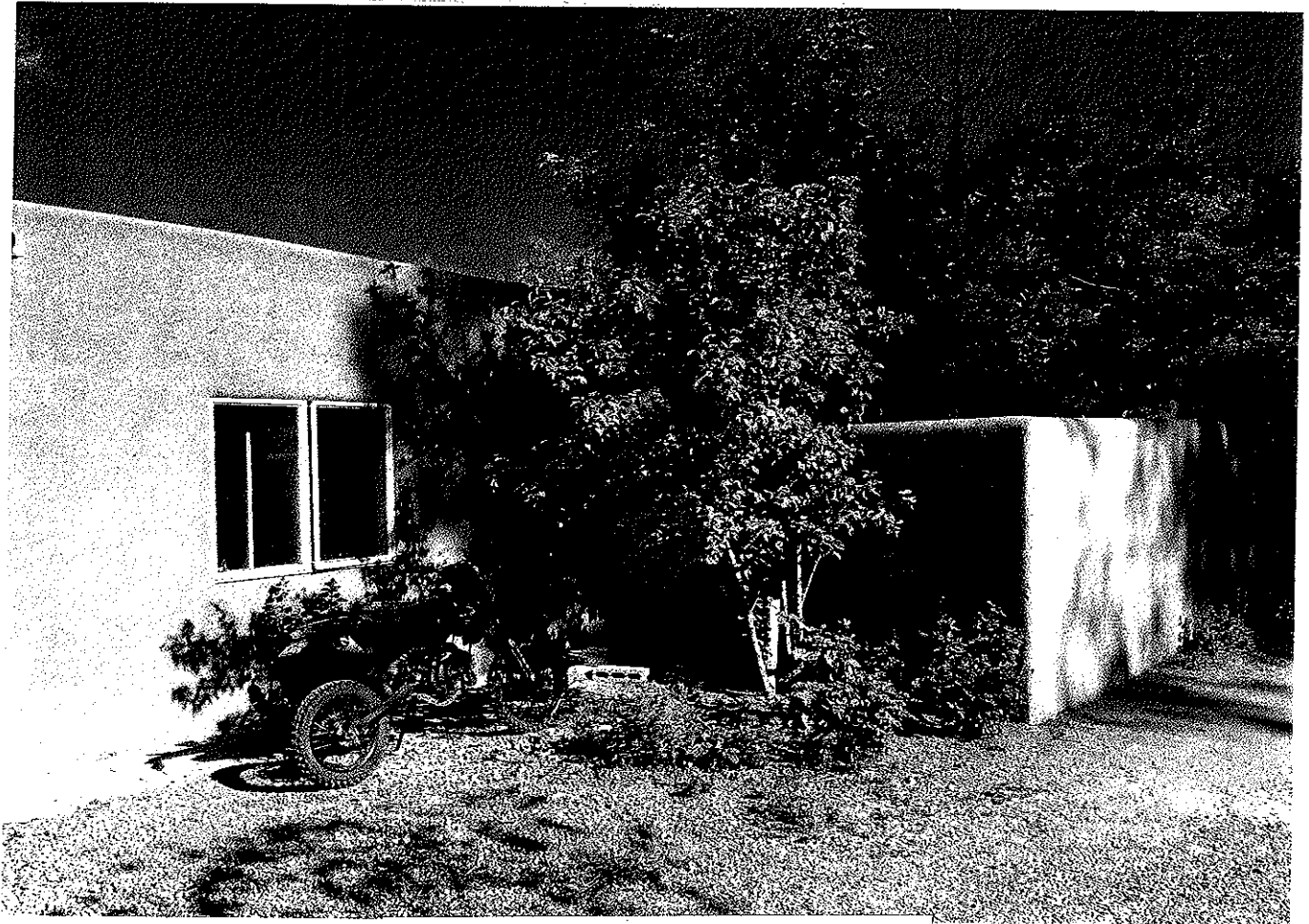
Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

512 Acequia Madre

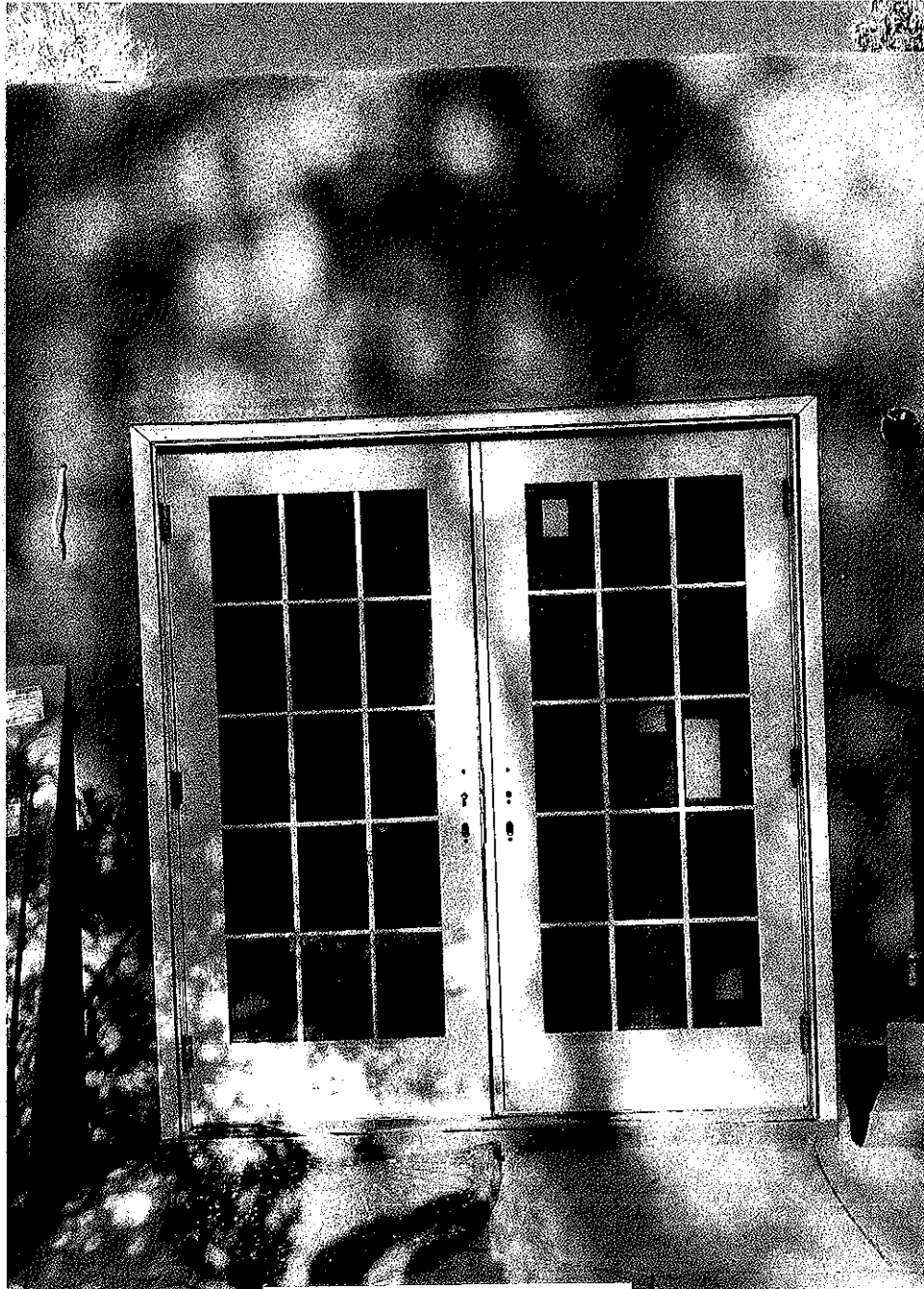


Master Bed Window
East Side

RECEIVED
AUG 03 2020

BY: _____

512 Acequia Madre

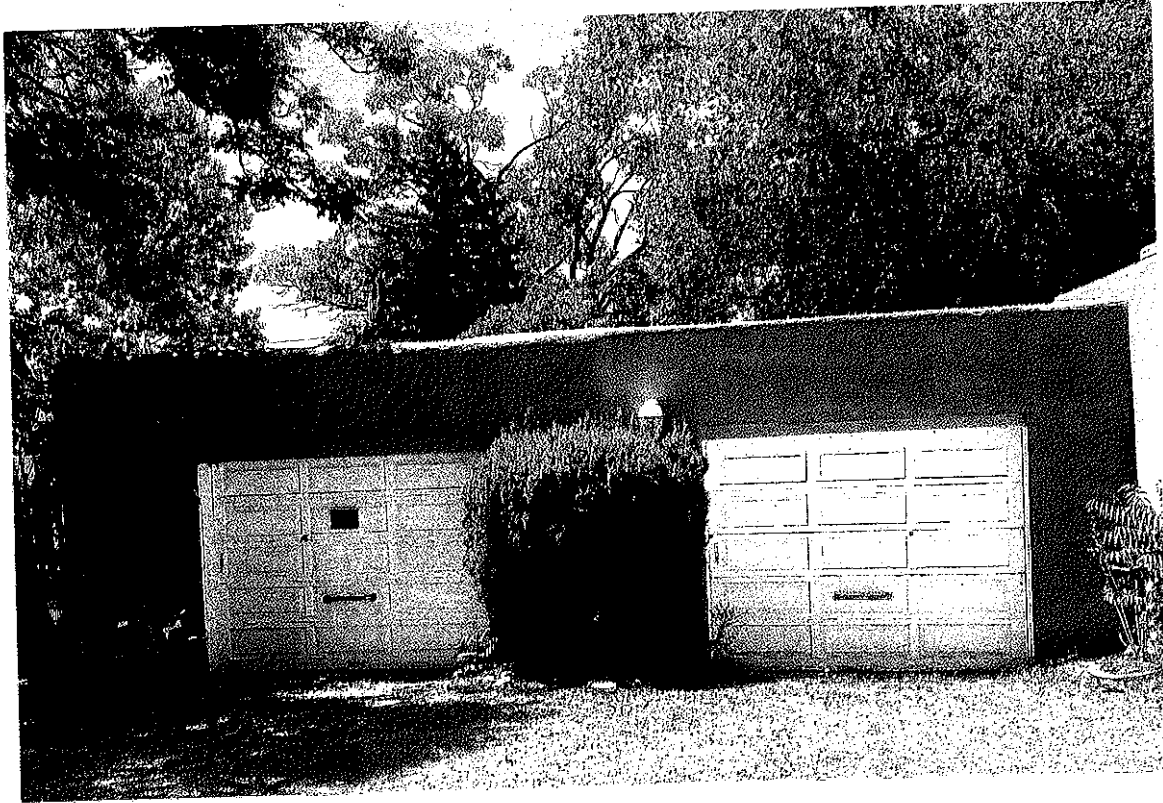


French Doors *Eastside*



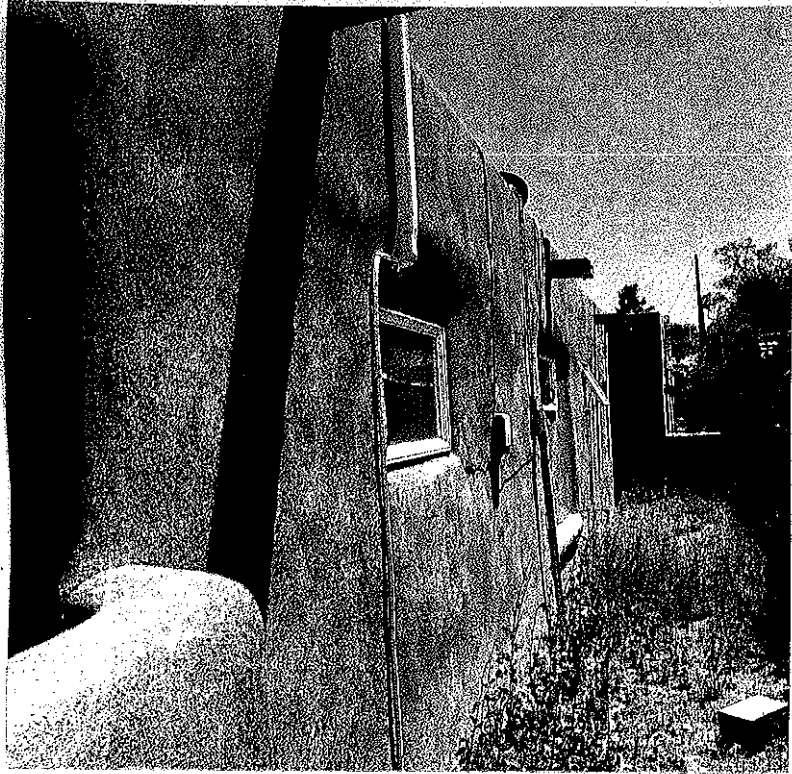
1937-1947 Block → Adobe 1932

From Front Door Looking South
East Facing, Windows Replaced 1983



Original Construction 1937–1947
Garage East Facing
Enlarged 1971

512 Acequia Madre, Unit C



West Elevation

Foreground Adobe 1932

Rear Frame & Block circ. 1942

FREE SHIPPING on Most Orders*

OPEN BOX SIGN IN STORES CHAT 800-782-1967



Search

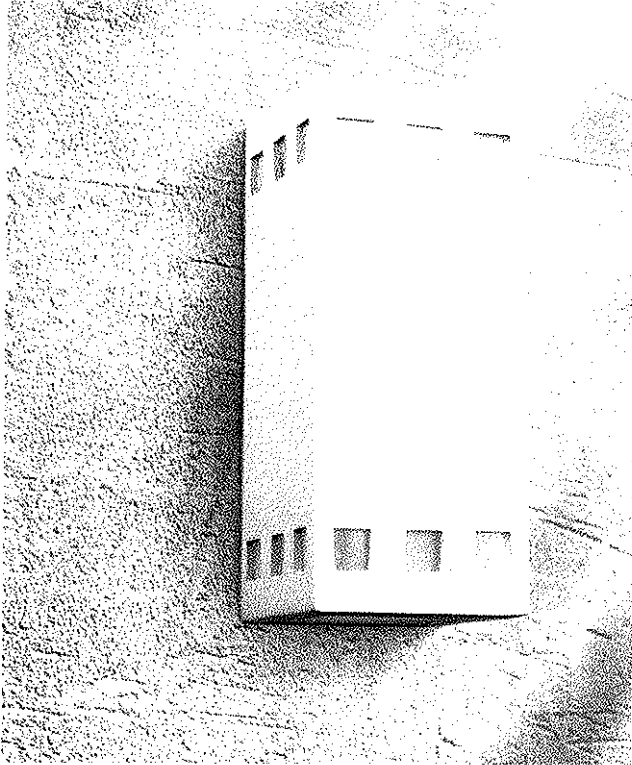


INSPIRATION

SAVED

Wishlist

Home / Outdoor Lighting / Contemporary / Jaken 12 1/2" High Paintable White Bisque Outdoor Wall Light



Jaken 12 1/2" High Paintable White Bisque Outdoor Wall Light - Style # 69C77

\$129.99

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 1 to 2 Days

1

ADD TO CART

SAVE



EMAIL PRINT CHAT VIEW IN YOUR ROOM

PRODUCT DETAILS

A crisply defined shape combines with a stunning white tone and small square patterns in this delightful dimmable rectangular ceramic outdoor wall light.

Additional Info:

Brilliant tones and clean lines are showcased in this dimmable rectangular ceramic outdoor wall light with small squares and diffuser. Made in the USA, this light imparts various shapes of light from a stunning painted white bisque finish over a non-corrosive ceramic construction. At twelve and a half inches high, this light is designed for humid, dry, hot, or cold conditions and must be installed pointing down only for optimal enjoyment.

- 12 1/2" high x 5 1/2" wide. Extends 5 1/2" from the wall.
- Distance from mounting to the top of the fixture is 5".
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Dimmable rectangular ceramic outdoor wall light with small squares and diffuser from the Jaken collection.
- Paintable white bisque finish. Non-corrosive ceramic construction - conducive to all weather (humid or dry, hot or cold).
- Can only be installed with light pointing down.
- Made in the U.S.A.



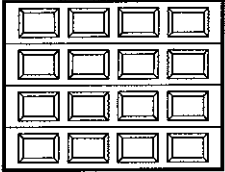
Thermacore® COLLECTION Door Designs

Select your door panel style and color

1 Choose a panel style and model

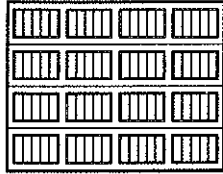
Doors shown are 7' tall. The number of sections on 8' doors may vary.

Standard Panel (SP) (S)



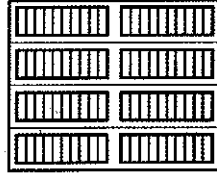
Models 5720, 5740, 5760
(297, 194, 494)

Vertical Short (VS) (V5)



Models 5720, 5740, 5760
(296, 199, 497)

Vertical Long (VL) (V10)



Model 5740
(192)

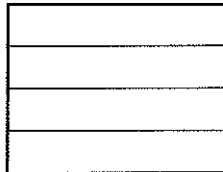
Note:
Previous model numbers and panel styles are noted in parentheses in gray.

Long Panel (LP) (L)



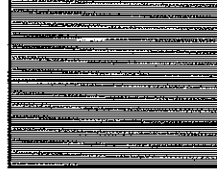
Models 5720, 5740, 5760
(295, 198, 496)

Flush Panel (FP) (F)



Models 5720, 5740, 5760
(298, 195, 495)

Microgroove (MG) (M)



Model 5740
(196)

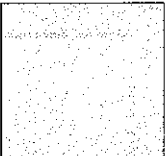
MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing	•	•	•
Warranty**	20-Year Limited	Limited Lifetime	Limited Lifetime

* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

** See full text of warranty for details.

2 Choose a color

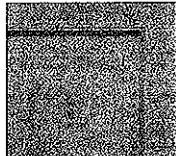
Painted finishes



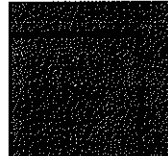
White



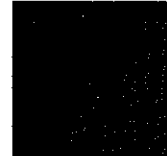
Almond



Desert Tan



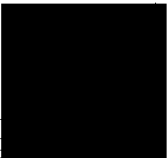
Sandstone



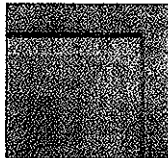
Terra Bronze



Brown



Hunter Green



Gray



Black

Actual colors may vary from brochure due to fluctuations in the printing process. **Always request a color sample from your Distributor for accurate color matching before ordering your door.**

Textured Wood Grain finishes



Golden Oak

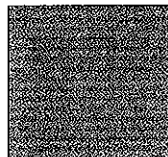


Walnut



Mission Oak

Modern Metallic finishes (shown on Microgroove panel)



Silver



Dark Bronze



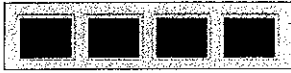
Black Frost

Thermacore® COLLECTION
Decorative Accents

Customize your door with windows

3 Choose a window style

Available on Standard, Flush and Vertical Short panels



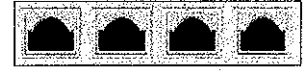
Clear Short



Ashton 1



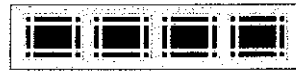
Cascade 1



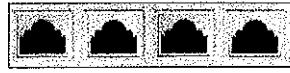
Cathedral 1



Madison 1



Prairie 1



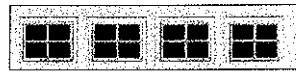
Ruston 1



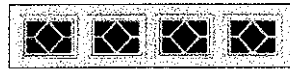
Sherwood 1



Stockford 1



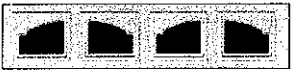
Stockton 1



Waterton 1



Williamsburg 1 (4pc)

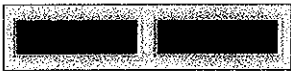


Winston 1



Williamsburg 1 (8pc)

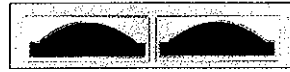
Available on Long, Flush, Vertical Long and Vertical Short panels



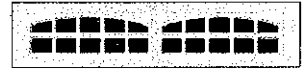
Clear Long



Ashton 2



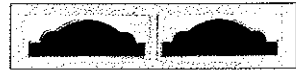
Cathedral 2



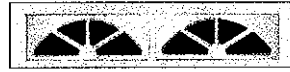
Cascade 2



Prairie 2



Ruston 2



Sherwood 2



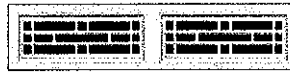
Somerton 2



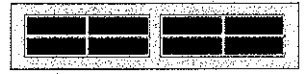
Stockbridge 2 3-Lite



Stockbridge 2 4-Lite



Stockford 2



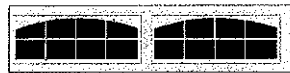
Stockton 2 4-Lite



Stockton 2 6-Lite



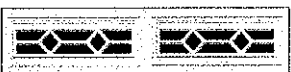
Stockton 2 8-Lite



Stockton 2 8-Lite Arch



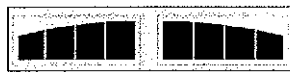
Stockton 2 12-Lite



Waterton 2



Williamsburg 2

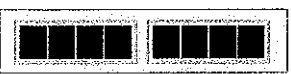


Wyndbridge 2

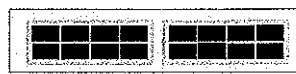


Williamsburg 2 (4 pc)

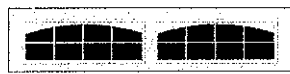
Carriage style window trim. Available on Model 5740, Standard and Flush panels only.



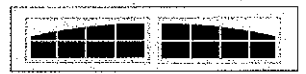
Stockbridge



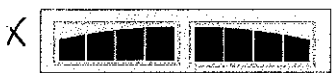
Stockton



Stockton Arch



Somerton

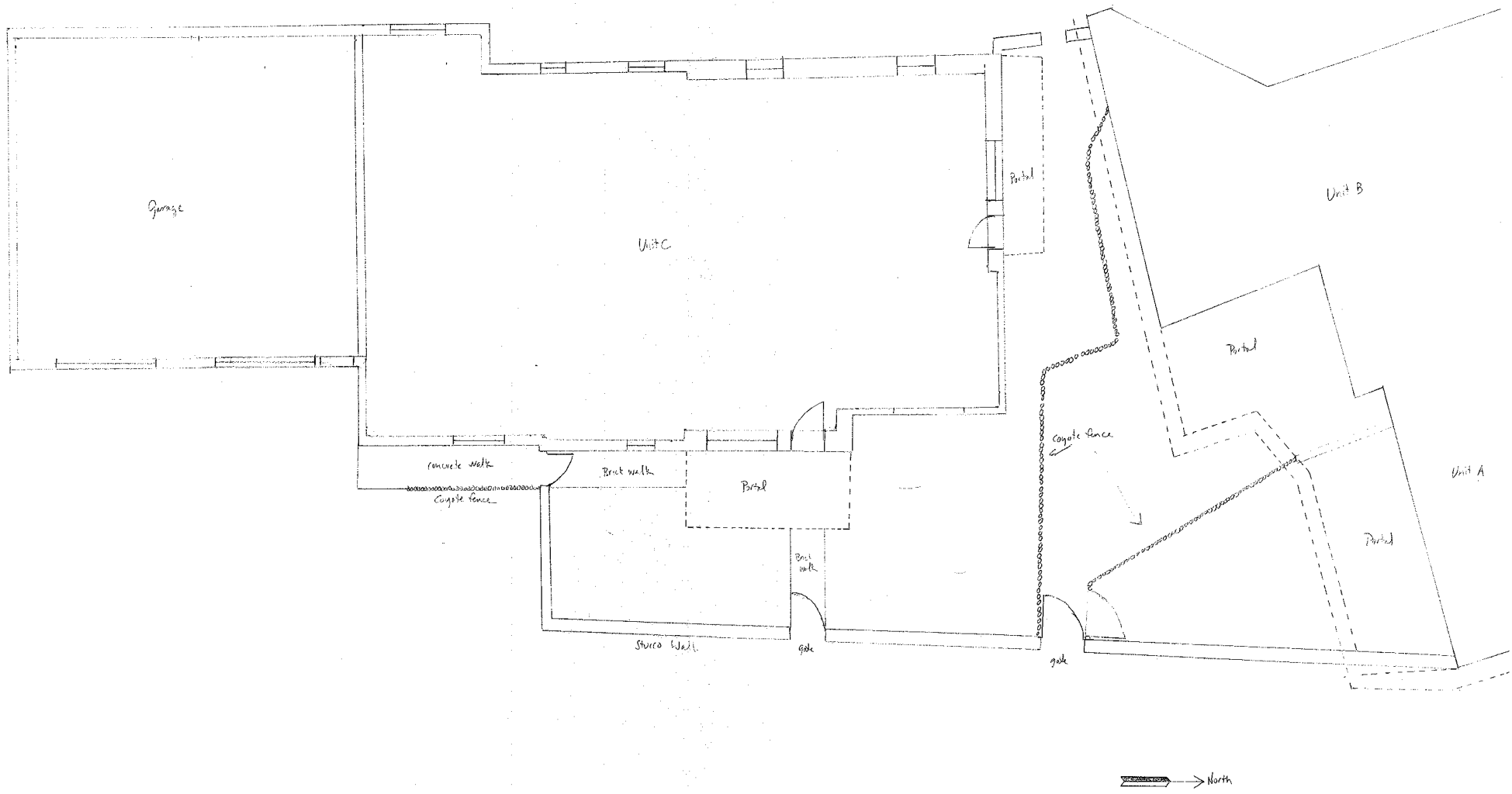


Wyndbridge Arch

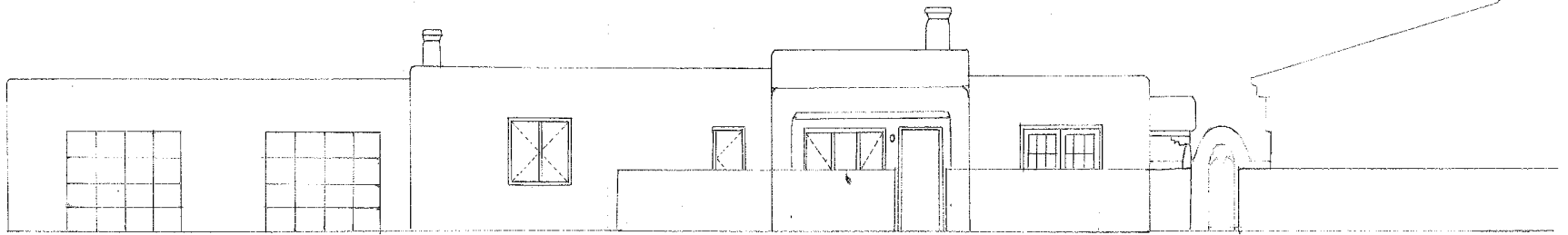
Available on Flush and Microgroove panels in Modern Metallic finishes only. Modern Metallic finishes cannot be paired with other window options.



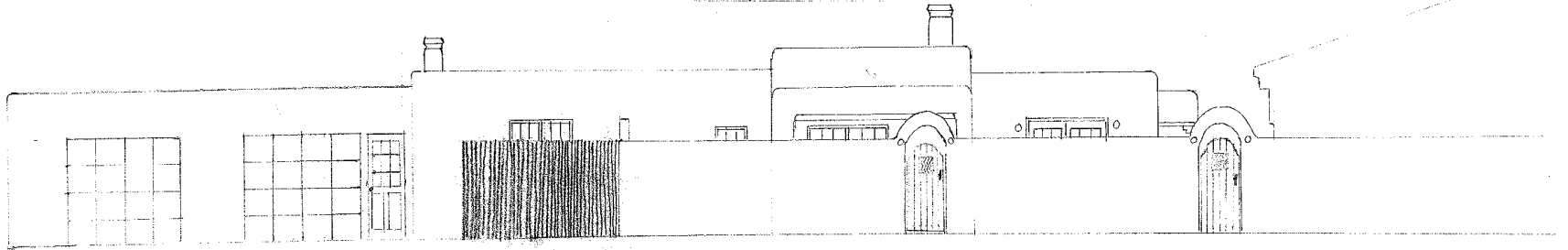
Narrow



512 Aquin Modern, Unit C			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:	
DATE: 7/15/12		REVISED:	
Detail Site Plan Proposed			25
DRAWING NUMBER:			01

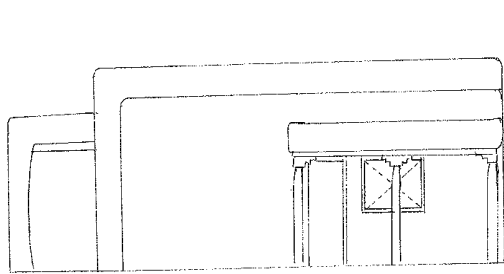


East Elevation

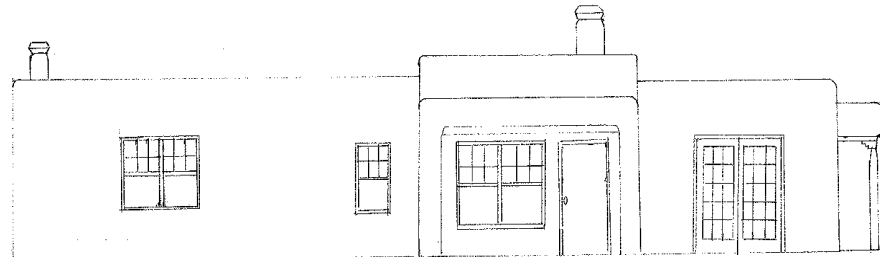


Proposed Replacement Garage Doors & Entrance door.

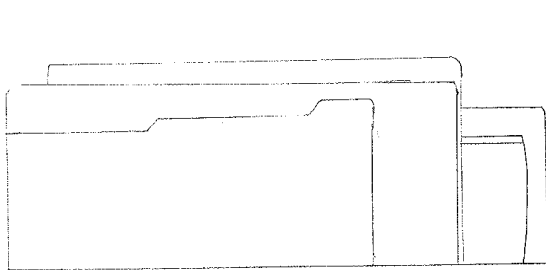
Proposed East Elevation
Raised Garden Wall & Concrete Fence & Gates



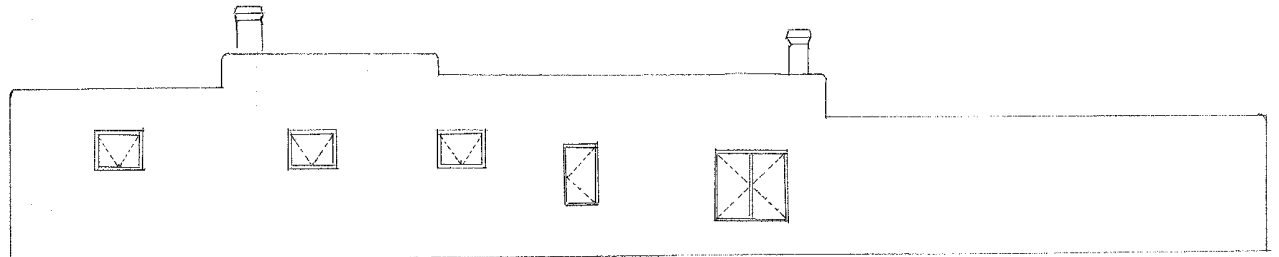
North Elevations



Proposed East Elevation
Replacement Windows & French Door

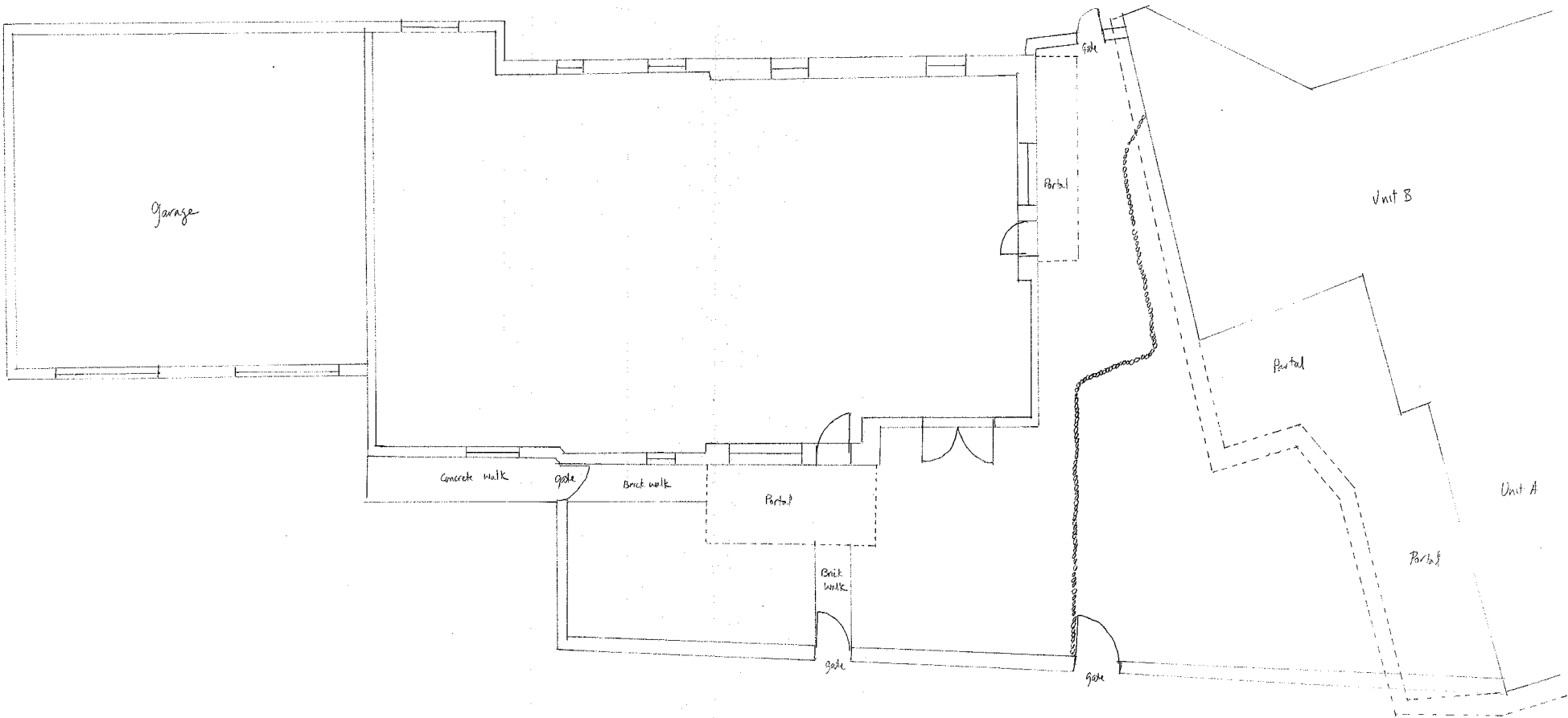


South Elevation



West Elevation

512 Acquin Road, Unit C		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 7/16/20	REVISIONS:	
Existing & Proposed Elevations		26
		02



512 Acacia Drive, Unit C			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DATE:	DRAWN BY:
9/20/00			
Existing Site Plan			27
DRAWING NUMBER			05



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Thomas Gifford, agent for Amany Meyer, owner, proposes to construct a new residential structure on a vacant lot and requests an allowance for additional due to a sloping site, per 14-5.2(D)(9)(c)(ii)(F).

Case number: **2020-002541-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **16 Montoya Circle**

OW – Amany Meyer 14 Montoya Circle, Santa Fe, NM 87501 amanyfan@aol.com

AP – Thomas Gifford 1709 Paseo de Peralta, Santa Fe, NM 87501 tom@tomsgifford.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER

N/A
new

YEAR OF CONSTRUCTION

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

None

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

Case # 2020-002541-HDRB

Address:

16 Montoya Circle

Historic Status:

New Construction

Historic District:

Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other (max allowable height calc)

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Color Board, Light Fixtures

STAFF RECOMMENDATION:

Staff finds that the proposed construction meets requirements of Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

A new structure is proposed for a level portion of a west-sloping hillside lot at 16 Montoya Circle. The site is in both the Downtown and Eastside Historic District and the Escarpment Overlay District. The lot is adjacent to the owner's existing main house and guesthouse at 14 Montoya Circle, both Spanish-Pueblo in style. The two properties form the northwest boundary of Montoya Circle and are perched on the hillside above an arroyo to the west.

The applicant wishes to construct a single-story structure described as a "pueblo-mission house-chapel". It is similar in form to Spanish-pueblo style with wall-dominated massing, flat roof, and parapets.

The house-chapel's front-facing façade resembles a church entry with double entry doors. Above the entry is a faux "Juliet" balcony with carved balusters and a guardrail. The parapet above the balcony will step up to the center point at 18'9", the maximum allowable height for this site. Its south-facing façade also has a set of double doors and includes a shallow, low-pitched standing seam metal overhang painted "Hawaiian Blue". Above the door entry on the south elevation is a round specialty window with a spoke and wheel light pattern. The round window will be simulated divided light color Sky Blue. The applicant has provided an exhibit showing the proposed round window's style and type. A door lintel detail depicted on the elevation sheet labeled Number 5.

The windows will be metal-clad simulated divided lights, color Sky Blue. The exterior doors will have exposed wood lintels, stained "Chestnut" with infill painted carving details. There will be two metal lined wood canals, stained with copper down spouts on the house's west side. Two entries will be covered with low slope metal shed roofs, color "Hawaiian Blue", covered with stained decking and corbels "Chestnut" in color. All portales will be painted "Extra White" and have color concrete paving, color "Dune". The electrical meter enclosure will be wood painted "Extra White". There will be two Spanish colonial style three-tiered punched tin light fixtures flanking each exterior door. Product information is in your packet.

The structure's retaining walls on its west, south, and north sides and mechanical enclosure wall will be stuccoed El Rey's "Buckskin". The northside entry courtyard wall will be 4'6". The yard walls and retaining walls will retain earth cuts and create a north entry courtyard and a private south living patio. All new pathways will be color concrete, or color concrete with a brick edge.

RELEVANT CODE CITATIONS:

14-5.2(A) (1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is

deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Sloping Sites:

14-5.2(D) (9) Height, Pitch, Scale, Massing and Floor Stepbacks

- (c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) All exterior walls of a building are painted alike. Stucco colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portals 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;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: 17 August 2020 Property Owner of Record: Amany Meyer-Fan Applicant/Agent Name: Thomas Gifford Architect, LLC / Tom Gifford Contact Person Phone Number: (505) 690 - 5898	Site Address: 16 Montoya Circle, Santa Fe, NM Proposed Construction Description: A new residential building (private chapel/guest house) and site improvements TOTAL ROOF AREA: 531 square feet
Zoning District: <u>R-21</u> Overlay: <input checked="" type="checkbox"/> Escarpment <u>Foothills</u> <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____ Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____ Terrain: <input type="checkbox"/> 30% slopes _____	Lot Coverage: <u>1</u> % <input checked="" type="checkbox"/> Open Space Required: <u>250</u> sf Setbacks: Proposed Front: <u>7'0</u> Minimum: _____ 2 nd Front? _____ Proposed Rear: <u>15'0</u> Minimum: _____ Proposed Sides: <u>L 5'0 R 5'0</u> Minimum: _____ Height: Proposed <u>14'0 and 20'0</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input checked="" type="checkbox"/> Regulated by Escarpment District Parking Spaces: Proposed <u>2</u> Accessible <u>n/a</u> Minimum: _____ Bicycle Parking**: Proposed: <u>n/a</u> Minimum: _____ ** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Thomas Gifford _____ [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Tom Gifford _____ 8.17.20
 SIGNATURE DATE

To Be Completed By City Staff: Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____ Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: _____ _____ REVIEWER: <u>Donna Wynant</u>	DATE: <u>8/20/20</u>
---	-----------------------------



25 August 2020

Historic Design Review Board
City of Santa Fe
Planning Division
Planning and Land Use Department
200 Lincoln Avenue
Santa Fe, New Mexico 87504

Dear Board Members,

I submit the enclosed application and attachments for review by the Historic Design Review Board meeting on September 22, 2020. The project submitted for your review is the Meyer House-Chapel located at 16 Montoya Circle located in the Downtown and Eastside Historic and Foothills Escarpment Districts. I worked with Ms. Angela Bordegaray for the pre-application site visit.

Project

Meyer House-Chapel, 16 Montoya Circle

Site Description

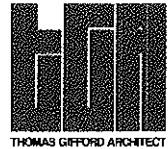
The project site is on vacant parcel Tract 2 which is 1.177 acres and located northwest of Montoya Circle. The existing parcel has no street frontage and is only visible from private property. It's accessed by a private dirt driveway that runs 200'0" northwest from Montoya Circle and also from a dirt road that rambles north from Palace Avenue to the tract. The site generally slopes downhill from east to the west with the western edge of the property ending in an arroyo with several "fingers" of low slope land. The site has juniper and pinon trees. There is an existing dirt and gravel access drive and parking area. The house-chapel was sited to best fit the topography with minimal impact. See attached drawings and photographs.

Project Description

HOUSE-The house-chapel is a single-story pueblo-mission style in the form of a northern New Mexican chapel. It will have a "flat" roof concealed by parapets, with a "stair-stepped" front parapet with a crucifix. It's 538 heated square feet with a small storage loft. The exterior walls will be El Rey "Buckskin" #106 stucco. The windows and doors are metal clad wood Anderson divided lite windows, color- "Sky Blue". The exterior doors will have exposed wood lintel, stained w/ Sherwin Williams, semi transparent stain, color- "Chestnut" #SW3524 with infill painted carving details. There will be two metal lined wood canals, stained with copper down spouts on the west side of the house. There are two entries will be covered with low slope metal shed roofs, MCBI, color- "Hawaiian Blue" covers with stained decking and corbels, Sherwin Williams, semi transparent stain, color- "Chestnut" #SW3524. All portals and patios will have color concrete paving, Davis Colors, "Dune" #6058. Above the front entry there will be a faux "Juliet" balcony with carved balusters and guardrail, painted, Sherwin Williams, color- "Extra White" #7006. There electrical meter enclosure will be wood and painted Sherwin Williams, color- "Extra White" #7006. There will be two Spanish colonial punched tin light fixtures on either side of each exterior door.

SITE- We propose to use CMU and stucco yard walls, retaining walls, and mechanical enclosure, color- El Rey "Buckskin" #106 stucco. The yard walls and retaining walls will retain earth cuts, make a north entry courtyard and a private south living patio. There is an existing gate at the access road which will remain. All site soils will be re-used on site, the construction areas will be removed and re-vegetated. All new pathways will be color concrete, or color concrete with brick edge. Finally, we will enhance the existing site landscape with new xeric landscape (trees, bushes, and annuals) served with an automatic drip irrigation system. These would be native plantings with low maintenance and water usage requirements.

THOMAS GIFFORD ARCHITECT
ARCHITECTURE | URBAN DESIGN
1709 Paso de Peralta
Santa Fe, New Mexico 87501
tel 505 690 5898
email TOM@THOMASGIFFORD.COM
WWW.THOMASGIFFORD.COM



Height

The Foothills Escarpment District allows 14'0 measured at the highest existing maximum grade at the building perimeter with an overall maximum height of 20'0. The new house is 13'3" and 16'9" respectively complies with City of Santa Fe Zoning, Historic and Escarpment District requirements.

I believe the proposed project outlined in this letter complies with all the provisions of the Historic Districts Ordinance. Please feel free to contact with me with any question, concerns or additional information. Thank you in advance for your time and consideration.

Sincerely,

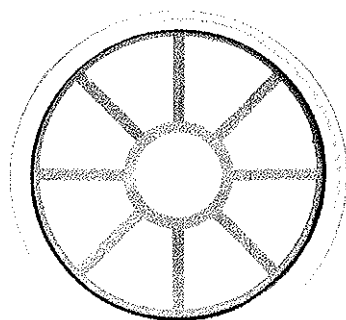
Thomas Gifford, AIA

Enck



18 September 2020

RE: Meyer House- Chapel, 16 Montoya Circle, Santa Fe, NM 87501, SIMULATED DIVIDED LIGHT WINDOWS



We are proposing Anderson E-Series speciality window, round with SDL grilles. Please note the attached window is not the correct color (jamb or grille) It is for illustrative purposes only.

Sincerely,

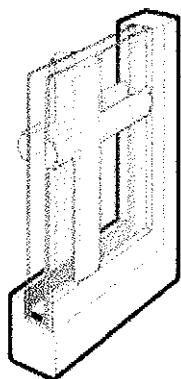
Thomas Gifford, AIA

Encl.



18 September 2020

RE: Meyer House- Chapel, 16 Montoya Circle, Santa Fe, NM 87501, SIMULATED DIVIDED LIGHT WINDOWS



We are proposing Anderson Simulated Divided Light (SDL) which have permanent exterior grilles and permanent or removable interior grilles with no spacer between the glass.

Sincerely,

Thomas Gifford, AIA

Encl.



16 Montoya Circle access from north



16 Montoya Circle access from south

Meyer House-Chapel, 16 Montoya Circle



14 and 16 Montoya Circle access



14 Montoya Circle Guesthouse



16 Montoya Circle view to east



16 Montoya Circle view to south



16 Montoya Circle view to west

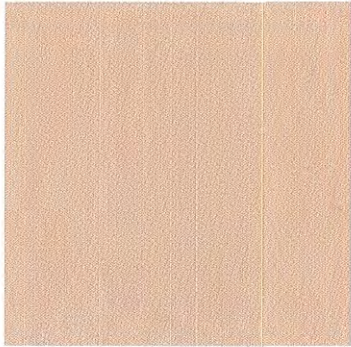


16 Montoya Circle view to north

Project HDRB Exterior colors

25 August 2020

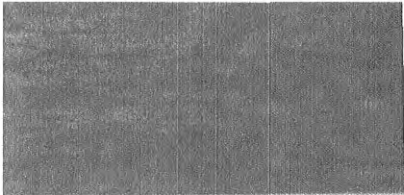
Meyer House-Chapel, 16 Montoya Circle



STUCCO El Rey, Color- "Buckskin" #106



DOORS AND WINDOWS Anderson, metal cladding, color- "Sky Blue"



STAIN Sherwin Williams, Semi-transparent Stain, Exposed wood, color- "Chestnut" #SW3524



METAL ROOF/TRIM, MCBI Metal Roof, color-"Hawaiian Blue"

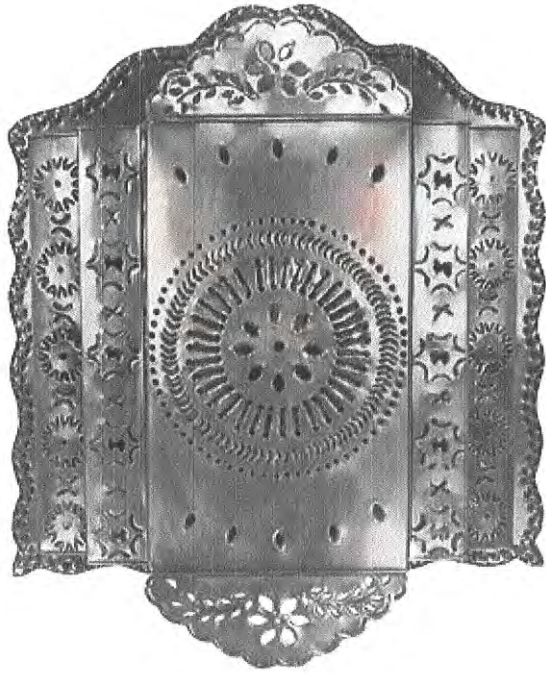
SW 7000
Extra White
Finish / Exterior
Location Number: 257 C1



PAINT, Sherwin Williams, color-"Extra White" #7006



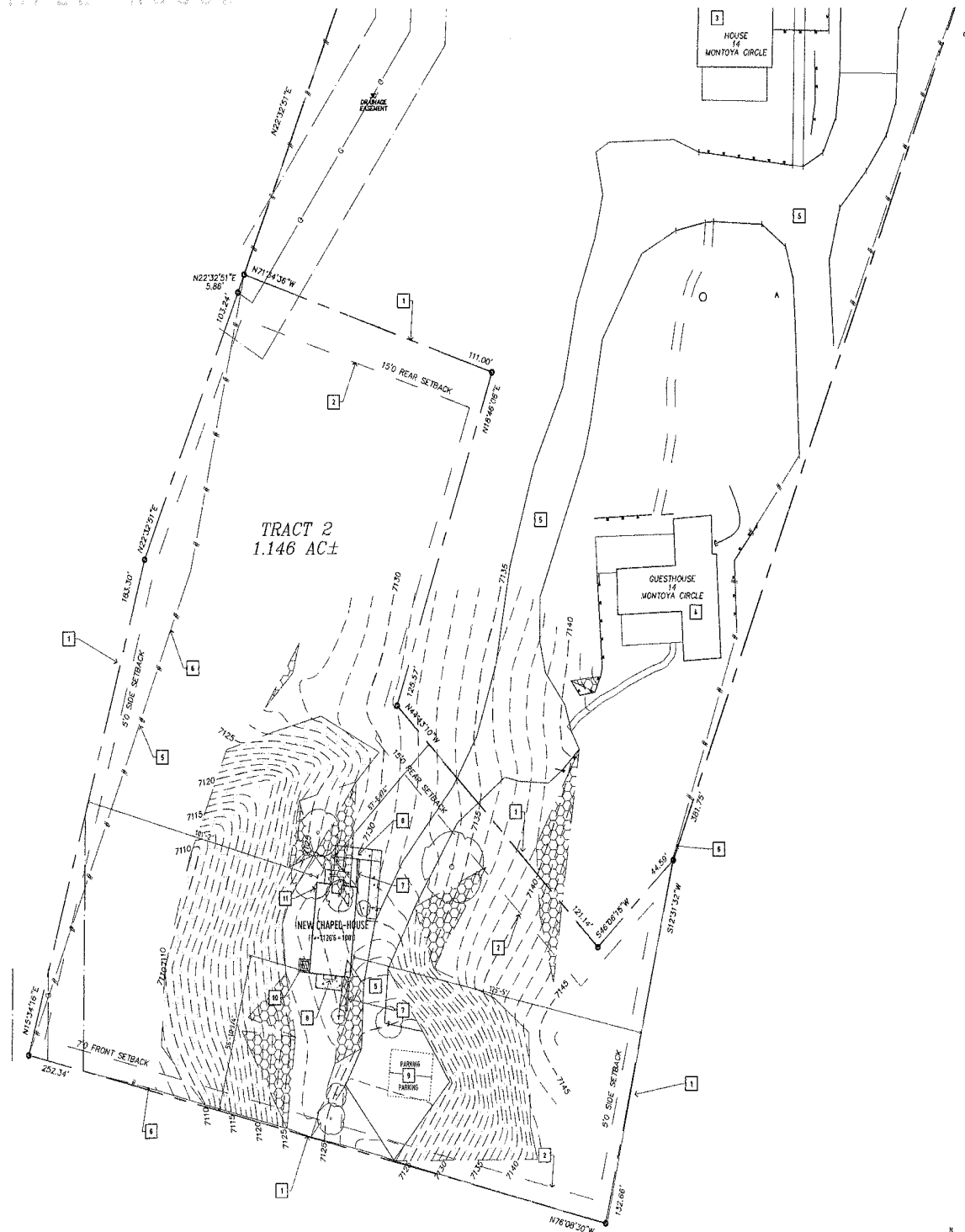
COLORR CONCRETE, Davis Colors, color-"Dune" #6058



[Click to enlarge](#)

EXTERIOR LIGHT Spanish Colonial, punched tin

MEYER CHAPEL-HOUSE



SITE KEY:

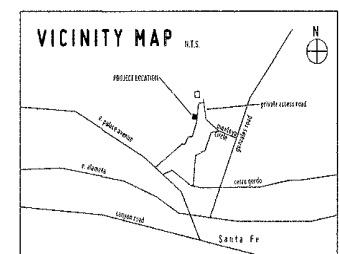
- NEW RESIDENCE, PORTALS AND CONCRETE
- NEW COLOR CONCRETE PORTAL, SIDEWALKS, INTERNAL COLOR
- NEW 4" T. COMPACTED BASE COURSE (CONCRETE W/ 3" T. 3/4" SAND FILL FROTH SPACES - SEE CHG. FOR ALL REQUIREMENTS)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- 0-20% SLOPE
- 20%-25% SLOPE
- 25%-35% SLOPE

SITE KEY NOTES:

- 11 PROPERTY LINE
- 12 SETBACK
- 13 EXISTING SINGLE FAMILY RESIDENCE
- 14 EXISTING GUESTHOUSE
- 15 EXISTING DRIVEWAY
- 16 EXISTING FENCE
- 17 MASONRY RETAINING WALL OR TYPHWALL, 4' 0" H., STUCCO FINISH
- 18 5" T. COLOR CONCRETE SAND FILL, SLOPE 1/8" / FT MINIMUM, #2 REBAR @ C.C. IN MID-SLAB, SAND FILL COMPACTED 20%.
- 19 PARKING AREA
- 20 MECHANICAL LINE (SHOWS) APPROXIMATE PASSEY WALL, STUCCO W/ 1/2" MID-SLAB, COLOR CONCRETE SLAB, SLOPE TO DRAIN
- 21 ELECTRIC METERS AND DISCONNECT

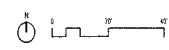


DATE: 18 SEPT 2020
 REVISION:
 SHEET TITLE: SITE PLAN



SITE GENERAL NOTES

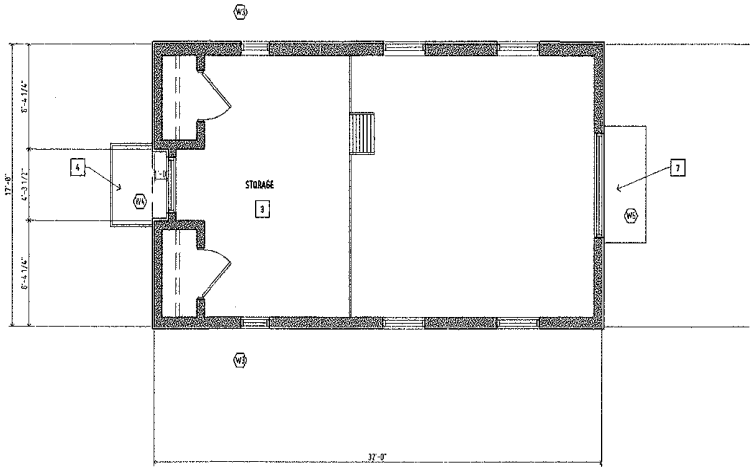
- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- B. SEE REFERENCE SHEETS FOR ADDITIONAL INFORMATION
- C. NOTES AND DIMENSIONS DESCRIBING OF LOTS, BOUNDARIES, DIMENSIONS, UTILITY, AND ACCESSORY OF WEST AND / OR EAST SIDING ARE DESCRIBED ON THIS PLAN ARE TAKEN FROM THE SURVEY PROVIDED BY THE SURVEYOR.
- D. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1403.1
- E. DRAINAGE SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1403.1
- F. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED. SEE LANDSCAPE PLANS FOR ALL REQUIREMENTS.



1 | SITE PLAN
 A_001

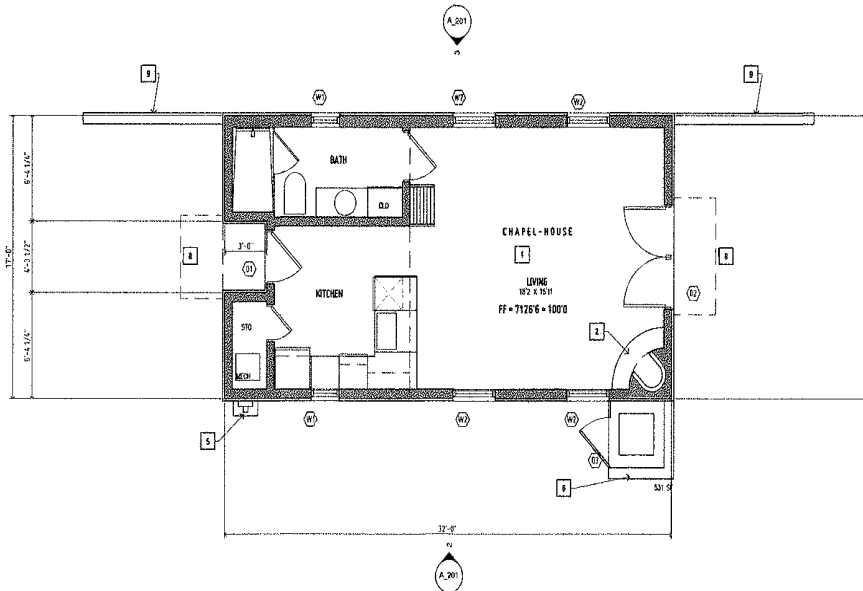
MEYER HOUSE-CHAPEL
 16 Montoya Circle, New Mexico 87501
 THOMAS GIFFORD ARCHITECT
 ARCHITECTURE URBAN DESIGN
 1100 1/2 AVENUE, SANTA FE, NEW MEXICO 87505
 TEL: 505.988.8888 FAX: 505.988.8889 WWW.TGAD.COM

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2 | CHAPEL - HOUSE STORAGE PLAN

A_101 | SCALE: 1/4" = 1'-0"



1 | CHAPEL - HOUSE GROUND FLOOR PLAN

A_101 | SCALE: 1/4" = 1'-0"

DOOR SCHEDULE												
SYM	NO	RM	SIZE	FINISHES	TYPE	DETAIL	FRM	GLD	SWG	FINISH	REMARKS	
			(WIDTH X HEIGHT)									
LD	LD01	LIVING	13'0" X 8'8"	1-3/4"	SINGLE CYRUSOL WOOD 4 PANEL		NO			STAIN CLAD	ANDERSON	LND
LD	LD02	LIVING	12'10" X 8'8"	1-3/4"	DOUBLE FINISH CLAD WOOD		NO			STAIN CLAD	ANDERSON	PRV/SH
DL	DL01	GATE	3'0" X 3'6"	1-3/4"	SINGLE WOOD 1 PANEL		NO			PT	PT	LND

WINDOW SCHEDULE												
SYM	NO	LOCATION	SIZE AND OPERATION	HGT	TYPE	DETAIL	FRM	GLD	SWG	FINISH	REMARKS	
			R X H									
WA	WA01	KITCHEN	2'0" X 3'6"	6'9"	GLAZ CASEMENT		YES			STAIN CLAD	ANDERSON	L.G., LOW-E, SOL. SCREEN COLOR - SKY BLUE
WA	WA02	LIVING	3'0" X 7'2" W/ 3'0" X 1'10" TRANSOM	6'9"	GLAZ DOUBLE HUNG - FIXED		YES			STAIN CLAD	ANDERSON	L.G., LOW-E, SOL. SCREEN, COLOR - SKY BLUE
WA	WA03	BATH	2'0" X 7'0"	7'3"	GLAZ AWING		YES			STAIN CLAD	ANDERSON	L.G., LOW-E, SOL. SCREEN, COLOR - SKY BLUE
WA	WA04	BATH	2'4" X 4'0"	4'6"	GLAZ AWING		YES			STAIN CLAD	ANDERSON	L.G., LOW-E, SOL. SCREEN, COLOR - SKY BLUE
WB	WB01	LIVING	4'0" DIAMETER	1'10"	GLAZ FIXED		YES			STAIN CLAD	ANDERSON	L.G., LOW-E, SOL. COLOR - SKY BLUE

WALL KEY

EXTERIOR WALL - TRADITIONAL STUCCO SYSTEM
 1" RIGID INSULATION, W/ 3/4" SHEATHING,
 2X6 STUDS @ 16" O.C., 1/2" GYPSUM BOARD,
 INSULATION, 1/2" GYPSUM BOARD, PAINT

KEY NOTES

- 1 NEW SINGLE FAMILY RESIDENCE
- 2 FIREPLACE
- 3 STORAGE LOFT
- 4 WOOD "DUELT" BALCONY W/ BALUSTERS, PAINT
- 5 ELECTRICAL METER WITH ENCLOSURE
- 6 HVAC CONDENSER W/ 12" VENT AND 3' X 16" CMU YARDWALL ENCLOSURE WITH METAL GATE
- 7 WOOD DOOR OVERHANG W/ METAL ROOF
- 8 PAINT, CO. OR COLOR MATCH, SLOPE 2% AWAY FROM BUILDING
- 9 CMU RETAINING WALL, STUCCO, 4" H.



DATE: 18 SEPT 2020
 REVISION: [initials]
 SHEET TITLE: FLOOR PLAN

MEYER HOUSE - CHAPEL
 16 Montoya Circle, New Mexico 87501
 THOMAS GIFFORD, ARCHITECT
 ARCHITECTURE URBAN DESIGN
 1135 SAN ANTONIO AVENUE, SUITE 100, ALBUQUERQUE, NM 87102
 TEL: 505.263.8888 FAX: 505.263.8889 WWW.TGADGROUP.COM

GENERAL NOTES

ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING OR CONCRETE

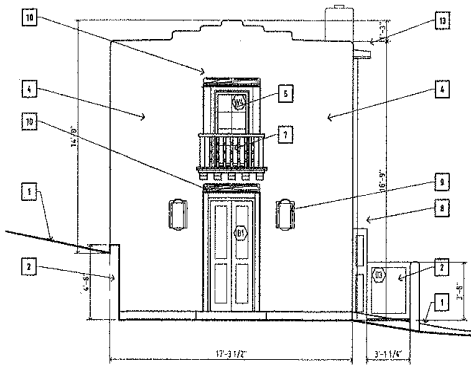
ELEV KEY NOTES

- 1 EXISTING AND FINISH GRADE
- 2 EXH YARD WALL, STUCCO
- 3 WOOD METEOR ENCLOSURE, PAINT
- 4 STUCCO SYSTEM, TRADITIONAL STUCCO, REFER TO ELEVATION NOTES FOR ALL REQUIREMENTS, EL #1616 "ROCKSPOT"
- 5 METAL CLAD WOOD WINDOW, AMERSON W/ DIVIDER LITES, COLOR "SKY BLUE"
- 6 METAL CLAD WOOD DOOR, AMERSON W/ DIVIDER LITES, COLOR "SKY BLUE"
- 7 WOOD RAILCANT W/ BALLUSTERS AND CORBELS, PAINT, SHERWIN WILLIAMS, "EXTRA WHITE"
- 8 WOOD METEOR ENCLOSURE, PAINT, SHERWIN WILLIAMS, "EXTRA WHITE"
- 9 EXTERIOR LIGHT FIXTURE, SPANISH COLUMNAL - THREE TIER, FINISHED TIE
- 10 EXPOSED WOOD LINTEL, CARVE, STAIN AND PAINT CARVING
- 11 DOOR COVER, WOOD W/ CORBELS, STANDING SEAM, METAL ROSE, WOOD COLOR - "SHAWAN BLUE"
- 12 -
- 13 METAL LINEL, COPPER, WOOD CARVE WITH DOWNSPOUT, COPPER

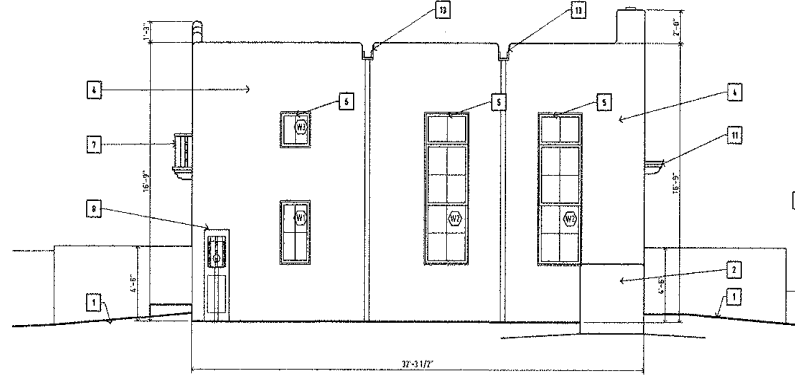


DATE: 18 SEPT 2020
 REVISION: 02/20/20
 01/20/20
 01/20/20
 01/20/20

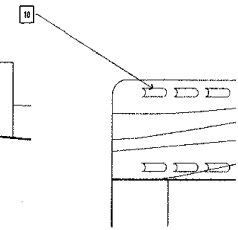
SHEET TITLE: ELEVATIONS



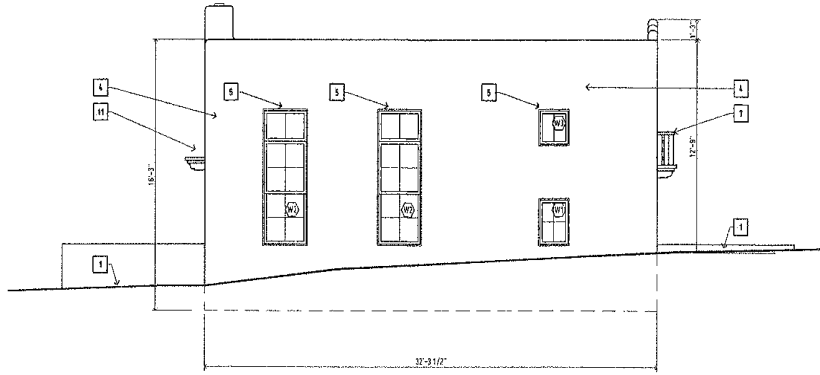
1 | CHAPEL - HOUSE NORTH ELEVATION
 A_201 | SCALE: 1/4" = 1'0"



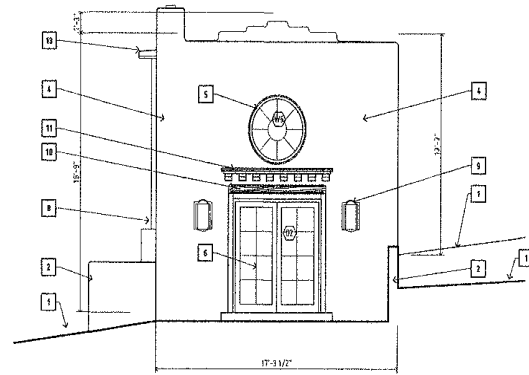
2 | CHAPEL - HOUSE WEST ELEVATION
 A_201 | SCALE: 1/4" = 1'0"



5 | DOOR LINTEL DETAIL
 A_201 | SCALE: 1/4" = 1'0"



3 | CHAPEL - HOUSE EAST ELEVATION
 A_201 | SCALE: 1/4" = 1'0"



4 | CHAPEL - HOUSE SOUTH ELEVATION
 A_201 | SCALE: 1/4" = 1'0"

ELEV NOTES

- A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
- B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
- C. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (CARCASS) UNLESS NOTED
- D. STUCCO WALL SYSTEM - THREE COAT STUCCO SYSTEM, TRADITIONAL, EXTERIOR FINISH, PRIME BASE STUCCO COAT WITH FIBERGLASS REIN. CONTINUOUS, SELF-FINISHING WHITE LATEX 1" BRIDE WILLIAMS, ELASTIC FLEX, 75% STUCCO WRAP OVER TYPE 1/2" BRIDE WRAP
- E. FINISH COLOR
- F. STUCCO - TRADITIONAL EL #1616 "ROCKSPOT"
- G. WINDOW/DOOR CLADDING - AMERSON "SKY BLUE"
- H. STAIN - SHERWIN WILLIAMS, 35% TRANSPARENT NEW 3572 "DARK VAN BRUSH"
- I. PAINT - SHERWIN WILLIAMS ADVANTUS "EXTRA WHITE"

MEYER HOUSE - CHAPEL

16 Montoya Circle, New Mexico 87501
 THOMAS GIFFORD ARCHITECT
 ARCHITECTURE URBAN DESIGN
 1155 W. 16TH STREET, TUCSON, AZ 85710
 INFO@TGAD.COM TMC@TGAD.COM



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Joanne McClauerty, owner, proposes to construct an addition on a non-contributing structure.

Case number: **2020-002635-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **1290 Lejano Lane Unit A**

OW /AP -- Joanne McClauerty P.O. Box 8680, Santa Fe, NM 87504 foxglovesantafe@aol.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS:

North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER

NA

YEAR OF CONSTRUCTION

1990

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

None

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

X263

Case # 2020-002635-HDRB

Address: 1290 A Lejano Lane
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1290 A Lejano Lane is a single-story residence listed as non-contributing to the Downtown and Eastside Historic District. It was built in 1990 and is approximately 1,400 square feet, with one bedroom and one bathroom. The house is Spanish Pueblo style. It has a flat roof, appears wall-dominated and is stuccoed an earth tone. An existing garage is heated and has one oversized large garage door. It is used as a studio. The house is located south of the main house fronting Lejano Lane. It is not publicly visible. This proposal is before the board because it is an addition to an existing house in the Downtown and Eastside Historic District.

The applicant wishes remodel by converting the existing east-facing garage to living space and add a two-car garage to the southeast corner of the house along with a small storage room on south elevation. The height of the addition will be 11'6". The entrance from the addition into the home will be on the interior wall of the storage room, so no new door will be necessary. The home's main entrance and portal remain the same. New windows and trim will match existing for the bedroom, storage room, and garage. The garage addition will match the existing single-level Spanish-Pueblos style architecture and stucco, "Oak Creek". There are no other changes proposed.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) All exterior walls of a building are painted alike. Stucco colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portals 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;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

From: foxglovesantafe@aol.com,
To: asbordegarary@santafenm.gov,
Subject: Re: 1290-A LEJANO LANE (PRELIMINARY REVIEW 8/5/20)
Date: Wed, Aug 12, 2020 5:14 pm

Description of project for 1290 A Lejano Lane -

My home was built in 1990, not visible from the street. It is approx. 1,400 sq ft, 1 bedroom and 1 bath. 500 of that is heated studio/ garage which has 1 oversized garage door. To update this residence, I am removing the garage door and converting this space to a bedroom, adding a window to match the existing windows. It shares a wall with the existing bathroom, so it will be easy to add a 3/4 bath to that interior wall.

I am adding an attached 2 car garage with a single, oversized garage door, 3 windows along the back appropriate for a garage and an attached small storage room with a window. The entrance from this addition into the home will be on the interior wall of the storage room, so no new exterior door will be necessary. The main entrance and portal remains unchanged.

Since I want to keep all existing windows, I will match as closely as possible the new windows for the bedroom, storage room and garage. The garage addition will match the existing single level pueblo style architecture and stucco, which is the traditional adobe color redone in the last 2 years.

I consulted with the City of Santa Fe land use department at the inception of this project and learned I am currently at 12% lot coverage, and therefore have plenty of room for the build and meet setback requirements.

My intention for this remodel and garage addition is simply to beautify and improve efficiency of an existing home in a lovely neighborhood that I intend to keep for a long time, with a much needed update.

Thank you very much for your consideration,

Joanne McClagherty
505-660-1495

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

From: BORDEGARAY, ANGELA S. <asbordegarary@santafenm.gov>
To: Joanne McClagherty <foxglovesantafe@aol.com>
Sent: Wed, Aug 12, 2020 8:35 am
Subject: RE: 1290-A LEJANO LANE (PRELIMINARY REVIEW 8/5/20)

Joanne,

Thank you for your email and attachments.

I will review and get back to you as soon as I can. If you haven't already done so, please provide a proposal letter that describes your project, what you are proposing with details such as architectural style (e.g. matches style of house), materials, finishes, colors, etc.?

If you have done so already, please re-send to me at this email address.

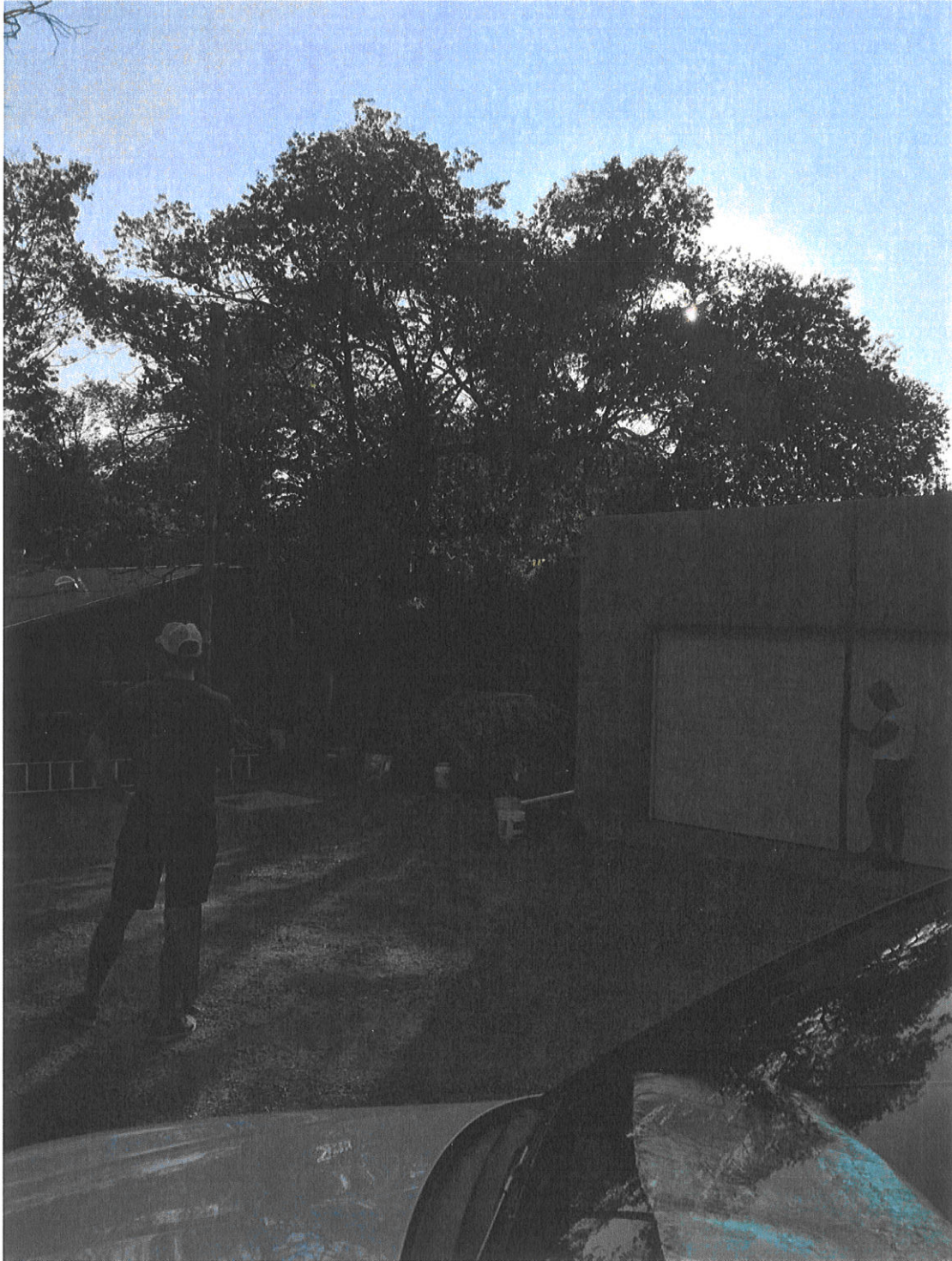
I appreciate your patience in this process. Since we are all working remotely, the teamwork is a little trickier!

Thank you,
Angela

Angela Schackel Bordegaray
Senior Planner
Historic Preservation Division
City of Santa Fe, New Mexico
Phone: (505) 955-6127
Email: asbordegaray@santafenm.gov



1290 A Lejano Lane Existing Structure Portal



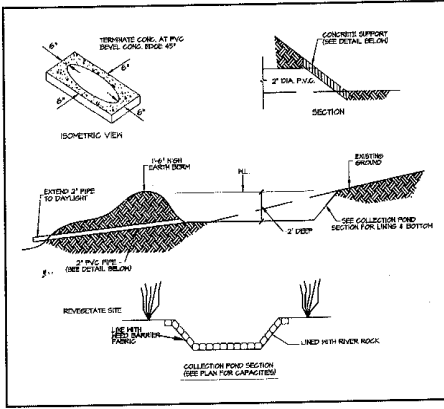
1290 A Lejano Lane North Elevation



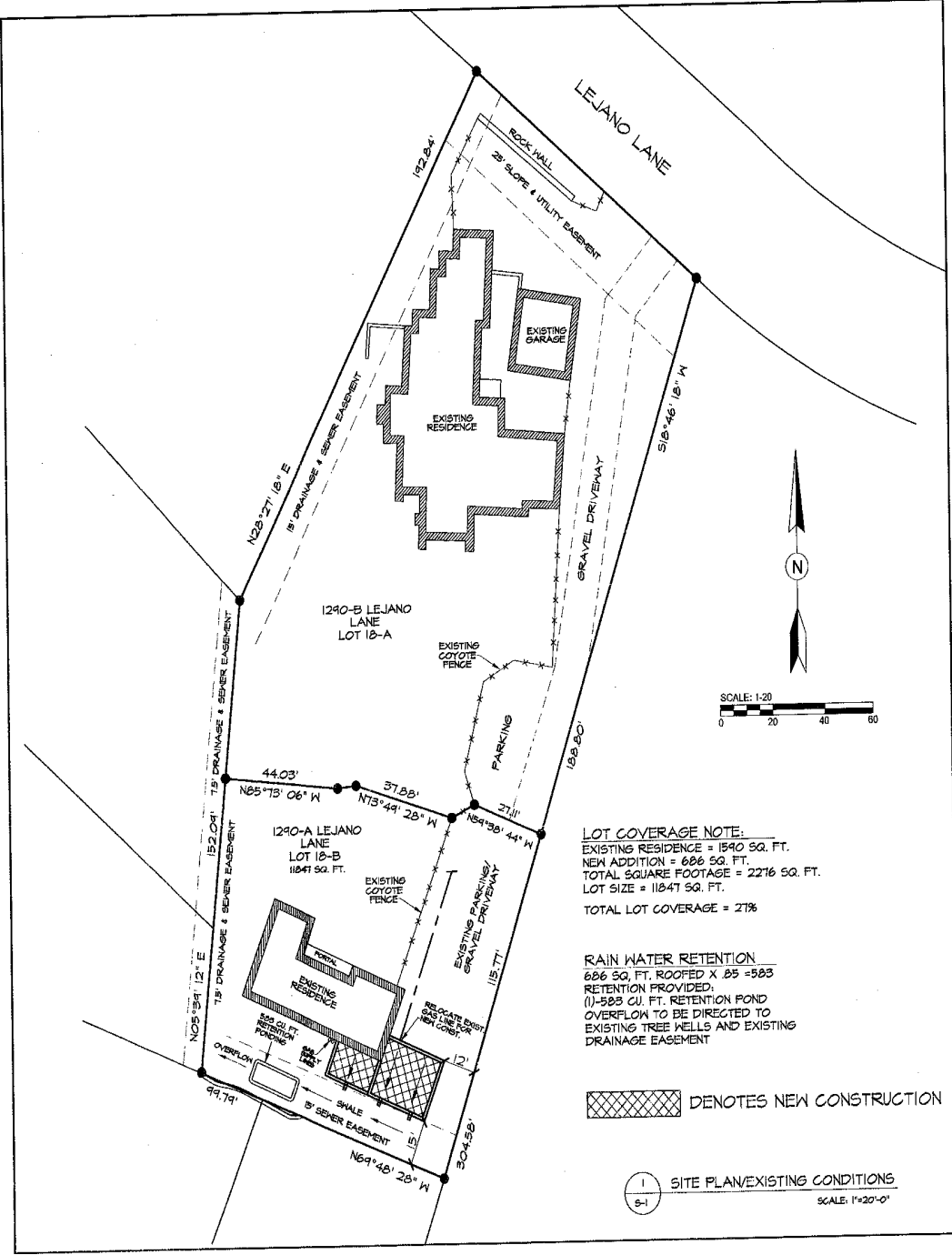
1290 A Lejano Lane East Elevation



NEW GARAGE / STORAGE AND REMODEL FOR JOANNE McCLAUGHTY
LOCATED AT 1290-A LEJANO LANE,
 SANTA FE NEW MEXICO 87501



RAINWATER RETENTION POND DETAIL



LOT COVERAGE NOTE:
 EXISTING RESIDENCE = 1590 SQ. FT.
 NEW ADDITION = 606 SQ. FT.
 TOTAL SQUARE FOOTAGE = 2276 SQ. FT.
 LOT SIZE = 11841 SQ. FT.
 TOTAL LOT COVERAGE = 21%

RAIN WATER RETENTION
 606 SQ. FT. ROOFED X .85 = 503
 RETENTION PROVIDED.
 (1)-503 CU. FT. RETENTION POND
 OVERFLOW TO BE DIRECTED TO
 EXISTING TREE WELLS AND EXISTING
 DRAINAGE EASEMENT

 DENOTES NEW CONSTRUCTION

 **SITE PLAN/EXISTING CONDITIONS**
 SCALE: 1"=20'-0"

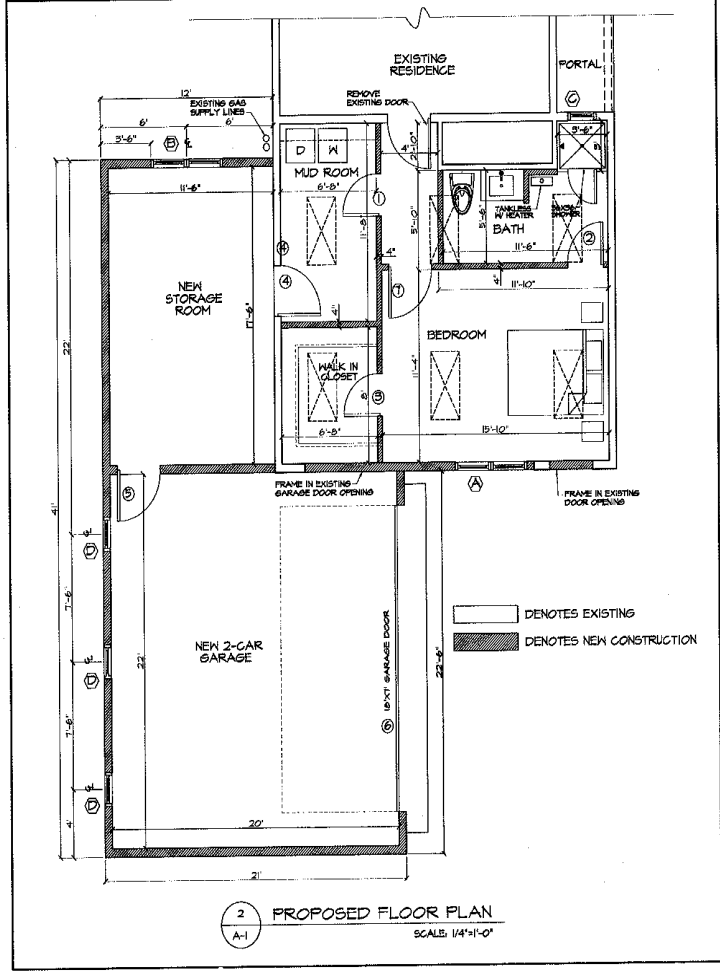
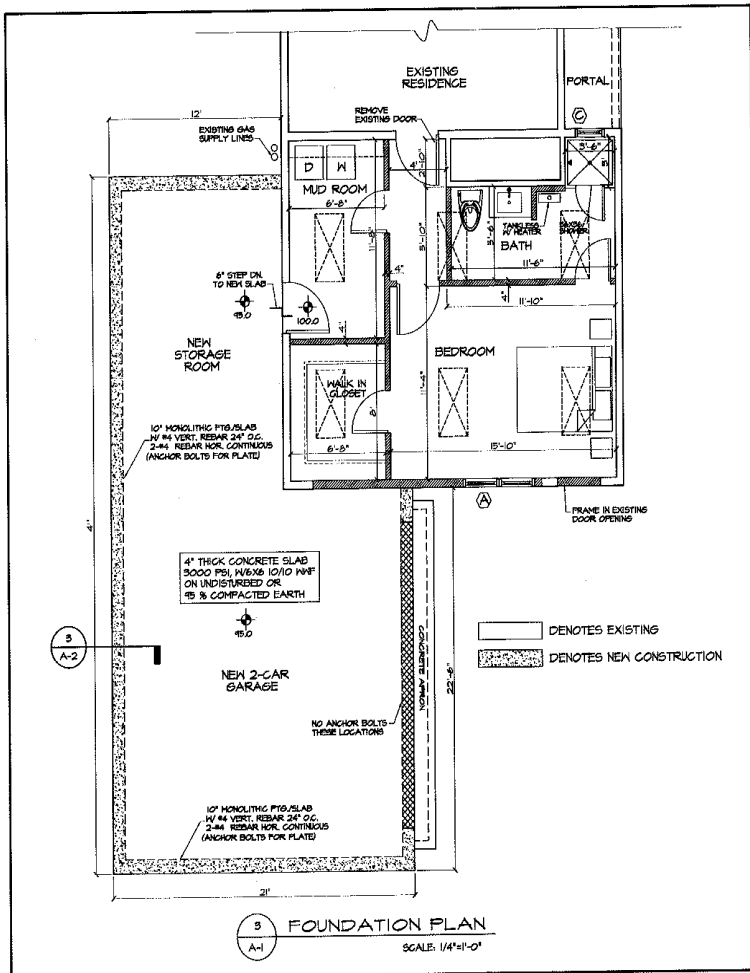
FINAL FOR PERMIT 9/17/2020

NO.	REVISIONS

DRAWN BY: J.V.G.
 DATE: 09/07/20
S-1
 SITE PLAN/ TERRAIN/ UTIL.



NEW GARAGE / STORAGE AND REMODEL FOR JOANNE McCLAUGHERTY
 LOCATED AT 1290-A LEJANO LANE,
 SANTA FE, NEW MEXICO 87501



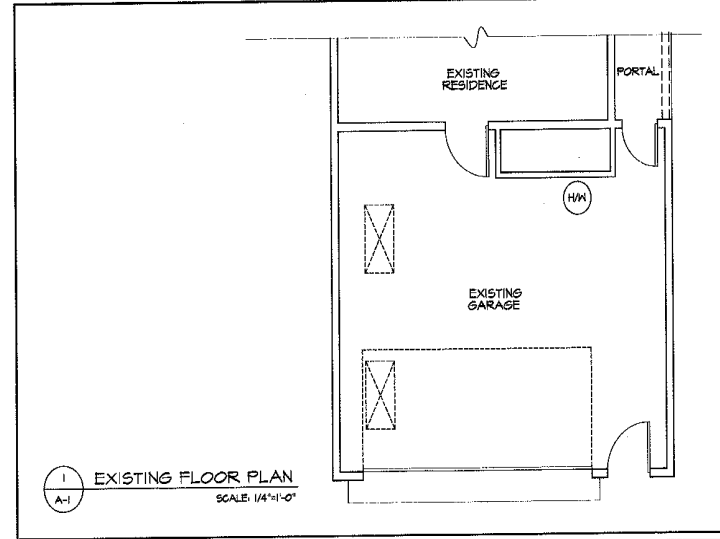
DOOR SCHEDULE

DR. NO.	LOCATION	DESCRIPTION	SWING	FINISH	CATALOG NO.
①	MUDROOM	3'-0"X6'-8" WOOD INTERIOR	L/H	STAINED	BY MANUFACTURER
②	BATH	3'-0"X6'-8" WOOD INTERIOR	R/H	STAINED	BY MANUFACTURER
③	WALK IN CLOSET	2'-6"X6'-8" WOOD INTERIOR	L/H	STAINED	BY MANUFACTURER
④	STORAGE/MUD RM.	3'-0"X6'-8" WOOD INTERIOR	R/H	STAINED	BY MANUFACTURER
⑤	GARAGE	3'-0"X6'-8" STEEL CLAD FIRE R.T.D.	R/H	PAINTED	BY MANUFACTURER
⑥	GARAGE	18'X7' STEEL GARAGE DOOR	N/A	PAINTED	BY MANUFACTURER
⑦	BEDROOM	3'-0"X6'-8" WOOD INTERIOR	R/H	STAINED	BY MANUFACTURER

WINDOW SCHEDULE

WIN. NO.	LOCATION	DESCRIPTION	COLOR	FINISH	CATALOG NO.
(A)	BEDROOM	60"X60" PELLA (CSMT. EGRESS)	MATCH EXIST.	CLAD	BY MANUFAC. (PELLA)
(B)	STORAGE	60"X60" PELLA (CASEMENT)	MATCH EXIST.	CLAD	BY MANUFAC. (PELLA)
(C)	SHOWER	24"X24" PELLA (AWNING)	MATCH EXIST.	CLAD	BY MANUFAC. (PELLA)
(D)	GARAGE	24"X24" PELLA (FIXED)	MATCH EXIST.	CLAD	BY MANUFAC. (PELLA)

(ALL WINDOW UNITS ARE LOW-E INSULATED PELLA UNITS UNLESS OTHERWISE NOTED)



FINAL FOR PERMIT 9/17/2020

REVISIONS:

DRAWN BY: J.V.G.

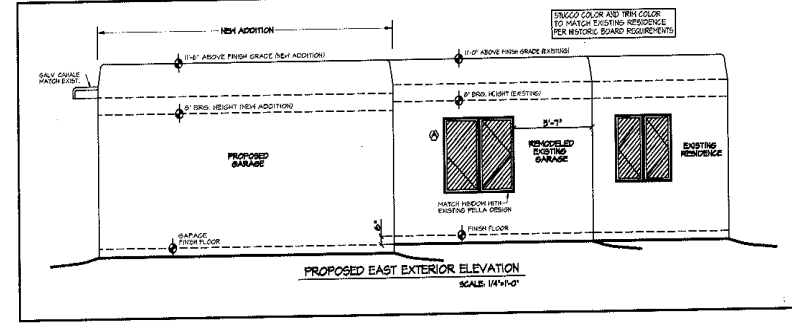
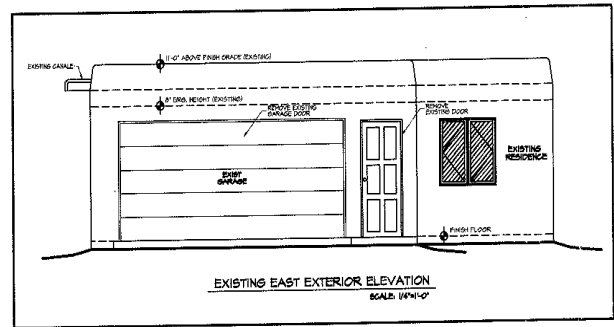
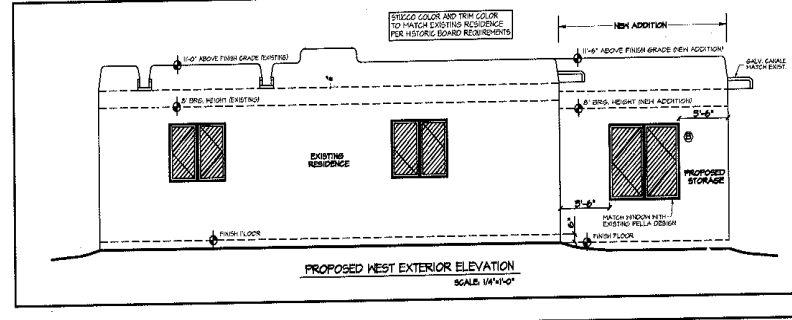
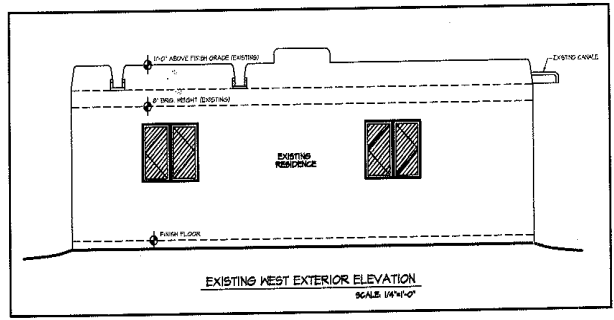
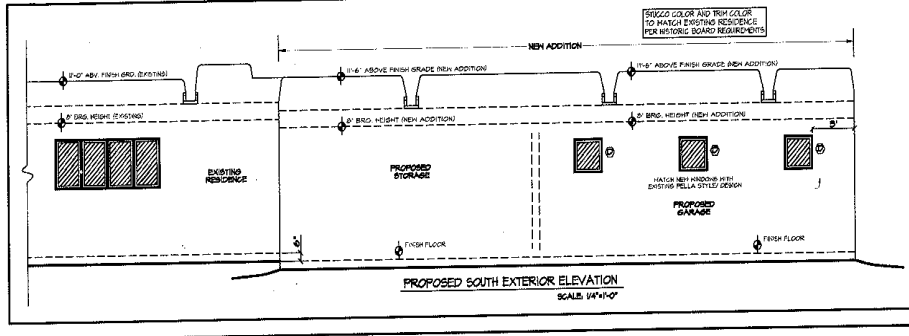
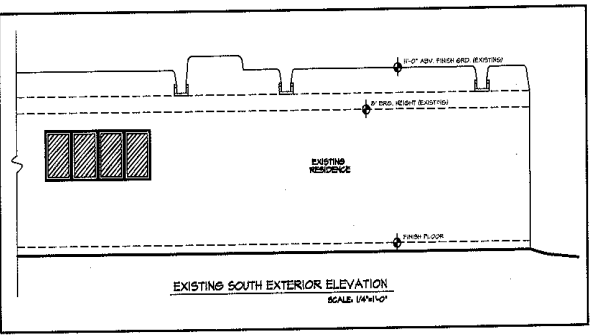
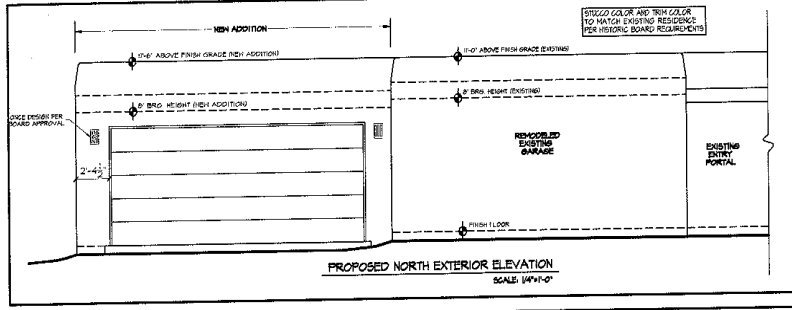
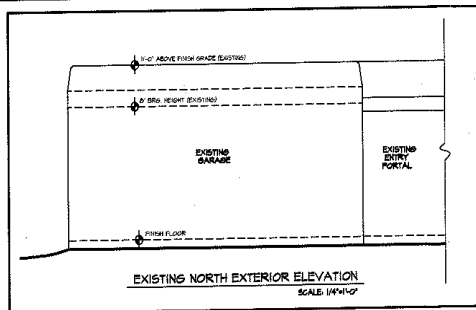
DATE: 10/12/2020

A-1

PROPOSED FLOOR PLAN



**NEW GARAGE / STORAGE AND REMODEL FOR JOANNE McCLAUGHERTY
 LOCATED AT 1290-A LEJANO LANE,
 SANTA FE NEW MEXICO 87501**



EXTERIOR ELEVATIONS
 SCALE: 1/4"=1'-0"

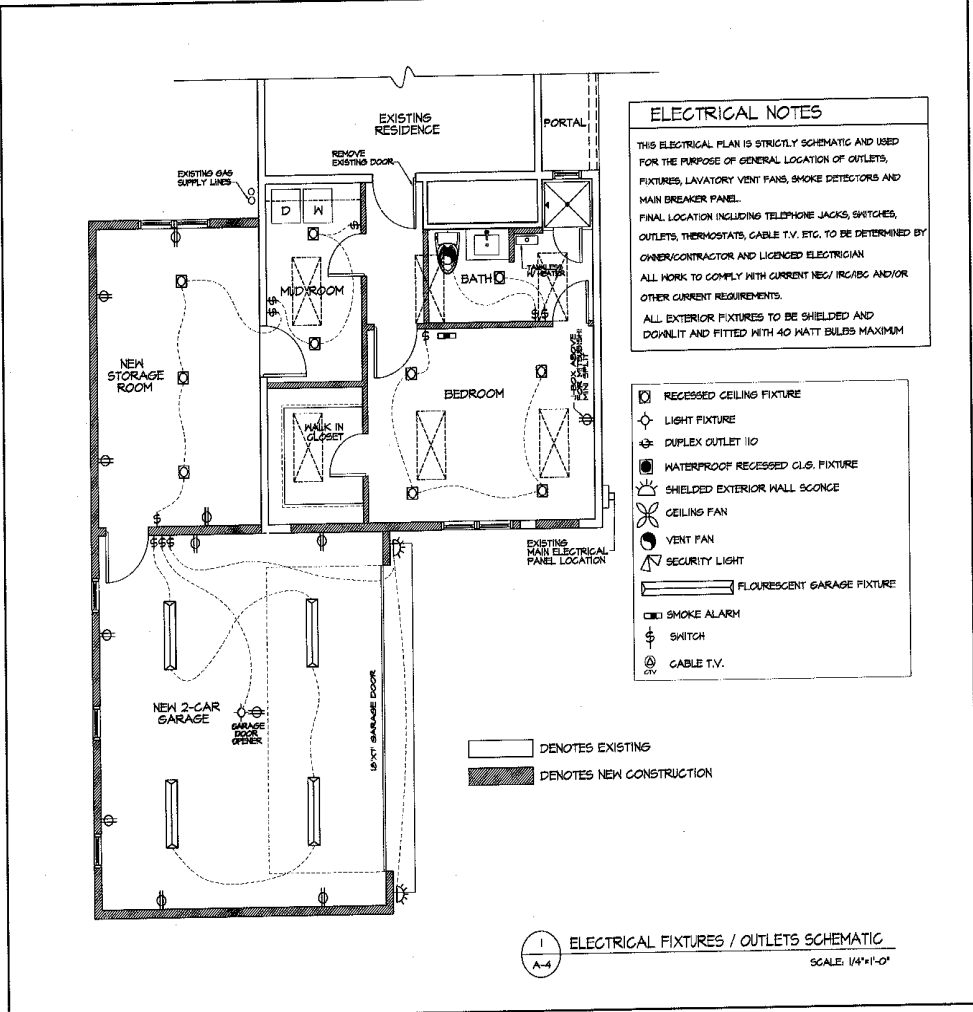
FINAL FOR PERMIT 9/17/2020

REVISIONS:
 DRAWN BY: JVG
 DATE: 10/10/20

A-4
 EXTERIOR ELEVATIONS



**NEW GARAGE / STORAGE AND REMODEL FOR JOANNE McCLAUGHERTY
 LOCATED AT 1290-A LEJANO LANE,
 SANTA FE NEW MEXICO 87501**



FINAL FOR PERMIT 9/17/2020

REVIEWS
 DRAWN BY: J.V.G.
 DATE: 7/7/2020

A-4
 ELECTRICAL SCHEMATIC



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Daniel Strongwater, applicant/owner, proposes to Add a skylight, replace shingles, replace windows and doors, construct a patio and wall and other minor changes to a contributing structure and applies for an exception to construct less than 10 feet from a primary façade, per 14-5.2(D)(2)(c).

Case number: **2020-002610-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **225 East Marcy Street**

OW /AP -- Daniel Strongwater 806 Don Gaspar Avenue, Santa Fe, NM 87505 dan.strongwater@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002610-HDRB

Address: 225 East Marcy Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

225 East Marcy Street is a structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1914 in Bungalow style of brick with shingled gables and has an essentially rectangular shape except for a non-historic addition on the northwest corner. On August 25, 2020 the Historic Districts Review Board designated the south and east facades contributing.

The applicant now proposes the following changes:

1. Install a 2 by 6 foot skylight on the north slope of the roof. This is not a primary façade;
2. Replace the asphalt shingles on the west and east facades with cedar shake, in keeping with the original design;
3. Replace non-historic windows under the gables on the west and east façades;
4. Install storm windows on historic windows on the east, south and west façades;
5. Replace non-historic doors on the south and north facades. New doors will be aluminum clad white with divided light window patterns;
6. Remove all security screens on the windows;
7. Remove the non-historic rock wall in the north-east corner of the property;
8. Construct a patio addition to the north of the structure, including a 3 foot high plastered CMU wall that will be in line with and will adjoin the primary east façade. An exception to section 14-5.2(d)(2)(d) is requested to build an addition less than 10 feet back from a primary façade. The primary reason given for this request is safety. Electric and gas boxes are located on the north wall directly adjacent to the corner of the structure. As the north patio will be for commercial use with frequent foot-traffic, it is necessary to hinder foot-traffic past these boxes and direct it around the wall instead.

EXCEPTION CRITERIA:

Exception to 14-5.2(D)(2)(d): Staff request an exception to construct an addition set less than 10 feet back from a primary façade.

(i) Do not damage the character of the district:

Applicant Response:

The patio has been designed to harmonize with the architectural style, proportions and materials of both the building and other prairie/bungalow style buildings in the downtown historic district. A stucco wall will surround the patio and abut the North side of the E facade to mimic the condition on the South side where the front porch extends from the facade in white stucco. By connecting the original building to the 1991 addition, the patio unites the two returning the massing of the structures on the property to something more akin to the original building plan. The patio provides an unobtrusive and elegantly integrated ADA access route, and reclaims a

large portion of the North yard for usable space, as it was originally, rather than a paved asphalt parking lot. It creates a community gathering space in the downtown BCD, which has been a 225 E Marcy St 2 of 9 place of gathering for centuries. Through these changes, the patio increases the positive historical character of the district and returns the building to a more harmonious state.

Staff Response:

Staff agrees with this response. If the goal is to differentiate visually the contributing façade and the new wall, then a very small gap could be left or another design element to block access. However, the exception would still be required as a 10-foot setback is impossible.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

Currently the North portion of the lot is poorly utilized as inefficiently laid-out parking. It creates hardship for the building owner and the business that will operate on the property by not making full and best use of the available space, thereby reducing the viability of the space financially and functionally. Currently the asphalt parking lot is unusable for hosting private events, dining or other uses by customers beyond parking. The access route is confusing and unsafe, with the entrance to the kitchen easily confused for access to the main space, the basement access not clearly demarcated or cordoned off from public access, and ADA compliance not met with adequate slopes, handrails and signage. On the North facade, immediately adjacent to the East facade, the electrical panel is easily accessible to the public, creating further potential for injury to the public.

The design of the patio seeks to remedy these issues by improving the safety and utility of the space. By connecting the patio directly to the E facade, the electrical service panel will be blocked from public access when approaching along the E facade. The patio will fully comply and exceed the requirements of ADA code, with a true demarcated ADA parking spot and entrance route. It will clarify the wayfinding of the 3 doors on the North, segregating access to the kitchen from customers, and allowing for effective cordoning off of basement access. The walls along the parking will ensure the space is effectively shielded from neighbors, reducing the potential for noise or other disturbances. Ultimately, the patio will add to the public welfare as a gather space in the downtown BCD that is sturdy, level, safe and ultimately quite enjoyable.

Staff Response:

Staff agrees with the above response.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

Through the design process many options for the North yard were explored in great depth. As of 1984, we know the backyard was not paved, based on photo record from the Historic Building Inventory record of that year. We assume the yard was used in myriad ways prior to it being converted to a parking lot and we hope to return it to a multi-use space. At the same time the constraint of retaining parking, improving ADA access and aligning with the aesthetic of the existing building led us to explore a significant number of design variations. These options

explored the relative proportions of landscaping to patio space, material options, massing of the patio, access routes, parking arrangements and much more.

The proposed design balances many constraints while improving the space dramatically. It unifies the 1991 addition with the building through material choices and massing. It maintains and extends the character of the building into the North yard. Access and flexibility of uses are significantly improved for both the public and the building owner/operator. It replaces impervious asphalt with significantly more permeable surface and more historically harmonious materials. Ultimately it improves the heterogeneous character of the city by creating more living space for residents and tourists alike.

Staff Response: This is the logical place to build a patio and the wall necessarily shields the electric boxes and cordons off unsafe areas.

RELEVANT CODE CITATIONS:

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

- (1) Purpose and Intent
It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

16 September 2020

225 E Marcy Street

Proposal to the Historic Districts Review Board

RECEIVED
SEP 21 2020
BY: _____

We are proposing the following changes to the exterior of 225 E Marcy:

- Addition of a deck-mounted 2'x 6' skylight on the North slope of the roof
- Replacing the asphalt shingle siding with cedar shake to return it to its original material
- Replacing non-historic windows on the 2nd story to bring them into harmony with original windows
- Addition of interior storm windows for windows on the 1st story on East, South and West facades and 2nd story on S facade
- Replacing doors on the South and North facades with divided lite glazed doors
- Removal of non-historic metal security grates and mesh on eave supports
- Removal of portion of lava rock wall at NE corner of the lot
- Addition of a 438 ft² patio to replace much of the asphalt parking lot on the North side of the building, requiring an exception to 14-5.2(D)(2)(d) for the wall around the North patio to abut the East facade deemed primary

BUILDING HISTORY

225 E Marcy is a Bungalow style home built in 1914. From its construction until 1968 it was used as a single-family home passing between a number of owners. In 1968, widow Lillian E Barrows died and left the property to 3 heirs, one being their son James. At this point, it was converted into a commercial building and sold in 1971 to new owners. From 1971-1984 it passed between a few more owners, and was leased out as office and retail space. It served numerous purposes, yet its exterior remained unchanged. Uses during that period included: a popup Hawaiian boutique (La Ventura West) in 1971, a campaign office for the senatorial campaign of Eugene Gallegos in 1972, and offices for the a speech therapist, attorneys (Luna-Ross & Associates, PA) and architects (Luna Associates, AIA).

When the home was converted into offices ~1970, they turned the building into a duplex. To create a second front entry (S facade) for the 2nd unit, they replaced a bank of windows on W of the center door that symmetrically matched the existing windows to the E of the center door with a new door opening. New doors were put into each opening and lites were added to fill the rest of the width from the previous window on the W door. After this change we believe they stuccoed the entire front facade.

In 1985, Ray and Josie Gallegos bought the building and moved in. Josie's Casa de Comida shuffled down the street from its old location at 96 W Marcy to the new one at 225 E Marcy. In 1984-1985 Ray lightly renovated, adding two new square posts to the center plinths on the front porch to remedy a sagging beam, security grates to all the windows and various interior modifications. Later in 1991, Ray put on an addition in the rear (NE corner) that significantly expanded the kitchen to its current footprint (~500sq ft). During this renovation they poured a concrete ramp leading to the original rear door, and replaced the single door with the current existing double doors with a single wide lite above. The front concrete patio was also poured around that time. It is not clear when the backyard was paved over for parking, but likely sometime after 1984. In 1991 the larger kitchen was added on to the NW corner of the building.

Based on window styles and materials we believe that a portion of the windows are original, while the rest received modifications at some point between 1971 and today. The double casement prairie/bungalow style windows on the S & E façades (excluding security bars and screens), the fixed S attic windows and the hopper window on the East façade appear original. The single hung windows on the E, N & W appear to have original upper fixed panes, with the operable panes having been replaced at some point given they do not have the same 6-lite structure as the fixed panes. Windows on the second story and in the new addition of the kitchen all appear modern, likely from the mid-1980-1990s.

Original cedar shingle siding on the second story on the E & W sides of the building was replaced by tar shingle at some point. We believe it may have been replaced as recently as the 2019 re-roofing given the similarity in material to the new roof.

PROPOSAL DETAILS

- **Addition of a deck-mounted 2'x 6' skylight on the North slope of the roof**

The operable, deck-mounted skylight will be sourced locally from Insulite Skylights. It will be made of an aluminum frame with tinted glass glazing. By adding a skylight, in addition to interior modifications, the need for artificial lighting will be significantly reduced, thereby reducing the carbon footprint of the building and improving the quality of interior light. The skylight will be mounted on the North slope to bring diffuse, reflected light into the space.

- **Replacing the asphalt shingle siding with cedar shake to return it to its original material**

The original cedar shake siding was replaced with asphalt shingle as recently as 2019, to our knowledge, without approval from the board. In order to return the building to its original state, we propose removing the asphalt shingle and replacing it with cedar shake siding to match the small portion of shake remaining in the highest portion of the eaves on each facade.

- **Replacing non-historic windows on the 2nd story to bring them into harmony with original windows**

The windows on the 2nd story are currently aluminum single paned windows with historically incompatible 2-lite patterns. We are proposing replacing them with aluminum clad Sierra Pacific double hung windows in White 001. The lite pattern will match that of the single hung windows on the E and W facades on the 1st floor: 6-lite for the top window, 1-lite for the bottom window.

- **Addition of interior storm windows for windows on the 1st story on East, South and West facades and 2nd story on S facade**

To increase the efficiency of the building we are proposing the addition of Indow interior storm window inserts for historic windows.

- **Replacing doors on the South and North facades with divided lite glazed doors**

We are proposing new glazed doors for the South and North entrances to the space to better harmonize with the historic portions of the facades. They will also make the space more functional as a commercial building, with effective sealing and easy operation for the public. They will feature bungalow-style divided lite patterns to align with the historical style. The doors will be aluminum clad Sierra Pacific Aspen inswing doors in White 001 to match existing window trim color.

- **Removal of non-historic metal security grates and mesh on eave supports**

The metal security grates added in 1984 detract significantly from the appearance of the building. To return the building to a more harmonious state, we propose removing all metal security grates from doors and windows.

- **Removal of portion of lava rock wall at NE corner of the lot**

The NE corner of the lot is bordered by a portion of the lava rock wall that is in disrepair (see attached photo). We propose removing this portion to allow for the creation of a true ADA parking space. This portion of the wall is currently a hazard to those parking due to its significant impact on visibility of cars coming down Castillo Place—a single lane road.

- **Addition of a 438 ft² patio to replace much of the asphalt parking lot on the North side of the building, requiring an exception to 14-5.2(D)(2)(d) for the wall around the North patio to abut the East facade deemed primary**

Currently the rear portion of the property is entirely paved in asphalt. We are proposing reorienting the existing parking and using the remaining space to create a patio and permeable landscaping. Our goals in doing so are to improve the use of the lot, reduce the heat island effect, more effectively handle rain and snow runoff and improve the long term viability of this wonderful historic building. Our responses to the exception criteria follow:

(i) Do not damage the character of the district:

The patio has been designed to harmonize with the architectural style, proportions and materials of both the building and other prairie/bungalow style buildings in the downtown historic district. A stucco wall will surround the patio and abut the North side of the E facade to mimic the condition on the South side where the front porch extends from the facade in white stucco. By connecting the original building to the 1991 addition, the patio unites the two returning the massing of the structures on the property to something more akin to the original building plan. The patio provides an unobtrusive and elegantly integrated ADA access route, and reclaims a large portion of the North yard for usable space, as it was originally, rather than a paved asphalt parking lot. It creates a community gathering space in the downtown BCD, which has been a

place of gathering for centuries. Through these changes, the patio increases the positive historical character of the district and returns the building to a more harmonious state

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare:

Currently the North portion of the lot is poorly utilized as inefficiently laid-out parking. It creates hardship for the building owner and the business that will operate on the property by not making full and best use of the available space, thereby reducing the viability of the space financially and functionally. Currently the asphalt parking lot is unusable for hosting private events, dining or other uses by customers beyond parking. The access route is confusing and unsafe, with the entrance to the kitchen easily confused for access to the main space, the basement access not clearly demarcated or cordoned off from public access, and ADA compliance not met with adequate slopes, handrails and signage. On the North facade, immediately adjacent to the East facade, the electrical panel is easily accessible to the public, creating further potential for injury to the public.

The design of the patio seeks to remedy these issues by improving the safety and utility of the space. By connecting the patio directly to the E facade, the electrical service panel will be blocked from public access when approaching along the E facade. The patio will fully comply and exceed the requirements of ADA code, with a true demarcated ADA parking spot and entrance route. It will clarify the wayfinding of the 3 doors on the North, segregating access to the kitchen from customers, and allowing for effective cordoning off of basement access. The walls along the parking will ensure the space is effectively shielded from neighbors, reducing the potential for noise or other disturbances. Ultimately, the patio will add to the public welfare as a gather space in the downtown BCD that is sturdy, level, safe and ultimately quite enjoyable.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Through the design process many options for the North yard were explored in great depth. As of 1984, we know the the backyard was not paved, based on photo record from the Historic Building Inventory record of that year. We assume the yard was used in myriad ways prior to it being converted to a parking lot and we hope to return it to a multi-use space. At the same time the constraint of retaining parking, improving ADA access and aligning with the aesthetic of the existing building led us to explore a significant number of design variations. These options explored the relative proportions of landscaping to patio space, material options, massing of the patio, access routes, parking arrangements and much more. The proposed design balances many constraints while improving the space dramatically. It unifies the 1991 addition with the building through material choices and massing. It maintains and extends the character of the building into the North yard. Access and flexibility of uses are significantly improved for both the public and the building owner/operator. It replaces impervious asphalt with significantly more permeable surface and more historically harmonious materials. Ultimately it improves the heterogeneous character of the city by creating more living space for residents and tourists alike.

Thank you for your consideration,

—

Daniel Strongwater / Ruffians LLC

Owner

(860) 371-5021

daniel@strongwater.co

806 Don Gaspar Ave

Santa Fe, NM 87505



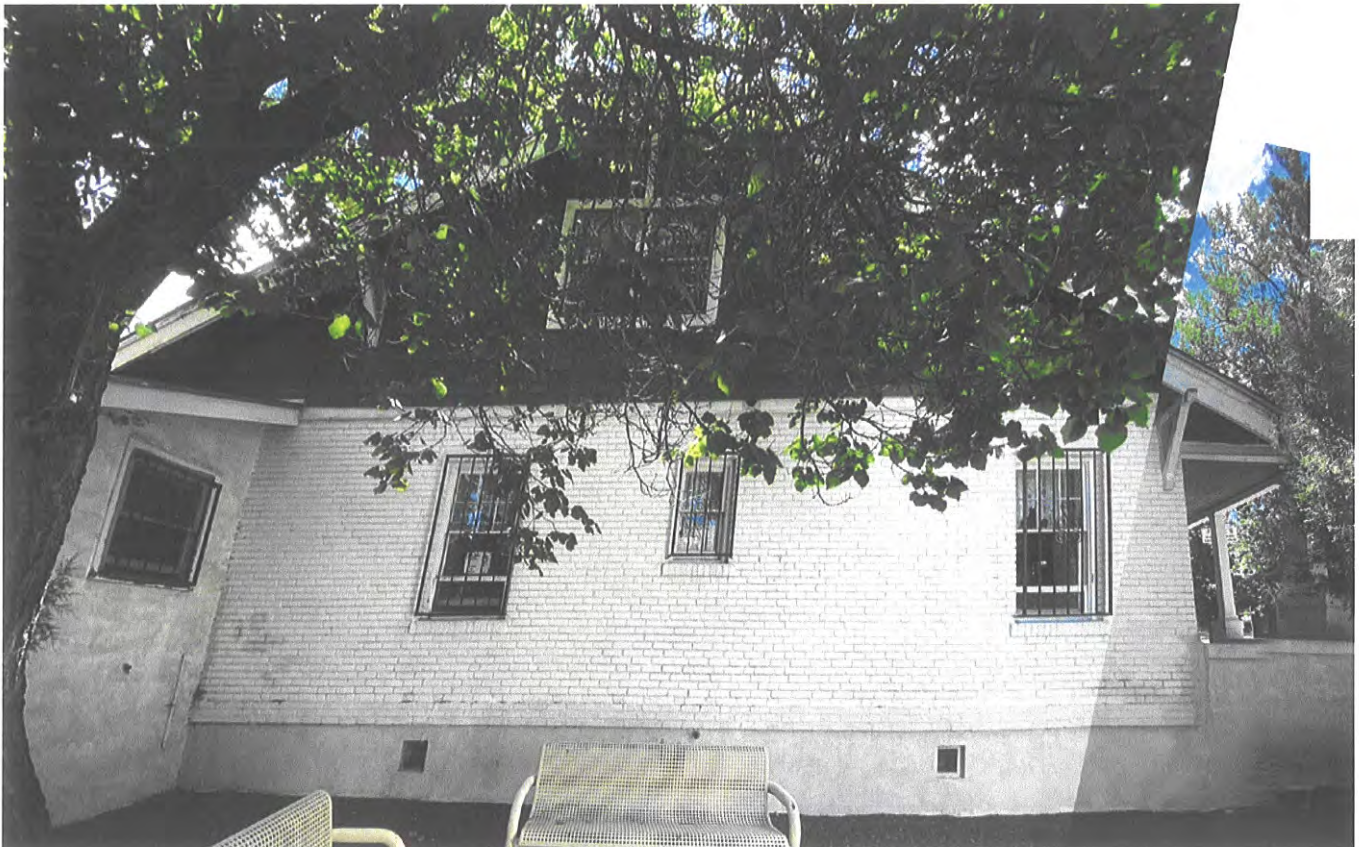
South Façade viewed from sidewalk of E Marcy, Primary facade



225 E Marcy St East Façade viewed from NE, Primary facade, note asphalt shingle siding covering historic cedar shake



North Façade viewed from entry to basement



West Façade: Note asphalt shingle siding covering historic cedar shake



South Façade: Windows E of doors, example of metal grates proposed to be removed



Lava rock wall / fireplace at NE corner of lot in disrepair proposed to be removed for ADA parking
225 E Marcy St



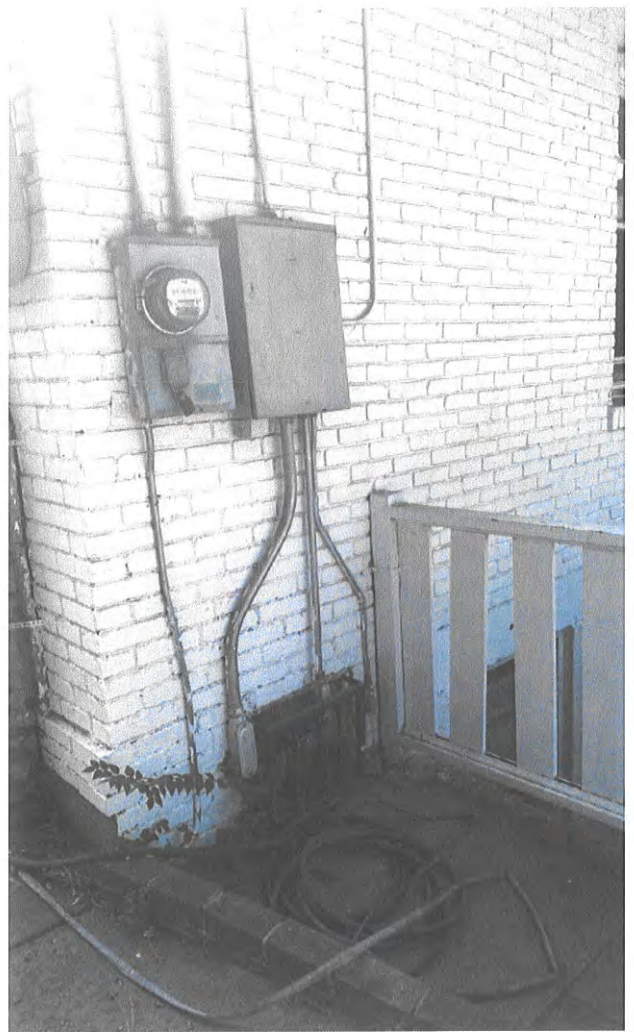
Panorama of North facade viewed from NE corner of property line



View looking to North at neighboring lot and Castillo place from existing parking



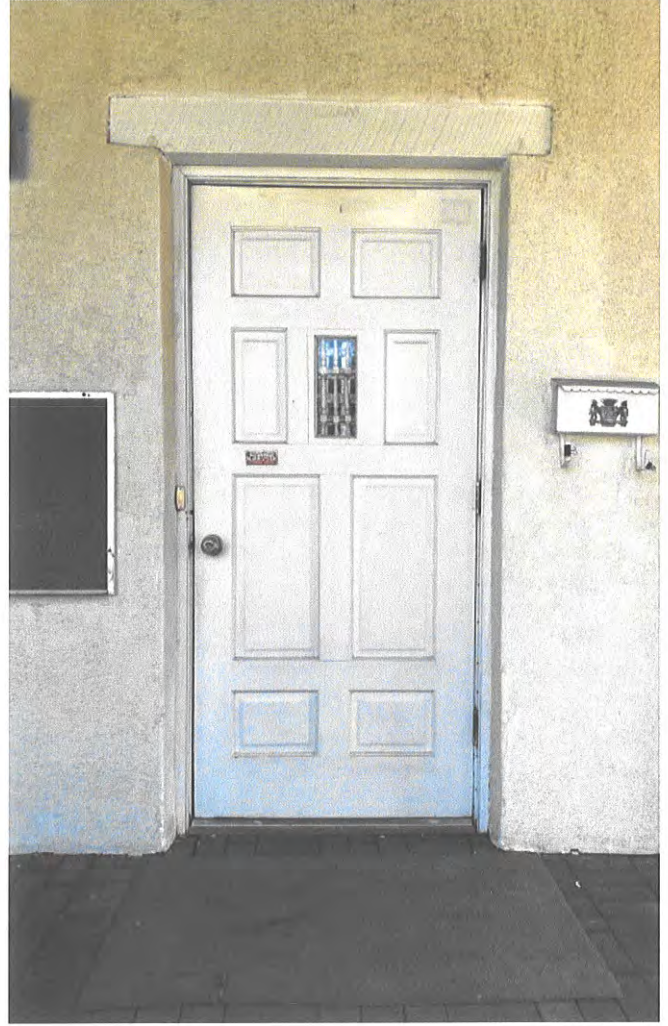
North Façade: Double doors replaced original single door in approx 1991, , proposed to replace



Accessible electrical service, public hazard on E corner of N facade



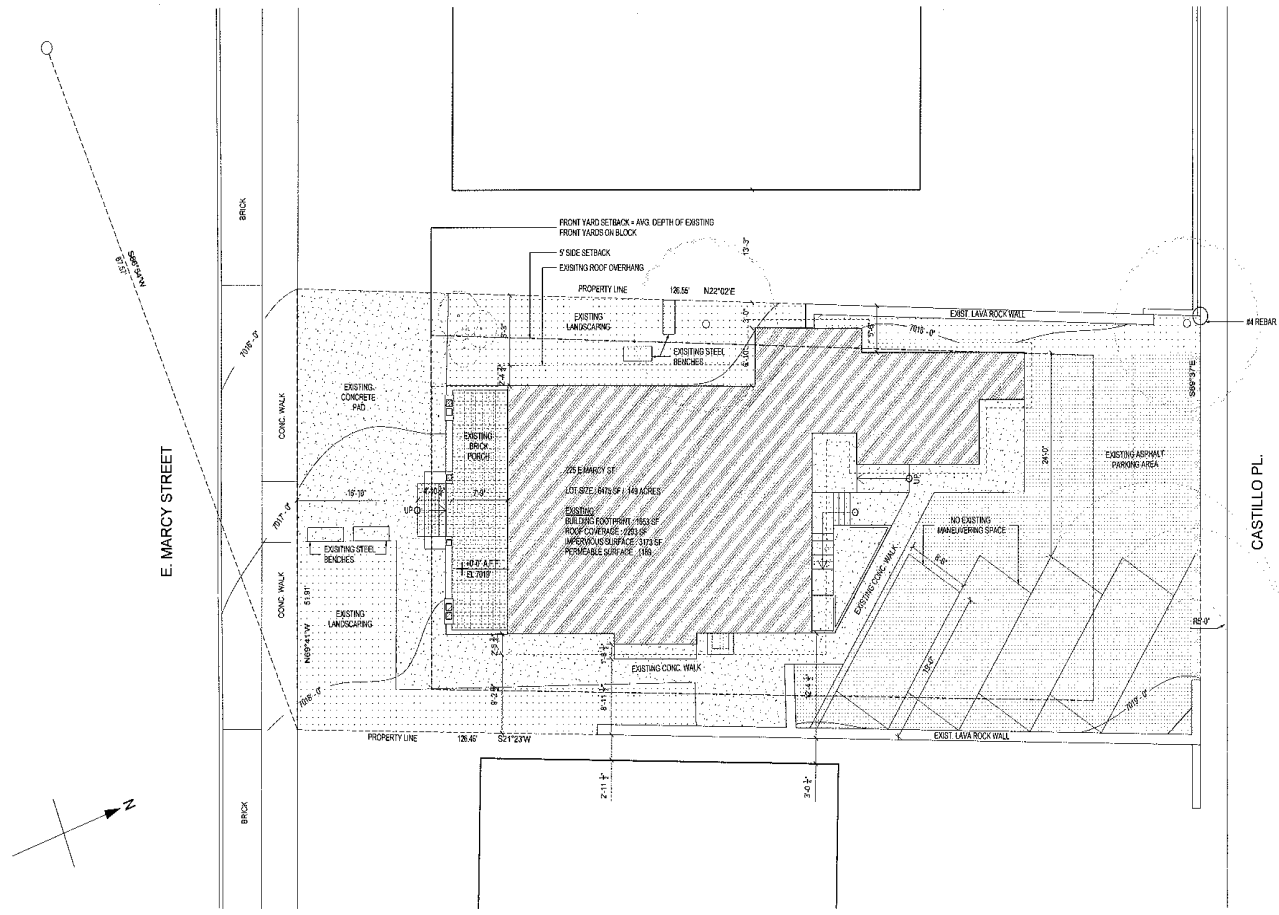
South Façade: West door on front porch, proposed to replace



South Façade: East door on front porch, proposed to replace



East Façade: 2nd story windows, aluminum single hung, proposed to replace
225 E Marcy St



RECEIVED
SEP 21 2020
BY: _____

KEY PLAN

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01 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

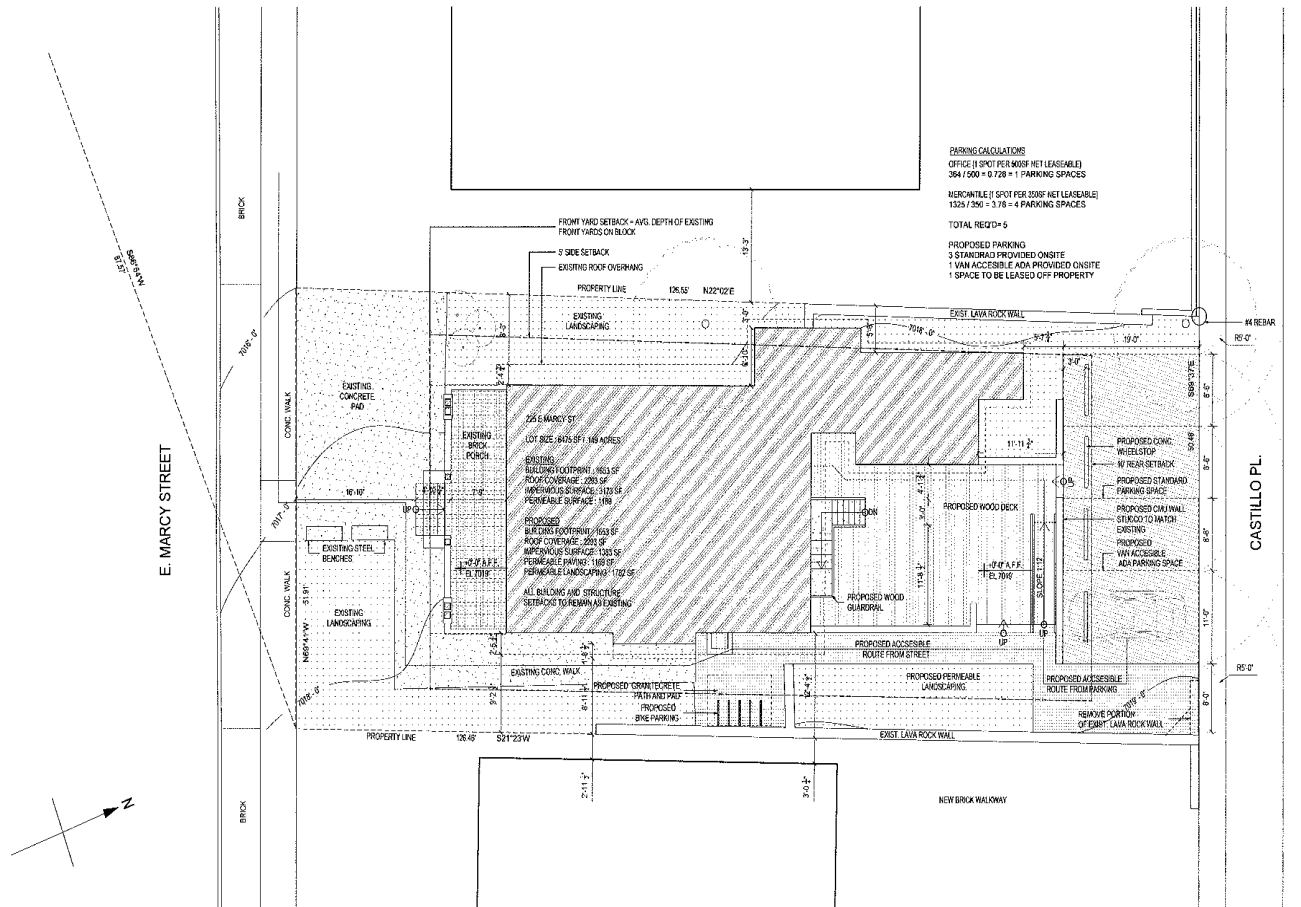


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PROJECT NUMBER
20045
TITLE
EXISTING SITE PLAN

DRAWING NO.

H1.0
17



PARKING CALCULATIONS
OFFICE (1 SPOT PER 600SF NET LEASABLE)
364 / 500 = 0.728 = 1 PARKING SPACES
MERCHANDISE (1 SPOT PER 350SF NET LEASABLE)
1325 / 350 = 3.78 = 4 PARKING SPACES
TOTAL REQ'D = 5
PROPOSED PARKING
3 STANDARD PROVIDED ONSITE
1 VAN ACCESSIBLE ADA PROVIDED ONSITE
1 SPACE TO BE LEASED OFF PROPERTY

LOT SIZE: 645 SF (1.48 ACRES)
EXISTING BUILDING FOOTPRINT: 1623 SF
ROOF COVERAGE: 2203 SF
IMPERVIOUS SURFACE: 1203 SF
PERMEABLE SURFACE: 148 SF
PROPOSED BUILDING FOOTPRINT: 1623 SF
ROOF COVERAGE: 2203 SF
IMPERVIOUS SURFACE: 1203 SF
PERMEABLE SURFACE: 148 SF
PERMEABLE LANDSCAPING: 1702 SF
ALL BUILDING AND STRUCTURE SETBACKS TO REMAIN AS EXISTING



KEY PLAN

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STAMP

01 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



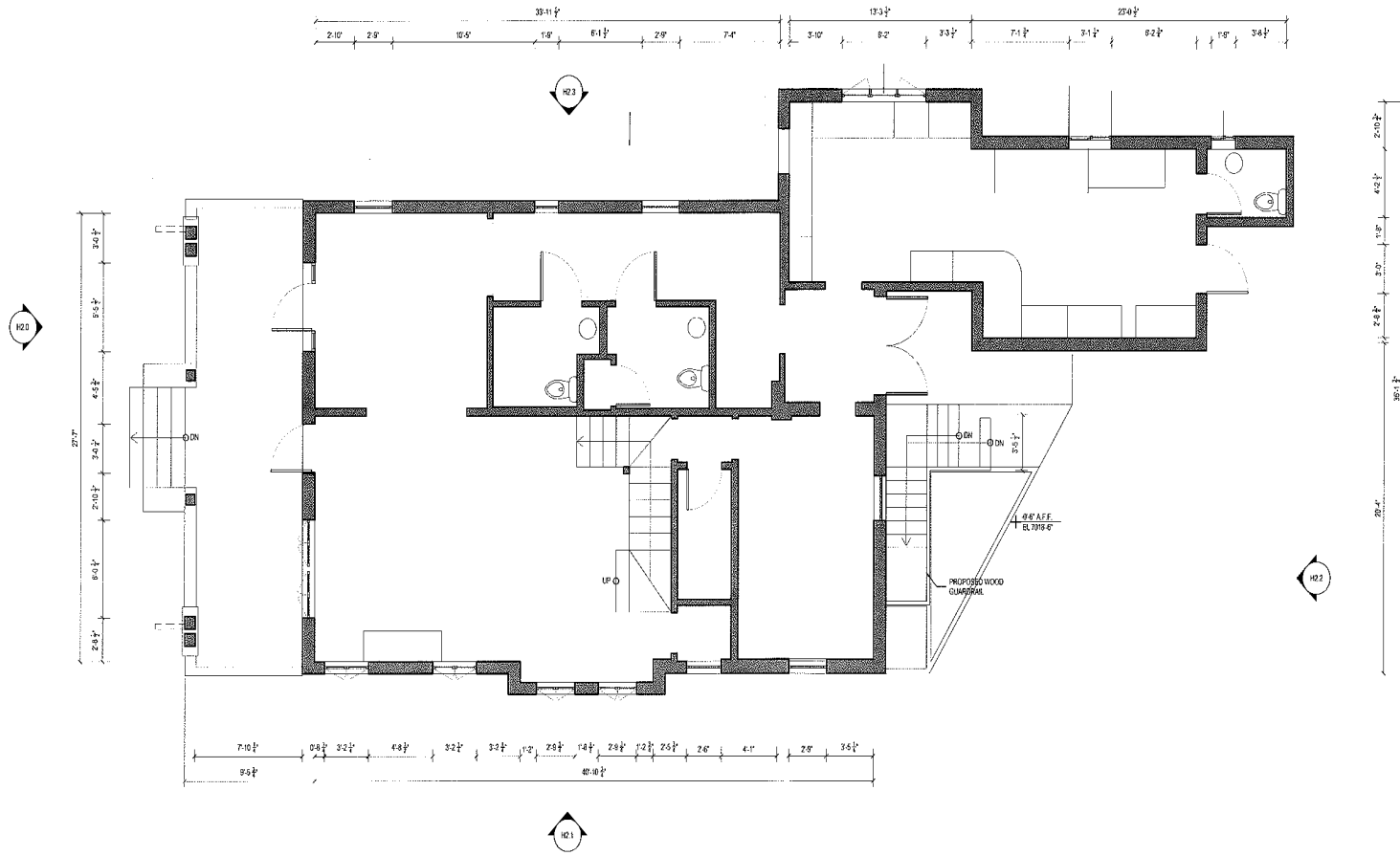
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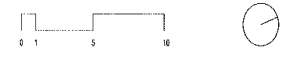
TITLE
PROPOSED
SITE PLAN

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01 EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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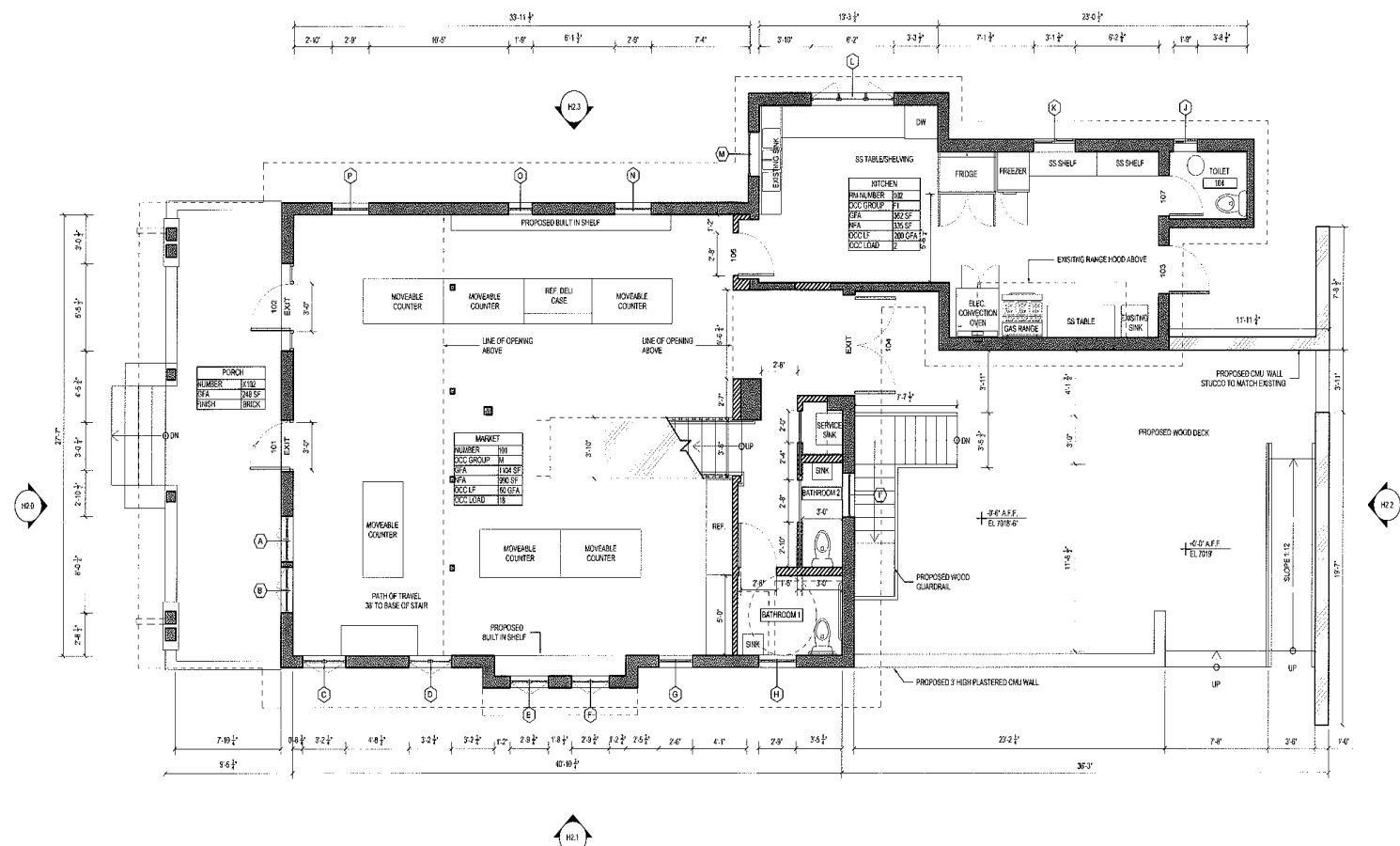
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TITLE
EXISTING
1ST FLOOR PLAN

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H1.2
19

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KEY PLAN

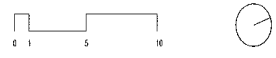
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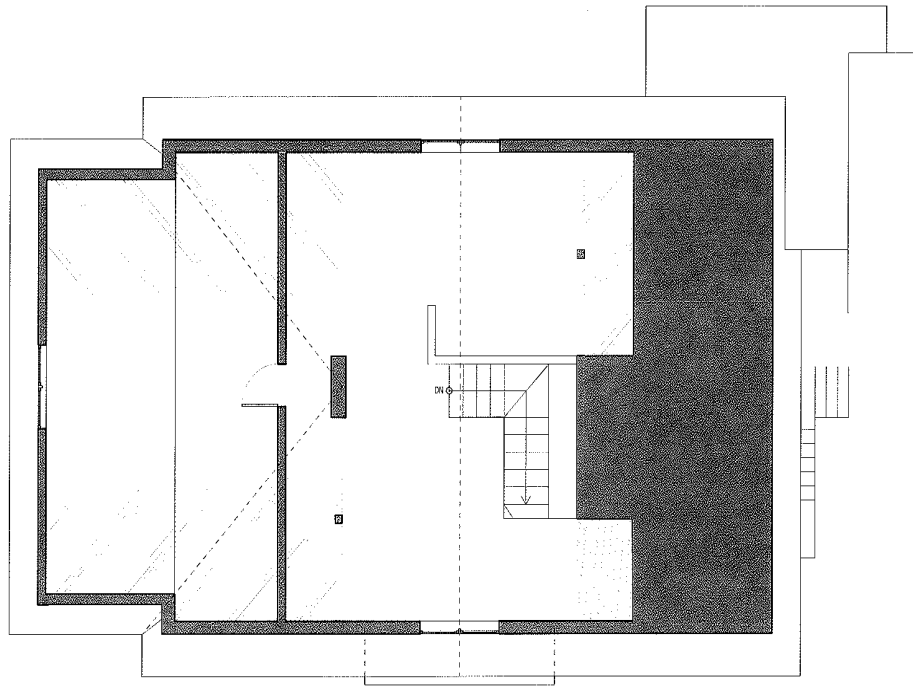
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PROJECT NUMBER 20045
TITLE PROPOSED 1ST FLOOR PLAN
DRAWING NO. _____

01 PROPOSED 1ST FLOOR PLAN

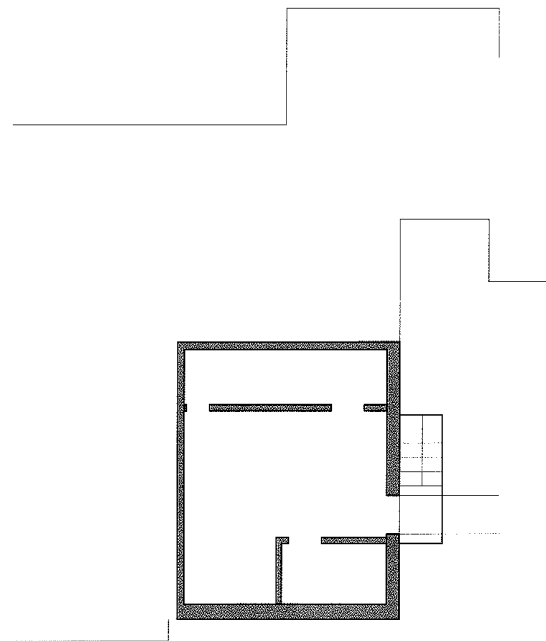
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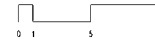
02 EXISTING 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



01 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



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PROJECT NUMBER
20045

TITLE
EXISTING BASEMENT AND
2ND FLOOR PLAN

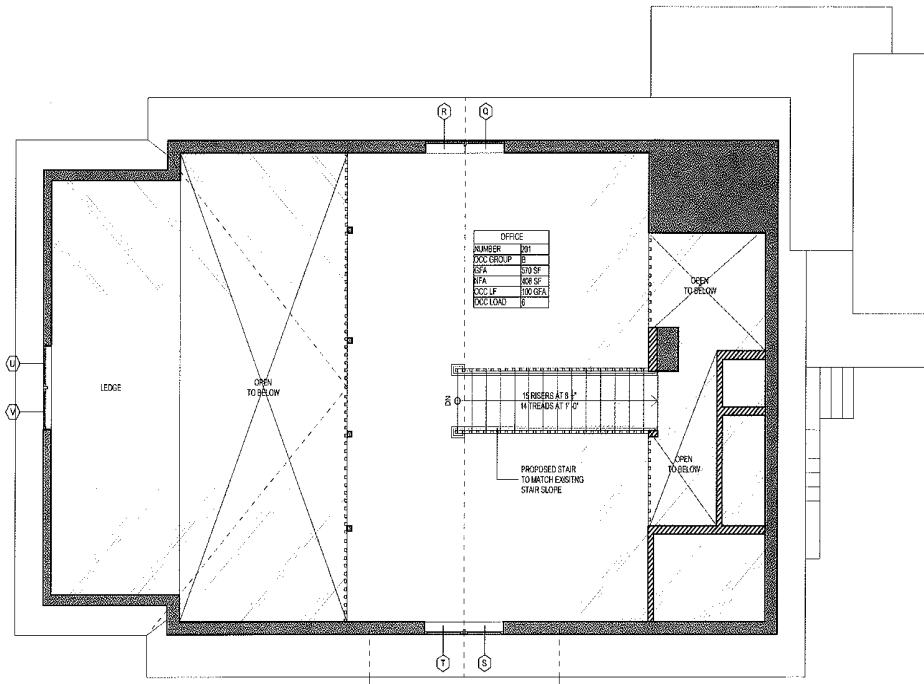
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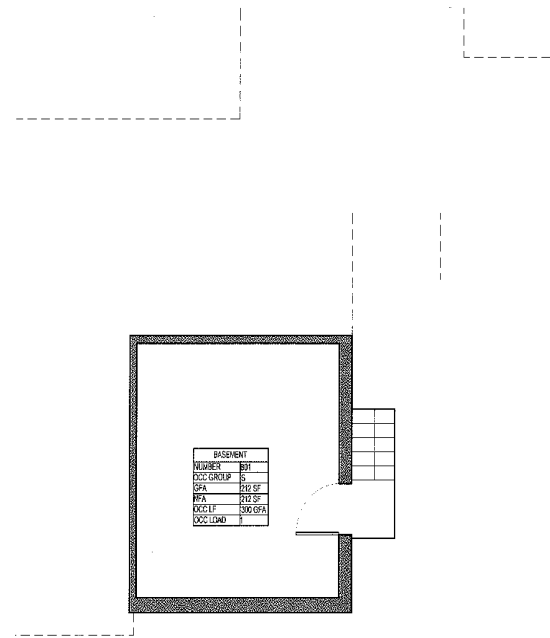
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PARTITION TYPES

	EXISTING WALL
	PROPOSED WALL
	EXISTING WALL TO BE REMOVED



02 PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



01 PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



KEY PLAN

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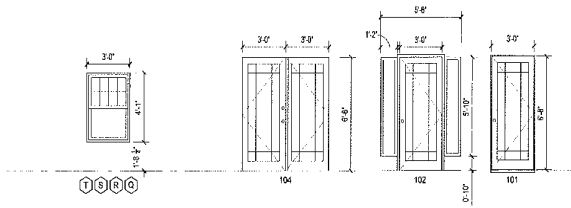
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 20245

TITLE
 PROPOSED BASEMENT
 AND 2ND FLOOR PLAN

DRAWING NO.

H1.5



PROPOSED (NEW) DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	THICKNESS	DOOR MAT.	FRAME	INT. FINISH	EXT. FINISH	MFR	GLASS TYPE	TYPE	SCREEN	NOTES
101	3'-0"	6'-6"	1-3/4"	GLASS	ALU CLAD WD	NATURAL	PTD WHITE	SIERRA PACIFIC	DOUBLE	EXTERIOR	NONE	5/8" PUTTY PRAIRIE STYLE DIVIDED LITES
102	3'-0"	6'-6"	1-3/4"	GLASS	ALU CLAD WD	NATURAL	PTD WHITE	SIERRA PACIFIC	DOUBLE	EXTERIOR	NONE	5/8" PUTTY PRAIRIE STYLE DIVIDED LITES
103	3'-0"	6'-6"	1-3/4"	GLASS	ALU CLAD WD	NATURAL	PTD WHITE	SIERRA PACIFIC	DOUBLE	EXTERIOR	NONE	5/8" PUTTY PRAIRIE STYLE DIVIDED LITES

PROPOSED (NEW) WINDOW SCHEDULE

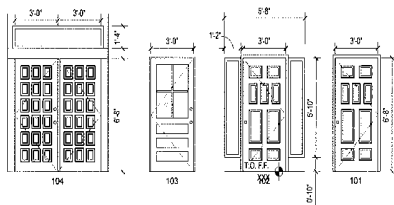
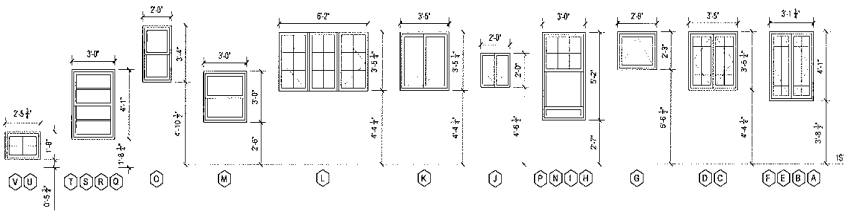
KEY	WIDTH	HEIGHT	TYPE	GLAZING	FRAME	INT. FINISH	EXT. FINISH	MFR	GLASS TYPE	SCREEN	NOTES
Q	3'-0"	4'-1"	DOUBLE HUNG	DOUBLE GLAZ	ALU CLAD	PTD WHITE	PTD WHITE	SIERRA PACIFIC	LOW E	NONE	5/8" PUTTY STYLE LITES
R	3'-0"	4'-1"	DOUBLE HUNG	DOUBLE GLAZ	ALU CLAD	PTD WHITE	PTD WHITE	SIERRA PACIFIC	LOW E	NONE	5/8" PUTTY STYLE LITES
S	3'-0"	4'-1"	DOUBLE HUNG	DOUBLE GLAZ	ALU CLAD	PTD WHITE	PTD WHITE	SIERRA PACIFIC	LOW E	NONE	5/8" PUTTY STYLE LITES
T	3'-0"	4'-1"	DOUBLE HUNG	DOUBLE GLAZ	ALU CLAD	PTD WHITE	PTD WHITE	SIERRA PACIFIC	LOW E	NONE	5/8" PUTTY STYLE LITES

EXISTING DOORSCHEDULE

NUMBER	WIDTH	HEIGHT	THICKNESS	DOOR MAT.	FRAME	INT. FINISH	EXT. FINISH	MFR	U FACTOR	GLASS TYPE	TYPE	SCREEN	NOTES
101	3'-0"	6'-6"	1-3/4"	WD SOLID CORE	WOOD	PTD	PTD	-	-	-	EXTERIOR	NONE	
102	3'-0"	6'-6"	1-3/4"	WD SOLID CORE	WOOD	PTD	PTD	-	-	-	EXTERIOR	NONE	
103	3'-0"	6'-6"	1-3/4"	WD SOLID CORE	WOOD	PTD	PTD	-	-	-	EXTERIOR	NONE	

EXISTING WINDOW SCHEDULE

KEY	WIDTH	HEIGHT	TYPE	GLAZING	FRAME	INT. FINISH	EXT. FINISH	MFR	U FACTOR	GLASS TYPE	SCREEN	NOTES
A	3'-1-1/4"	4'-1"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
B	3'-1-1/4"	4'-1"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
C	3'-5"	3'-5-1/4"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
D	3'-5"	3'-5-1/4"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
E	3'-1-1/4"	4'-1"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
F	3'-1-1/4"	4'-1"	TWIN CASEMENT	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, DIVIDED LITES
G	2'-6"	2'-3"	HOPPER	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING
H	3'-0"	5'-2"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES
I	3'-0"	5'-2"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES
J	2'-0"	2'-0"	SLIDER	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
K	3'-5"	3'-5-1/4"	SLIDER	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
L	6'-2"	3'-5-1/4"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	INSWING, WOOD PANEL FIXED, DIVIDED LITES
M	3'-0"	3'-0"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
N	3'-0"	3'-2"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES
O	2'-0"	3'-4"	SINGLE HUNG	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
P	3'-0"	3'-2"	SINGLE HUNG	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES
Q	3'-0"	4'-1"	SINGLE HUNG	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
R	3'-0"	4'-1"	SINGLE HUNG	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
S	3'-0"	4'-1"	SINGLE HUNG	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
T	3'-0"	4'-1"	SINGLE HUNG	SINGLE GLAZ	ALU	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	-
U	2'-5-3/4"	1'-8"	FIXED	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES
V	2'-5-3/4"	1'-8"	FIXED	SINGLE GLAZ	WOOD	PTD WHITE	PTD WHITE	EXISTING	-	-	NONE	DIVIDED LITES



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PROJECT NUMBER
20045

TITLE
EXISTING WINDOW AND
DOOR SCHEDULE

DRAWING NO.

A1.3
23

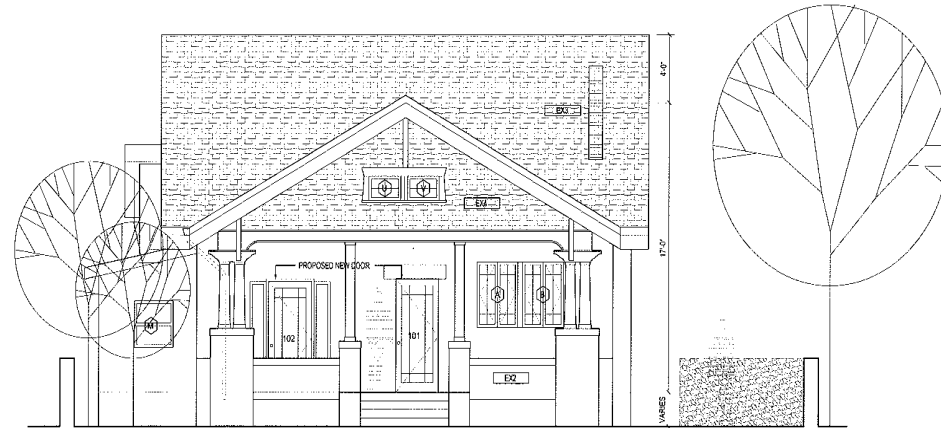
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EXTERIOR FINISHES

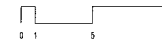
- EX1 EXISTING WHITE PAINTED BRICK
- EX2 EXISTING WHITE STUCCO FINISH
- EX3 EXISTING BROWN ASPHALT SHINGLES
- EX4 EXISTING WOOD SHINGLES

Daniel Strongwater
 696 Don Gaspar Ave.
 Santa Fe, NM 87507
 T: 960-371-0241

Fitchwork, LLC
 12 Sledge St. #F
 Brooklyn, NY 11206
 T: 855-693-0221



02 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



01 EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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PROJECT NUMBER
20046

TITLE
SOUTH ELEVATION

DRAWING NO.

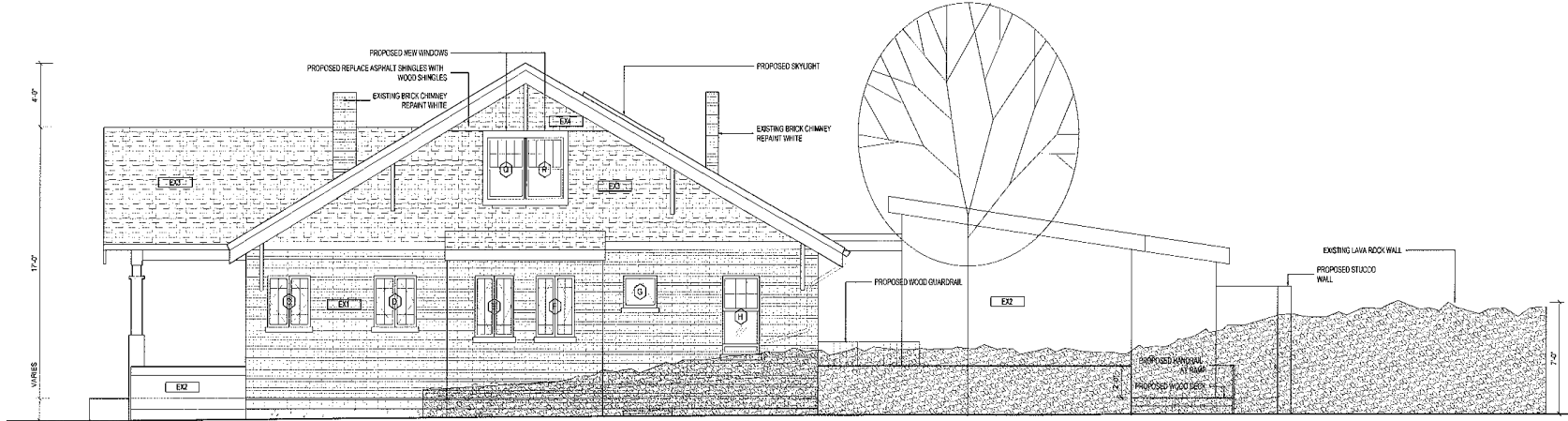
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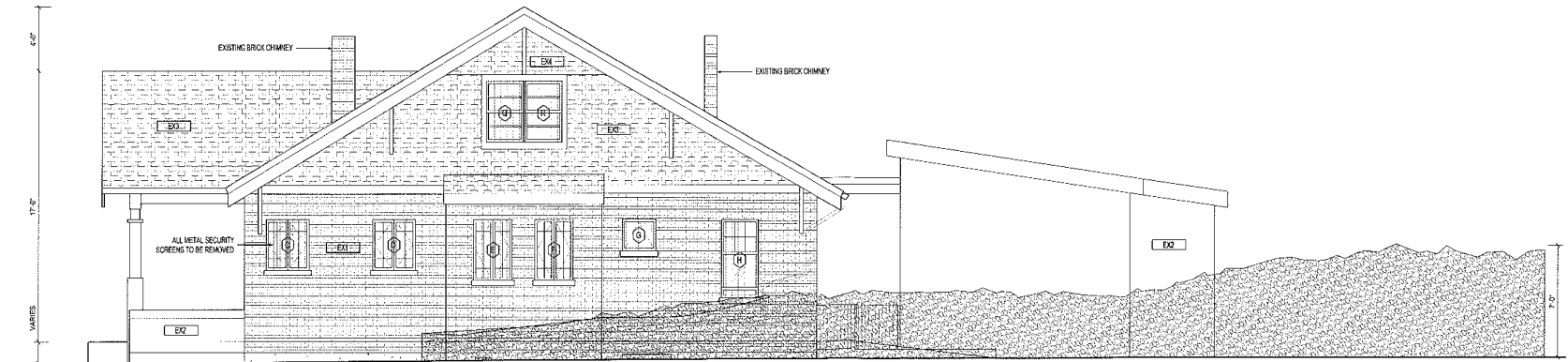
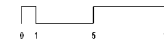
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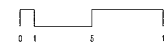
Fishwork, LLC
 12 Stagg St. #F
 Brooklyn, NY 11206
 T: 609-693-0621



02 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



01 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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PROJECT NUMBER
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 TITLE
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DRAWING NO.

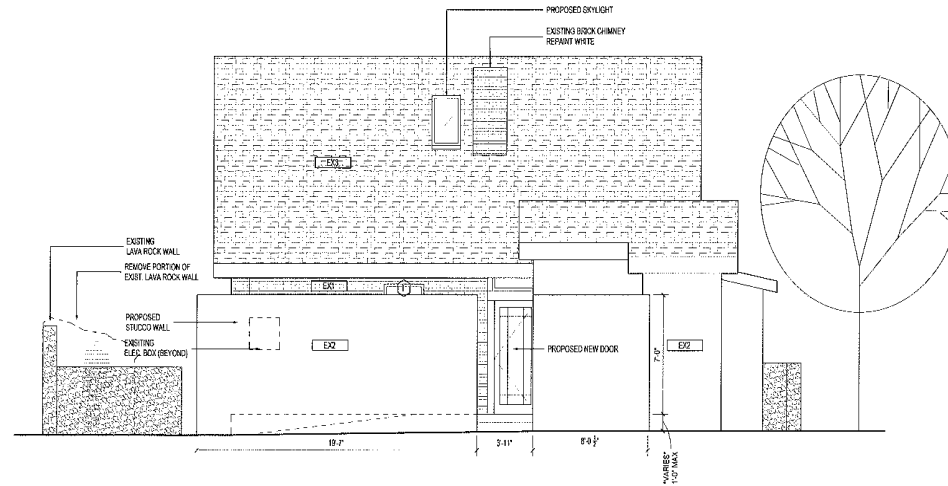
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EXTERIOR FINISHES

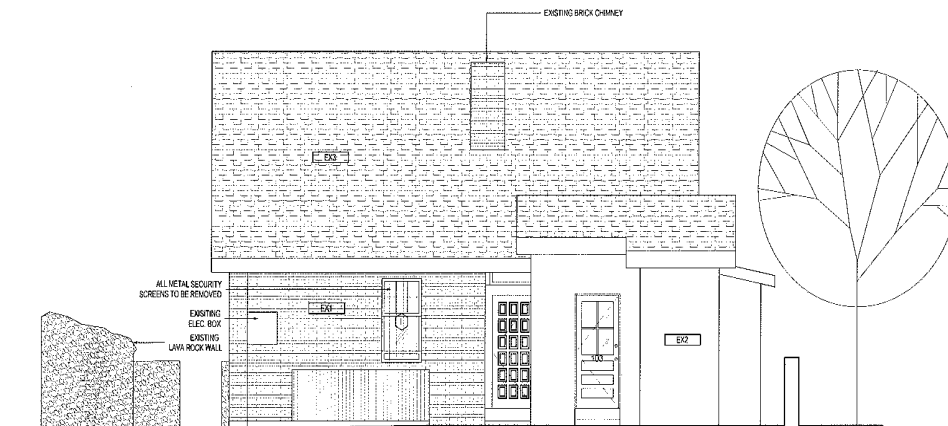
- EX1 EXISTING WHITE PAINTED BRICK
- EX2 EXISTING WHITE STUCCO FINISH
- EX3 EXISTING BROWN ASPHALT SHINGLES
- EX4 EXISTING WOOD SHINGLES

Daniel Strongwater
 696 Don Gaspar Ave.
 Santa Fe, NM 87507
 T: 989-371-5521

Fitchwork, LLC
 12 Sage St. #F
 Brooklyn, NY 11208
 T: 556-693-8624



02 PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



01 EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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TITLE
 NORTH ELEVATION

DRAWING NO.

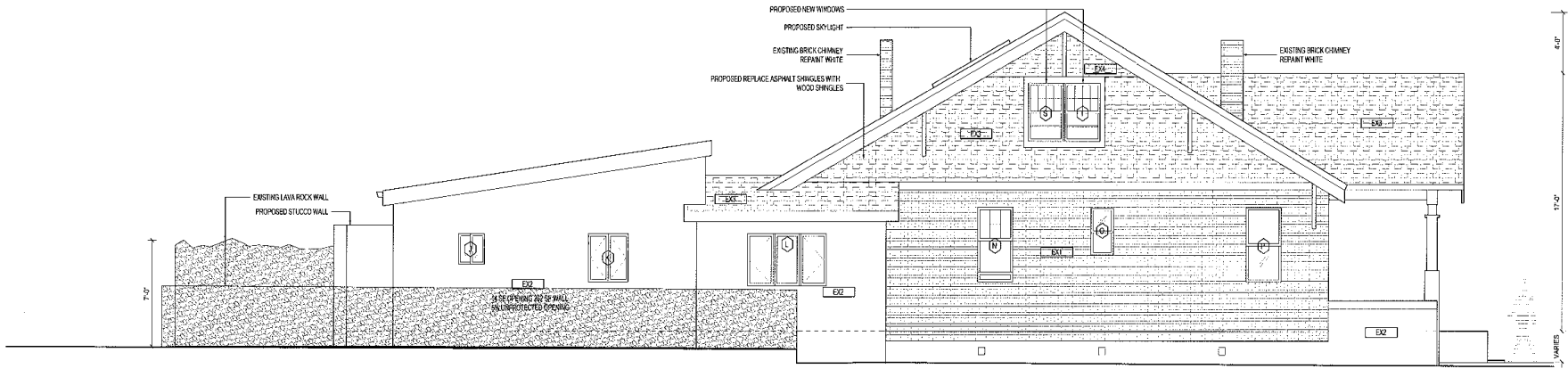
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EXTERIOR FINISHES

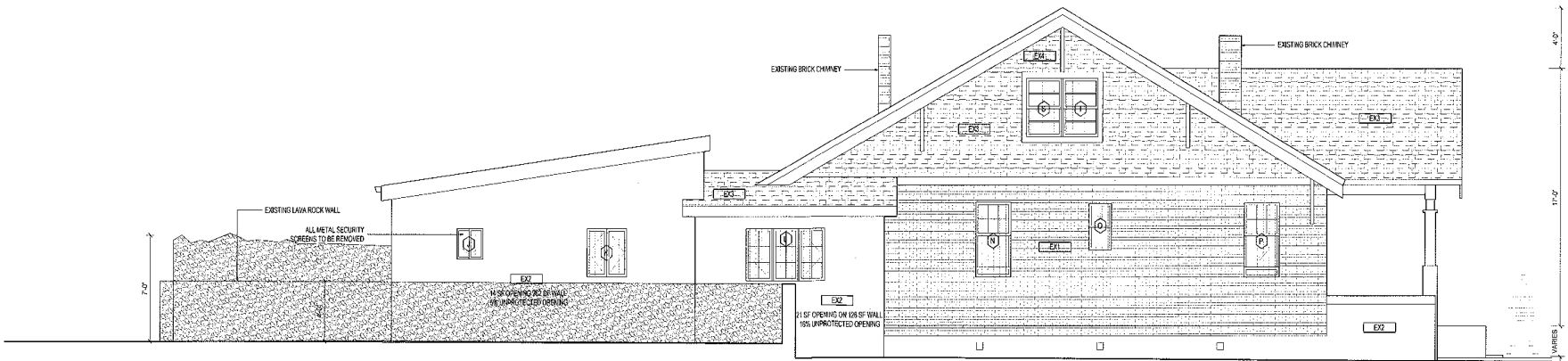
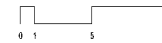
- EX1 EXISTING WHITE PAINTED BRICK
- EX2 EXISTING WHITE STUCCO FINISH
- EX3 EXISTING BROWN ASPHALT SHINGLES
- EX4 EXISTING WOOD SHINGLES

David Strongwater
 896 Doe Casper Ave.
 Santa Fe, NM 87507
 T: 980-371-5021

Fitchwork, LLC
 12 Slugg St. #F
 Brooklyn, NY 11226
 T: 595-603-0621



02 PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



01 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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PROJECT NUMBER

20045

TITLE

WEST ELEVATION

DRAWING NO.

H2.3

EXTERIOR FINISHES

- EX1 EXISTING WHITE PAINTED BRICK
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- EX3 EXISTING BROWN ASPHALT SHINGLES
- EX4 EXISTING WOOD SHINGLES

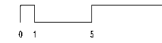
David Strutzinger
 808 Don Gaspar Ave.
 Santa Fe, NM 87507
 T: 505-371-8021

Fishwork, LLC
 12 Blagay St. SE
 Brookline, NY 11206
 T: 905-603-0821



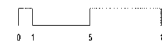
02 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



01 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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PROJECT NUMBER
 20045

TITLE
 SOUTH ELEVATION
 (NO FENCES)

DRAWING NO.

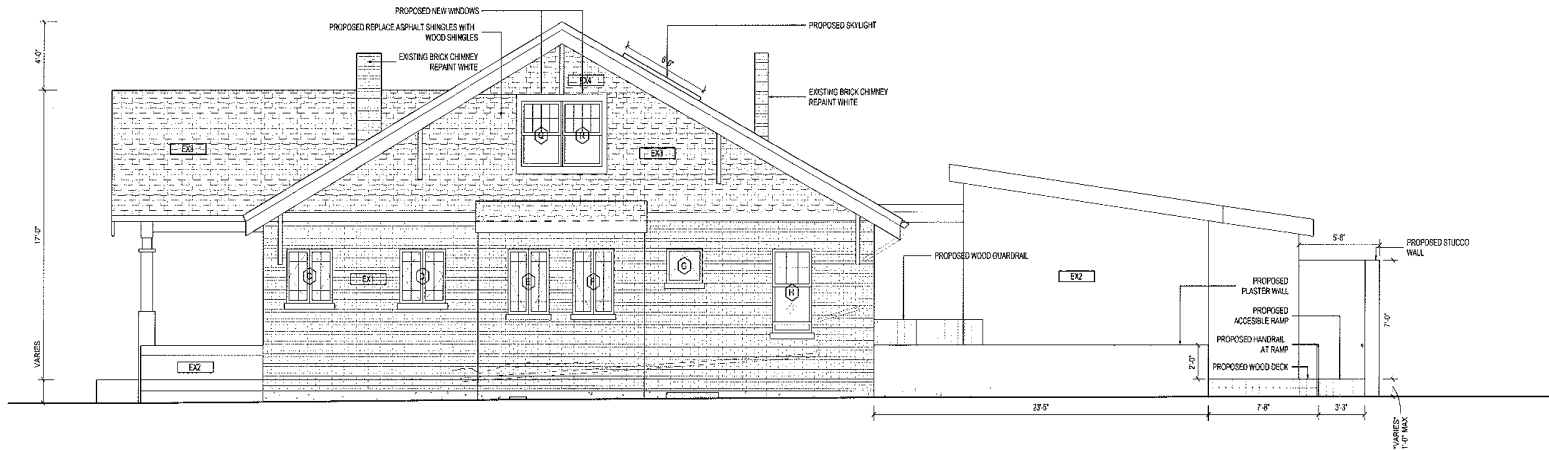
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EXTERIOR FINISHES

- EX1 EXISTING WHITE PAINTED BRICK
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- EX4 EXISTING WOOD SHINGLES

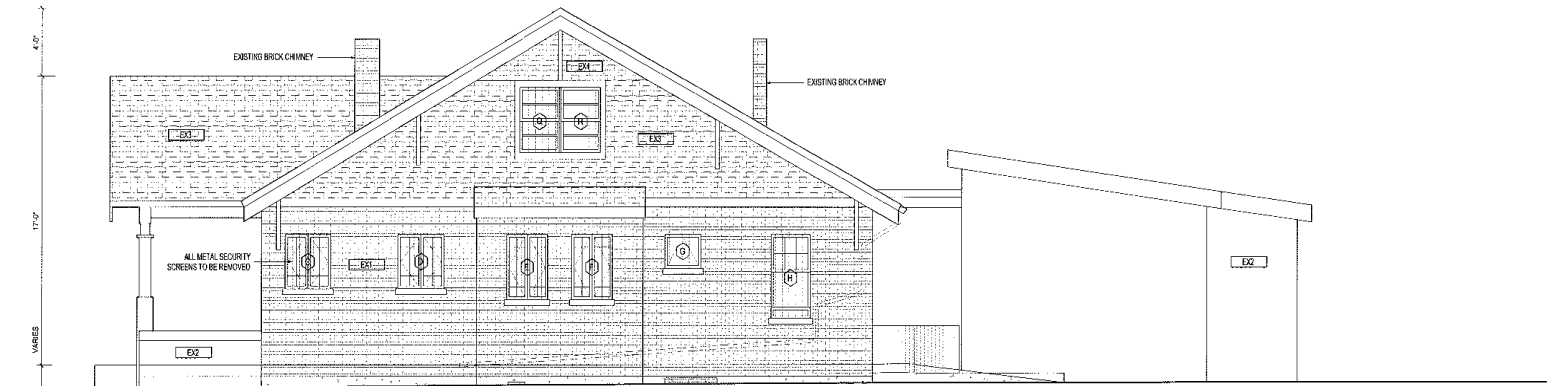
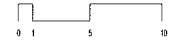
Daniel Strongwater
825 Dea Gaspar Ave.
Santa Fe, NM 87507
T: 505-371-5271

Fitchwork, LLC
12 Slegg St. of
Brooklyn, NY 11206
T: 906-693-0621



01 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



01 EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



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20045

TITLE
EAST ELEVATION
(NO FENCES)

DRAWING NO.

H2.1

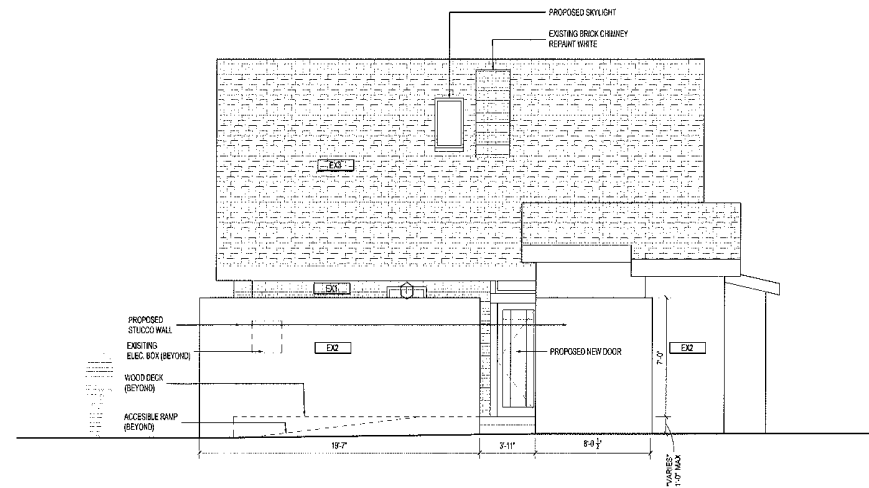
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EXTERIOR FINISHES

EX1 EXISTING WHITE PAINTED BRICK
 EX2 EXISTING WHITE STUCCO FINISH
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 EX4 EXISTING WOOD SHINGLES

Daniel Strongwater
 696 Don Gaspar Ave.
 Santa Fe, NM 87507
 T: 800-371-5221

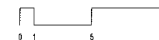
Fitchwork, LLC
 12 Sagg St. 6F
 Brookline, NY 11206
 T: 609-403-3821



02 PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



01 EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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PROJECT NUMBER
 20145

TITLE
 NORTH ELEVATION
 (NO FENCES)

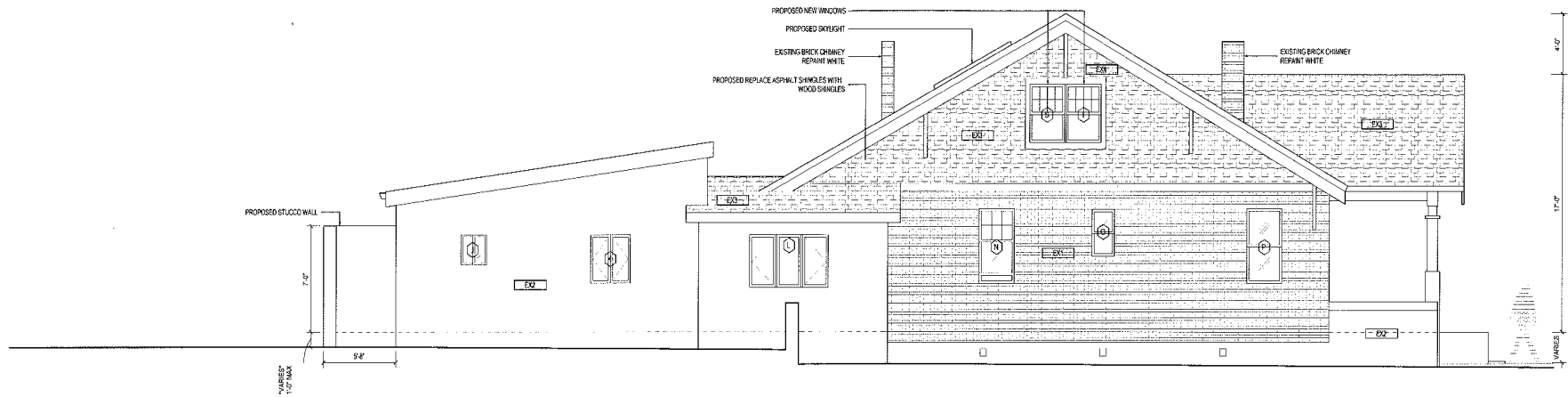
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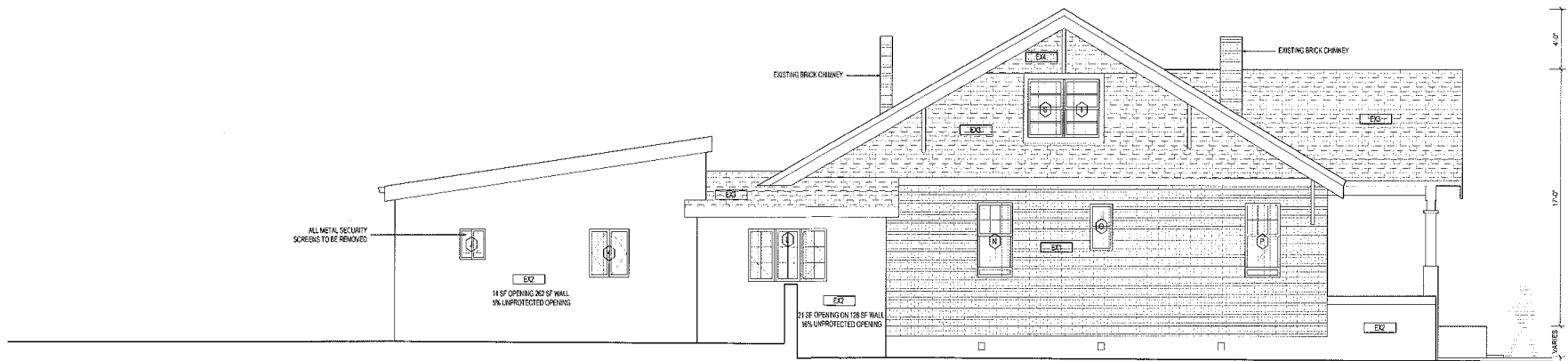
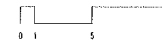
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EXTERIOR FINISHES

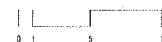
- EX1 EXISTING WHITE PAINTED BRICK
- EX2 EXISTING WHITE STUCCO FINISH
- EX3 EXISTING BRICK/WW ASPHALT SHINGLES
- EX4 EXISTING WOOD SHINGLES



02 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN

PRINTING	DATE

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STAMP

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PROJECT NUMBER
20045

TITLE
WEST ELEVATION
(NO FENCES)

DRAWING NO.

H2.3
31



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: John Murphey, agent for Daniel and Susann Nickelson, owners, requests a status review with primary façade designation, if applicable, for a non-statused residential structure.

Case number: **2020-002601-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 811 West Manhattan Avenue

OW –John Murphey 2833 Plaza Verde, Santa Fe, NM 87507 John@archhistoryservices.com

AP – Daniel and Susann Nickelson 811 West Manhattan Avenue, Santa Fe, NM 87507
dnickelson921@comcast.net

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER 2020

YEAR OF CONSTRUCTION c. 1931

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002601-HDRB

Address: 811 West Manhattan Avenue
Historic Status: Non-contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

811 West Manhattan Avenue is a single-family residence listed as non-contributing to the Westside-Guadalupe Historic District. The applicant requests the review of historic status.

The structure was constructed in around 1931 in a Spanish Pueblo Revival Style. It is a single-story structure of 1225 square feet. It is essentially rectangular in shape with an approximately symmetrical south-facing front façade with an entrance portal in the middle and window openings on the sides which are likely the original openings. It is covered with an elastomeric stucco in a tan color.

The house saw major renovations in 1985 and 2002, so that, according to a 2020 Historic Cultural Properties Inventory, essentially nothing remains of the original structure. The original entry portal had a square roof plan which was replaced by a five-sided roof plan in 2002. The west façade was completely changed in this renovation. Only the east elevation possibly has original openings. The original house had an L-shape facing northwest, which was enclosed under a portal in 2002 that is not visible from the street. All the windows are non-historic aluminum with grid inserts.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

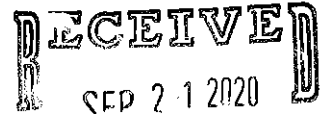
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

*Dan and Susan Nickelson
811 West Manhattan Avenue
Santa Fe, New Mexico 87501
Dnickelson921@comcast.net, snickelson921@comcast.net
202 251-5533, 540 845-9706*

September 15, 2020



To: Historic Districts Review Board

Please find enclosed our application for a status review of our home at 811 West Manhattan Avenue, located in the Westside-Guadalupe Historic District. There have been two major renovations of this house, one before 1985 and another in 2002. We know practically nothing about the pre-1985 renovation, other than on the original survey, it is listed as "major." We have more detailed information on the 2002 renovation, which constitutes a major part of our application. The house and surrounding grounds were completely overhauled. The original wall in front of the house was destroyed and replaced. The wire fencing was replaced by coyote fencing. An open air, covered patio was added to the back of the house. A shower and closet were added to the master bathroom. The front portal was complexly replaced, a door was taken out of one side and the windows were all replaced. For all practical purposes, nothing remains of the original house.

We agree with the consultant's finding of a non-contributing building. It is for the reasons that we request the Board to designate our house as non-contributing to the historic status of our neighborhood.

We thank you for the support of the staff and look forward to completing this review.


Sincerely,

A handwritten signature in cursive script that reads "Dan + Susan Nickelson". The ink is dark and the signature is fluid and personal.

Dan and Susan Nickelson

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:			
HCPI No.	District No.	NRHP	SRCP
Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D			
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #:	
		4. County: Santa Fe Parcel # 10518656	
5. Property Type: <input checked="" type="checkbox"/> Buildings: <input type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object			
6. Date of Survey: August 20, 2020			
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 7, 1985 <input type="checkbox"/> No:			
8. Name of Project: HDRB status review			
9. Lat/Long: 35.683728, -105.952662			
10. Photo Information: Robyn Powell, photographer. View of south and east elevations, facing northwest.			
11. Brief Description of the Property: <p>Constructed in c.1931 and significantly altered 70 years later, the small, single-family house sits on the north side of West Manhattan Avenue, a block west of the Railyard. The one-story, 1,225-square-foot dwelling rests back from the street and is protected by a low wall topped with a short palisade of coyote fence (Photo 1). It shows to the street a roughly symmetrical façade, revealing both continuity and radical change. The stable elements are the centered entry flanked by rectangular window openings. The radical departure is the projecting portal installed in 2002 (Photos 1, 2 & 3). The 2002 renovation, which changed all of the home's windows and doors and established a back addition, removed a well-proportioned Pueblo Revival enclosure to build the new entry (Figure 7 & 10).</p> <p><i>Continued on Page 5.</i></p>			
12. Who uses the property? Residence			
13. Construction Date: Unknown Date: c.1931 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories			
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public			
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A			

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Robyn Powell

For: Dan and Susan Nickelson

18. Owner (if known) and other knowledgeable people:

Owner: Dan and Susan Nickelson

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

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? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing Non-contributing: House No Status:
Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? State National City of Santa Fe:
Westside-Guadalupe Historic District

Recommended Non-Contributing Structure to Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only HCPI No. District No.		Please complete HCPI FORM 1 before completing FORM 2 NRHP SRCP Criteria A B C D																												
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		5. Date of Survey: August 20, 2020																												
ARCHITECTURAL AND CONSTRUCTION DETAILS																														
6. Visible Construction Material:		7. Number of Stories: ___ N/A Number: <input checked="" type="checkbox"/> 1 ___ 1 1/2 ___ 2 ___ 2 1/2 Other: _____																												
<input checked="" type="checkbox"/> Adobe ___ Brick ___ Composition <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Stucco: ___ Tile: Clay ___ Vinyl Siding ___ Wood: Board and Batten ___ Wood: Horizontal Siding ___ Wood: Jacal ___ Wood: Log ___ Wood: Shingle ___ Wood: Tongue and Groove ___ Other:		8. Foundation: ___ N/A <input checked="" type="checkbox"/> Not visible ___ None ___ At Grade ___ Raised Materials: ___ Concrete: ___ Stone Other: Notes																												
		9. Roof: ___ N/A Shape: <input checked="" type="checkbox"/> Flat ___ Gabled ___ Hipped ___ Pyramidal ___ Shed Other: Pitch: ___ None ___ Low ___ Medium ___ Steep Features: ___ Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V-Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other:																												
10. Windows ___ N/A	11. Doors ___ N/A																													
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Operation</th> <th style="text-align: left;">Material</th> <th style="text-align: left;">Glazing</th> <th style="text-align: left;">Number</th> </tr> </thead> <tbody> <tr> <td>Double-Hung</td> <td>Aluminum</td> <td>4/4, grid</td> <td>4</td> </tr> <tr> <td>Double-Hung</td> <td>Aluminum</td> <td>6/6, grid</td> <td>4</td> </tr> </tbody> </table>	Operation	Material	Glazing	Number	Double-Hung	Aluminum	4/4, grid	4	Double-Hung	Aluminum	6/6, grid	4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Style</th> <th style="text-align: left;">Material</th> <th style="text-align: left;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Rustic</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Patio</td> <td>Metal</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Panel	Wood	1	Double	Rustic	Wood	1	Sliding	Patio	Metal	1
Operation	Material	Glazing	Number																											
Double-Hung	Aluminum	4/4, grid	4																											
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Type	Style	Material	Number																											
Single-Leaf	Panel	Wood	1																											
Double	Rustic	Wood	1																											
Sliding	Patio	Metal	1																											
12. Chimneys One, cobblestone clad, east elevation, interior	13. Porches ___ N/A Type: <input checked="" type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width ___ Full-Width ___ Wrap																													
14. Other Significant Features N/A																														
15. Modifications: <input checked="" type="checkbox"/> ___ No known modifications																														
#1 Date: pre-1985; replacement of windows and doors as reported in 1985 Historic Building Inventory #2 Date: 2002; removal and replacement of front (south) portal; removal of west elevation entry door; creation of north portal addition; wholesale change of windows and doors including modification of rough openings; removal of carport.																														

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: No site plan available

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

With its five-angled roof plan, the house’s new portal introduced an unorthodox design element to the house and streetscape. It shelters a wide, and assumed widened, front entry fitted with rustic Mexican revival double doors (Photo 4). The flanking openings appear to be of original dimension, but now hold non-historic double-hung aluminum windows with grid inserts. The same type of window in a smaller size is used throughout the house.

The west side, facing the driveway, represents another altered elevation (Photo 5). Historically, or at least as documented on a 1985 survey form, it included a door and two small, rectangular windows with heavy sills (Figure 8). The door was removed in the 2002 renovation, and the window openings changed in shape and dimension (Photo 6).

The rear, north elevation, is focused around a three-sided portal (Photo 7). Creating a lovely outdoor room, this 312-square-foot structure was added in 2002, as was likely the sliding doors giving access to the space. The addition of the portal changed the original L-plan footprint of the building.

The east elevation, looking onto a property wall, is fenestrated with two windows daylighting the bedroom side of the house (Photo 8). It is unclear whether the openings are original. Similar to the other elevations, they hold aluminum units with grid inserts. A non-historic, cobblestone-clad chimney rises from the center of the elevation.

The house is finished with an elastomeric stucco application in a tan tone. Surviving elements present a modest Pueblo Revival impression mixed with newer Mexican inspired accents which are most prevalent at the front entry and pedestrian gates.

Historical Overview

West Manhattan Context

In the late 19th century, the area south of Agua Fria Road was undeveloped land, most likely in agricultural use (Figure 1). West Manhattan Avenue, then Manhattan Road, appears on the 1912 “King’s Official Map of Santa Fe,” surrounded by irregular-shaped parcels. The future house would be located in one of these parcels, an L-shaped piece

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given the designation, Lot 30 of Block 67. However, development still lay north on Agua Fria, a historic alignment of a Spanish colonial trade route.

At the time, Manhattan Road was an orphan section of a more prestigious street of the same name created by a railroad-era subdivision to the east. Historically, Manhattan Avenue extended eastward from the subdivision toward Garcia Street, on an alignment now named Paseo de Peralta. The railyard cut off the west section of the road from the original subdivision.

By 1928, West Manhattan had been paved with a sewer line running down its center, suggesting the area was then under development. The two-block extension west of the railyard terminated at Doroteo Place, a street and neighborhood that were erased with U.S. Highway 84/St. Francis Drive in the early 1960s. By 1931, the probable date of construction of the subject house, West Manhattan Avenue was filling out with homes. The 1930 federal census captures a young neighborhood full of men working as truck drivers, prison guards, and roofers, and women employed as clerks, teachers, or working at home.

African American Context

Of interest in the 1930 census is a house at 762 West Manhattan owned by Perry William, a barber, who shared his home with Henry Lyons and his two adult children, all indicated to be African American.

New Mexico was hardly friendly to freed slaves. The first territorial governor, James S. Calhoun, a Georgia-born Indian Agent and veteran of the Mexican War, had one of his objectives to ban free blacks from the territory, claiming “[t]he disgusting degradation to which society is subjected by their presence, is obvious to all, and demands prohibitory [sic] act of the severest nature.”¹

Calhoun died in 1852; his replacement, William Carr Lane, who had been the first mayor of St. Louis, brought his slaves to the territory. Another prominent territorial official, Chief Justice Grafton Baker, arrived with many more.² The influence of these Southern-

¹ Quote appears in James F. Brooks, *Captives and Cousins: Slavery, Kinship, and Community in the Southwest Borderlands* (Chapel Hill, N.C.: University of North Carolina Press, 2002), 309.

² Quintard Taylor, *In Search of the Racial Frontier: African Americans in the American West, 1528-1990* (New York: W.W. Norton & Company, 75).

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build, weighing 139 pounds, 5'3½" in height, and wearing a 5.5 size shoe. He had cut scars on his right temple and lower lip, and covered with freckles across his face and body (Figure 3). He was indicated to be Catholic.⁶

Cox was released in 1919 and his whereabouts for a time are unknown. He reappears in Santa Fe in the mid-1920s with a *Santa Fe New Mexican* account referring to him as a "well known barber."⁷ The 1924 news piece places his home on De Vargas Street.

Before buying the Manhattan Avenue property, Henry and Alice migrated to Kansas. A 1930 census puts them in Newtown, a small town above Wichita. Wichita, at the time, had the highest African American population in the Sunflower State. There, he worked as a barber under his own account.⁸ The census indicates that Alice was born in New Mexico with both of her parents hailing from Tennessee. The couple had one daughter, Elizabeth, also born in New Mexico.

By 1932, the family had moved to Santa Fe, living in the small adobe on Manhattan. The same year's city directory entry shows Henry employed as a yardman, probably with one of the lumberyards in the railyard.

The last reference to the man is a two-sentence article in the February 7, 1933 issue of the *New Mexican*, indicating Cox had been jailed for drunkenness. At this point, Cox disappears from public records. His wife and daughter soon moved to Silver City. The 1940 census notes them both working as cooks for a private family.⁹

Emiliano and Teresita Montoya

The house then came under the ownership of Emiliano and Teresita (Teresa) Montoya. The young couple, along with at least one child, had moved from a rental on nearby

⁶ New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Penitentiary of New Mexico Inmate Records; Series Number: 2.1; Record Group: Intake Records; Box Number: Serial # 7203; Collection Name: New Mexico Department of Corrections Records; Collection Number: 1970-006.

⁷ "Celso Ortiz Released on \$1,000 Bond for Grand Jury's Action," *Santa Fe New Mexican*, December 4, 1924, 8. That article alleges Ortiz broke into Cox's home on De Vargas Street.

⁸ United States Federal Census: 1930, Census Place: Newton, Harvey, Kansas; Page: 19A; Enumeration District: 0017; FHL microfilm: 2340440. The Kansas state census of the same year provides similar information.

⁹ United States Federal Census: 1940, Census Place: Silver City, Grant, New Mexico; Roll: m-t0627-02445; Page: 7B; Enumeration District: 9-7.

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Hickox Street. Emiliano worked as a mechanic employed by the State Highway Department.

Seferino and Maria Rivera

The longest ownership of the property within the historic period came with the Rivera family. Seferino Rivera purchased it in c.1943, with the family residing in the house until the early 1960s. Born in the year of statehood, he grew up on a farm off Agua Fria Street in a large household where he was the oldest of eleven siblings ranging in age from four to 28. The family then moved to Adolfo Street, a one-block road off Manhattan Avenue populated with laborers.

Soon after buying the house, Rivera was drafted, serving as a first-class private in the Army. Trained at Fort Bliss, he became a field carpenter, involved in campaigns in the earlier African Middle East Theater, Central Europe, and the Rhineland Offensive, a critical 1945 operation to secure the Rhine River. Rivera received several commendations for his service, including two bronze stars and a Good Service and World War II Victory medals.¹⁰

Once back in Santa Fe, Seferino worked at various pharmacies, including, over the years, Capital Pharmacy, Payless, and Control Pharmacy, reaching the level of a pharmacist. He and his wife Maria raised several children in the house. His fortune appears to have changed in the 1960s. A 1960 city directory records him working as a pinsetter at Coronado Lanes, the bowling alley that was later reimagined into Meow Wolf.

Patrick and Margaret Cordero

The property changed hands in the early 1960s, with Patrick and Margaret Cordero moving into the home. All we know about the Corderos are the few facts recorded in public records: they moved from a small apartment on Dunlap Street and resided in the Manhattan Avenue home through the 1980s.

¹⁰ Discharge Card New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subseries: Military Discharges; Box Number: 16629; Box Title: Military Discharges Reynolds – Rizzolo.

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Evolution of House

As discussed above, the house received a significant alteration in 2002. Its original, or at least historic form, is evident on period aerial photographs.

It is shown on a 1958 image with an L-plan footprint and the aforementioned portal across the front façade (Figures 4 & 5). The property at the time also included a garage or carport situated at the northwest corner.

This basic footprint was maintained through the historic period, as seen in a 1969 aerial (Figure 6). This would change in 2002 with the removal of the historic portal, deletion of the west entry, the addition of the rear portal, and a wholesale change of windows and doors.

Evaluation of Historical Status

Part of the house's footprint is more than 50 years of age, being discernable in a 1958 aerial photograph. However, more recent change has altered its historic shape, adding new massing and removing the earlier portal, which was historically a major character-defining feature. The new portal's design detracts from the surviving elements of the original house. In addition, the door and window openings have been greatly altered.

The house holds interest for its early association with Henry and Alice Cox. However, recent alterations have altered its ability to communicate this period. Henry and Alice would hardly recognize it today.

For these reasons, the recommendation is to maintain its Non-Contributing status to the Westside-Guadalupe Historic District

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

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Illustrations



Figure 1: Approximate area of subject property.
P. C. Gaynor, "Map of Santa Fe, New Mexico," 1892.

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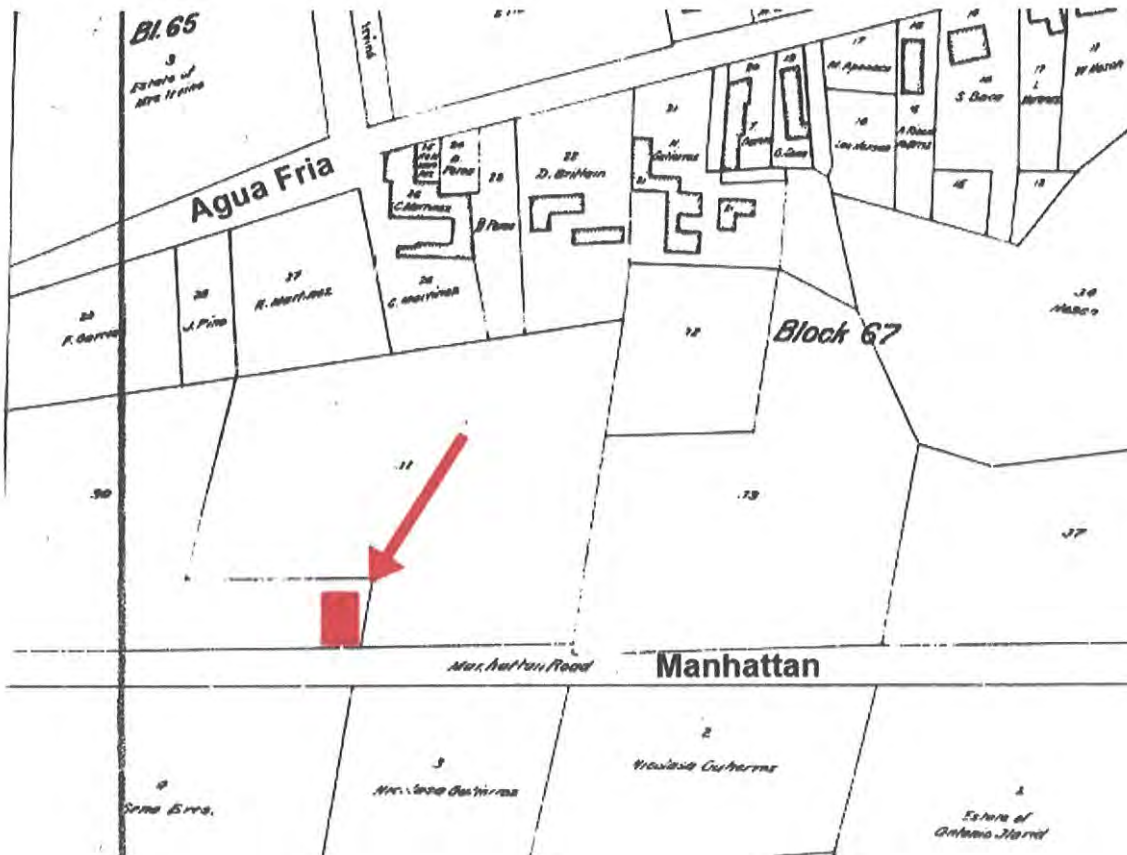


Figure 2: Approximate location of subject property.
N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.

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Figure 3: Henry C. Cox, March 7 1916, state penitentiary intake photos.

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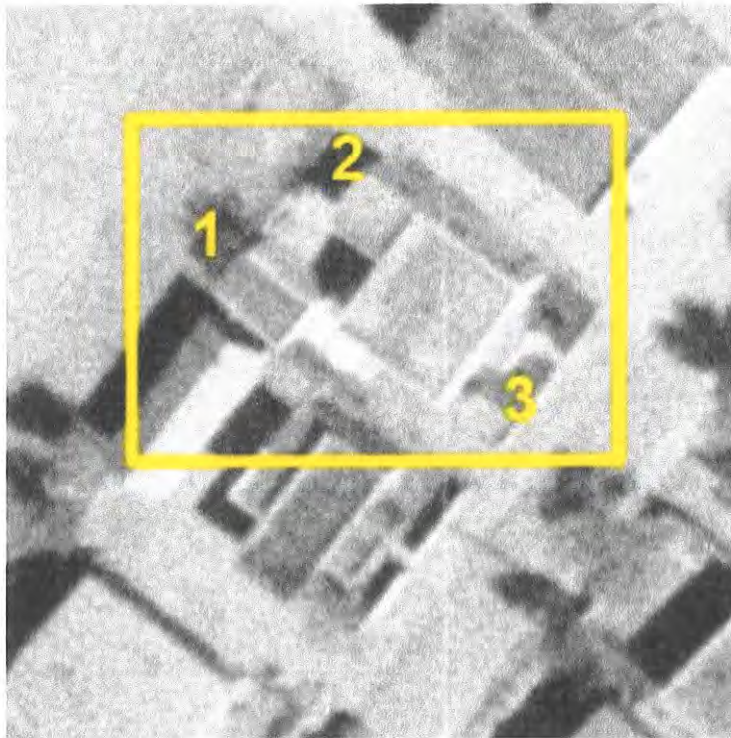
**Figure 4: November 10, 1958, aerial showing location of house.
Courtesy New Mexico Department of Transportation.**



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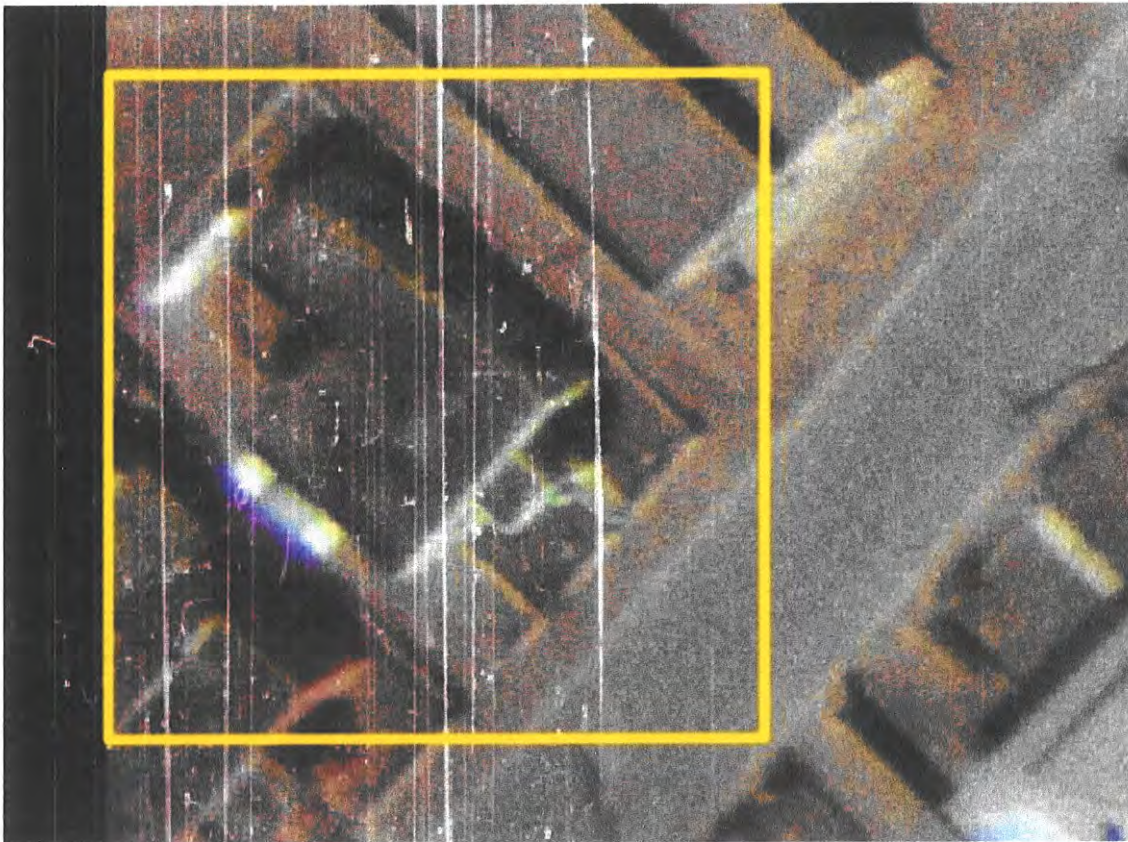
**Figure 5: November 10, 1958, aerial showing house's footprint.
1: garage or carport; 2: square volume creating L-plan form; and 3: front portal.
Courtesy New Mexico Department of Transportation.**



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**Figure 6: February 29, 1969, aerial showing house footprint.
Same footprint as shown in 1958.
Courtesy New Mexico Department of Transportation.**



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**Figure 7: Copy of August 7, 1985, Historic Building Inventory photograph.
South, front elevation.
Note Pueblo Revival-type portal.
Courtesy New Mexico Historic Preservation Division.**

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**Figure 8: Copy of August 7, 1985, Historic Building Inventory photograph.
West elevation.**

**Note center door flanked by rectangular windows with large sills.
Courtesy New Mexico Historic Preservation Division.**

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HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: August 20, 2020			



Figure 9: 2002 construction photographs.
Front, south elevation.
Note existence of Pueblo Revival-type portal and carport.
Courtesy property owner.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A		
		4. County: Santa Fe		
		5. Date of Survey: August 20, 2020		



Figure 10: 2002 construction photographs.
West and south elevations.
Note existence of west elevation door and removal of front portal.
Courtesy property owner.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: August 20, 2020			

Survey Photographs

(All images taken by Robyn Powell on August 20, 2020, unless otherwise noted)



**Photo 1: Street view of south, front façade.
Camera facing northwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: <i>N/A</i>			
		4. County: Santa Fe			
		5. Date of Survey: August 20, 2020			



**Photo 2: South, front façade.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: August 20, 2020			



**Photo 3: Non-historic portal roof, east side.
Camera facing up.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A		
		4. County: Santa Fe		
		5. Date of Survey: August 20, 2020		



**Photo 4: South, front façade, entry door and east window.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A		
		4. County: Santa Fe		
		5. Date of Survey: August 20, 2020		



**Photo 5: West elevation.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A	
		4. County: Santa Fe	
		5. Date of Survey: August 20, 2020	



**Photo 6: West elevation, typical window.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: Westside Guadalupe Historic District	3. Local Reference Number: Santa Fe ID #: N/A		
		4. County: Santa Fe		
		5. Date of Survey: August 20, 2020		



**Photo 7: North elevation, non-historic portal.
Camera facing south.**

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

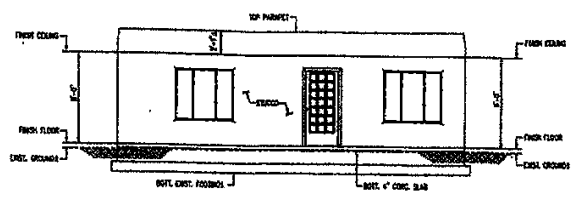
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Cox-Rivera-Cordero House	2. Location: 811 W. Manhattan Avenue Santa Fe: <i>Westside Guadalupe Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A			
		4. County: Santa Fe			
		5. Date of Survey: August 20, 2020			

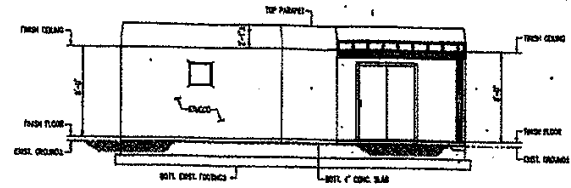


**Photo 8: East elevation.
Camera facing southwest.**

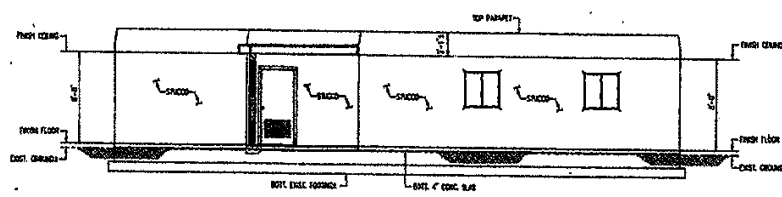
CITY OF
SANTAFE



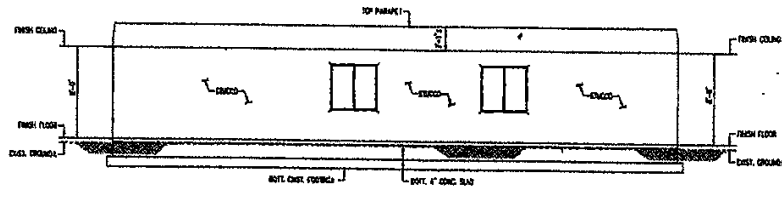
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



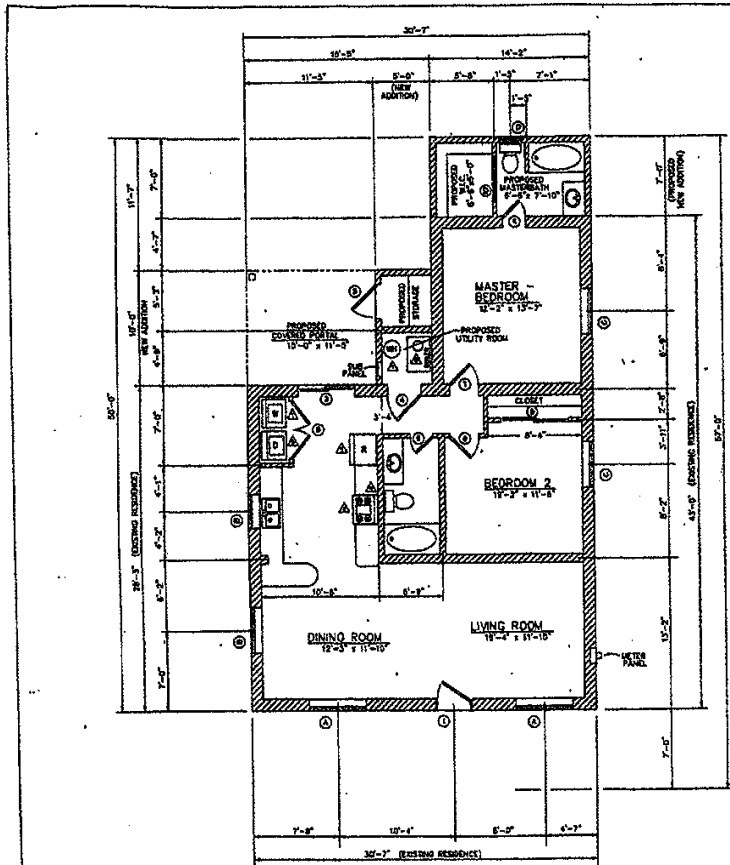
EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED REMODEL OF EXIST. RESIDENCE
FOR
MS. JOSEPHINE C. BAKER
811 WEST MARIHATTAN

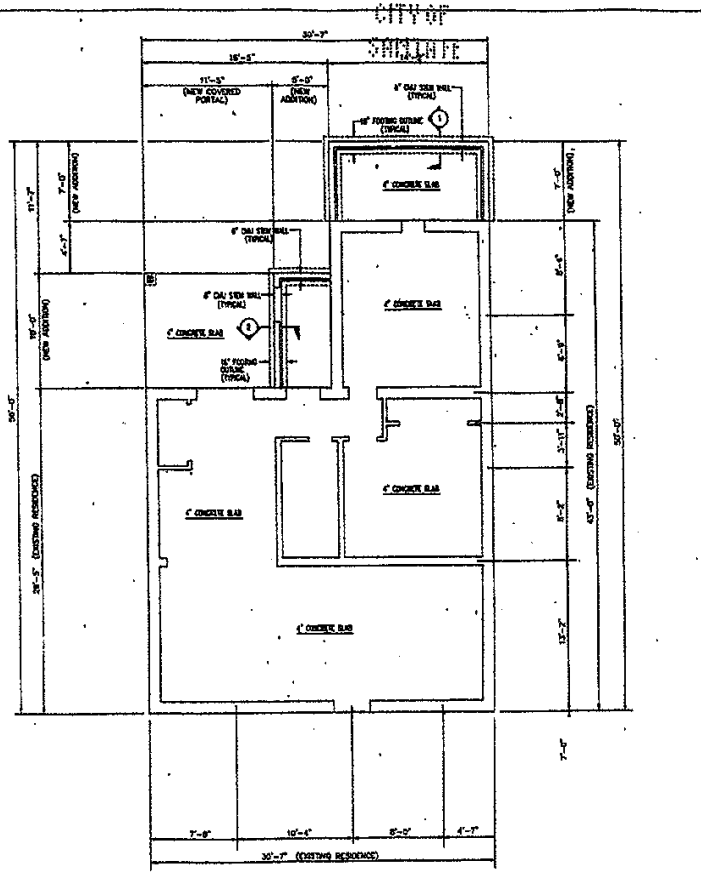
HS ELEVATIONS

PROFESSIONAL DRAFTING & COMMERCIAL ART
SERVICES
SANTA FE, NEW MEXICO 87505 (505)471-3998

DRAWN BY	MS
CHECKED BY	MS
SCALE	AS SHOWN
	8



FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

HEATED AREA
TOTAL HEATED AREA = 1880 SQ. FT.

GENERAL NOTES:

1. PLUMBING SCHEMATIC ELECTRICAL PLAN & HEATING LAYOUT ARE TO BE SUPPLIED & CHECKED BY CONTRACTOR/OWNER AND ARE TO ADHERE TO ALL CURRENT COUNTY, CITY & STATE BUILDING CODES & REGULATIONS.
2. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL AREAS DESIGNATED BY ELECTRICAL CONTRACTOR.

PROPOSED REMODEL OF EXIST. RESIDENCE
FOR
MS. JOSEPHINE C. BAKER
811 WEST MANHATTAN

HS FLOOR PLAN

PROFESSIONAL DRAFTING & COMMERCIAL ART
SERVICES
DRAFT: P.L. DEW NEWMAN PLSA

DRAWN BY	1548
DATE	7/25
SCALE	AS SHOWN
	1



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Mathey and Associates Architects, agent for Glynis Dohn, owner, requests a status review with primary façade designation, if applicable, for a non-contributing residential structure.

Case number: **2020-002609-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **524 Calle Corvo**

OW – Glynis Dohn 524 Calle Corvo, Santa Fe, NM 87501 glynis.dohn@hamilgroup.ca

AP – Mathey and Associates Architects 2 Camino Pequeno, Santa Fe, NM 87501
matheyarchitecture@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER H636

YEAR OF CONSTRUCTION 1951

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential _____ Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002609-HDRB

Address: 524 Calle Corvo
Historic Status: Noncontributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: *façades*

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends at a minimum designating the structure as Contributing and designating façades 9, 10, 11, and 12 as primary, as these represent the principal elevations of the building according to the code definition of a primary façade.

Staff also recommends designating the yard wall along the street and the internal yard wall as contributing.

Staff recommends identifying the following features as “features that embody the status” of the structure per 14-5.2(D)(1)(b):

- a. The vertically and horizontally stepped massing,
- b. The porch roof construction with wood joinery details,

- c. The wooden board doors with diagonally off-set single-pane windows on facades 2 and 9,
- d. The original windows on façade 5,
- e. The paired four-pane doors on facades 4 and 6,
- f. The doorbell-button on façade 9,
- g. The hand-painted single-pane window on façade 9,
- h. The urban design element of the street-lining yardwall with its symmetrical form and central driveway opening and similarly symmetrical internal yard-wall
- i. The wooden gate with its diagonally off-set diamond design mirroring the wooden board doors.

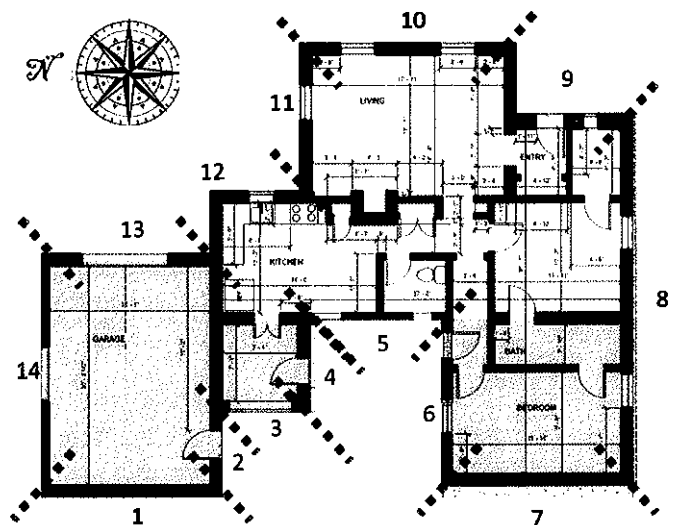
BACKGROUND & SUMMARY:

524 Calle Corvo is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The applicant requests a status review and designation of primary facades, if applicable.

The structure was constructed as part of the “Hughes Subdivision” probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. 524 is one of these curving lots, with a street-scape defining wall that takes up the full width of the view as one moves through the subdivision.

The street-lining wall has a symmetrical form that steps down in the center to a central driveway opening leading to a garage. Staff assumes therefore that the yardwall and garage were constructed as a single unified design. This stepping symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway. The house has a stepped massing that follows this curve and a wooden gate with a diagonally off-set diamond pattern that is mirrored in the design of the front door

The house is a one story structure originally with only one bedroom with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas and asymmetrical stepped massing. Facades 9 through 14 are publicly visible. Aerial photos suggest that the west façade was originally linear and that the garage, (facades 1, 13 and 14) (together with the street-facing yard-wall), the south bedroom (façades 6, 7 and part of 8), mudroom (facades 3 and 4) and rear porch (facades 4, 5, and 6). Probably the rear garage door was reused from a different location on the building. All additions were made by 1970.



On the exterior, almost all the material is historic, apart from security lights, artificial viga ends, locks and probably the garage door. This house has been very well maintained for the last seventy years and has seen only minimal changes and replacements of historic material. It remained in the same ownership from 1951 until 2001.

Notable historic features include:

- 1) Original stepped massing following the curve of the street except for at the non-publicly visible location at the rear,
- 2) On façade 2 a historic hand-made wooden board front door with diagonally off-set single-pane windows that echoes the design of the wooden gate and original brass door handle, an unpainted twin to that found at the front entrance
- 3) On façade 3 an original steel window in good condition
- 4) On façade 4 a wooden four-light door, one of a pair
- 5) On façade 5, two original wood windows, one with the original wood-framed fly-screen and original locks and handles
- 6) On façade 6 a four-light door, second of the pair, with non-historic door-handle.
- 7) On façade 8, historic single-pane windows
- 8) On façade 9
 - a) a hand-painted single-pane window with original hanging screen,
 - b) a hand-made wooden board front door with diagonally off-set single-pane windows matching that on façade 2 with original brass door handle,
 - c) probably original and still functional doorbell-button, and
 - d) roof construction with wood joinery details,
- 9) On façade 13, the wooden garage-door frame,
- 10) On façade 14, the steel windows.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(D) General Design Standards for All H Districts

- (1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by a proposed structure; and
 - (c) The state of repair or structural stability of the structure under consideration.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;

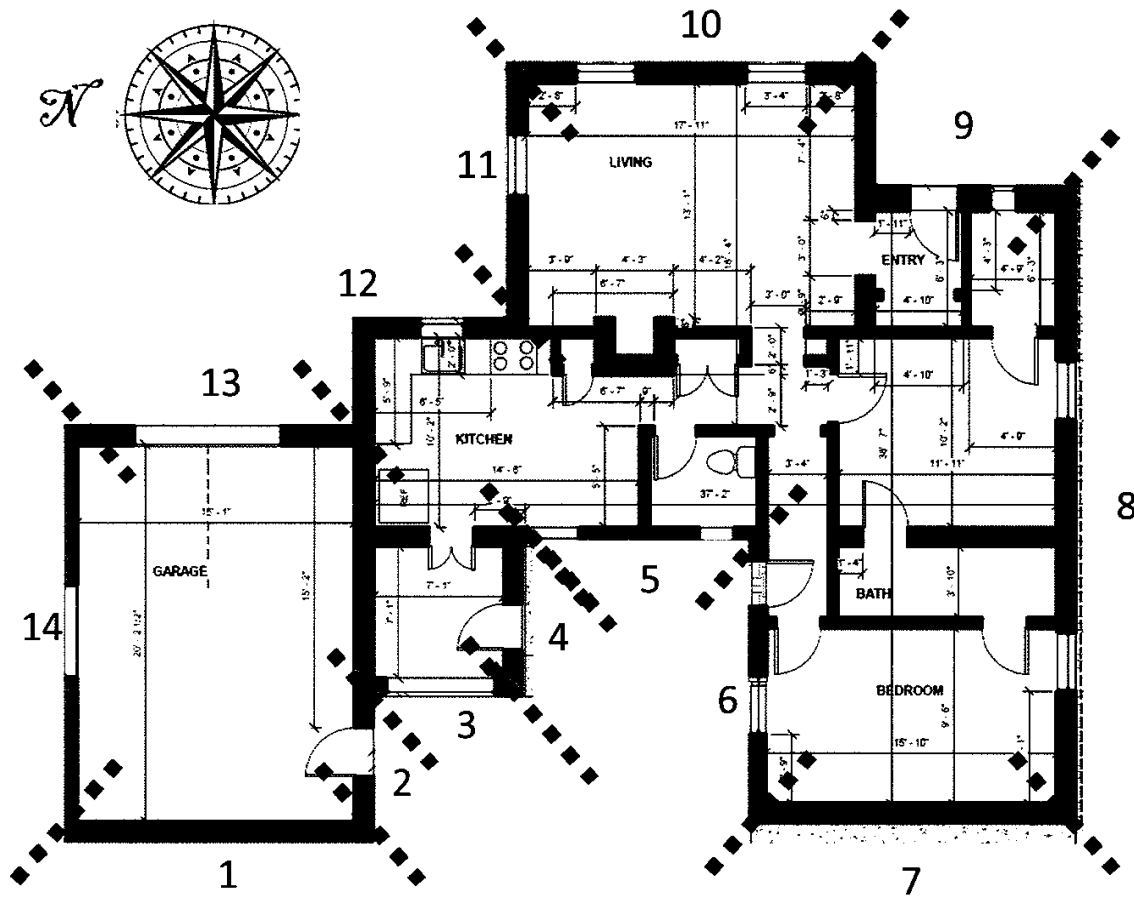
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

524 Calle Corvo



Façade diagram

**Mathey Associates
ARCHITECTS**

2 Camino Pequeno Santa Fe, NM 87501

September 16, 2020

Attn: City of Santa Fe Historic Review Division
Re: Historic Status Review, 524 Calle Corvo
Owner: Glynis Dohn email: glynis.dohn@hamilgroup.ca
524 Calle Corvo Santa Fe, NM 87501 917/822-6547

RECEIVED
SEP 21 2020

BY: _____

Dear Historic Review Board,

The residence located at 524 Calle Corvo has recently been surveyed for historical status by Gayla Bechtel. This report indicates that the structure is more than fifty years old and proposes that the structure be designated as contributing, with the east (street) side considered as the primary façade.

The owner and I support these recommendations and we request that you update the status accordingly.

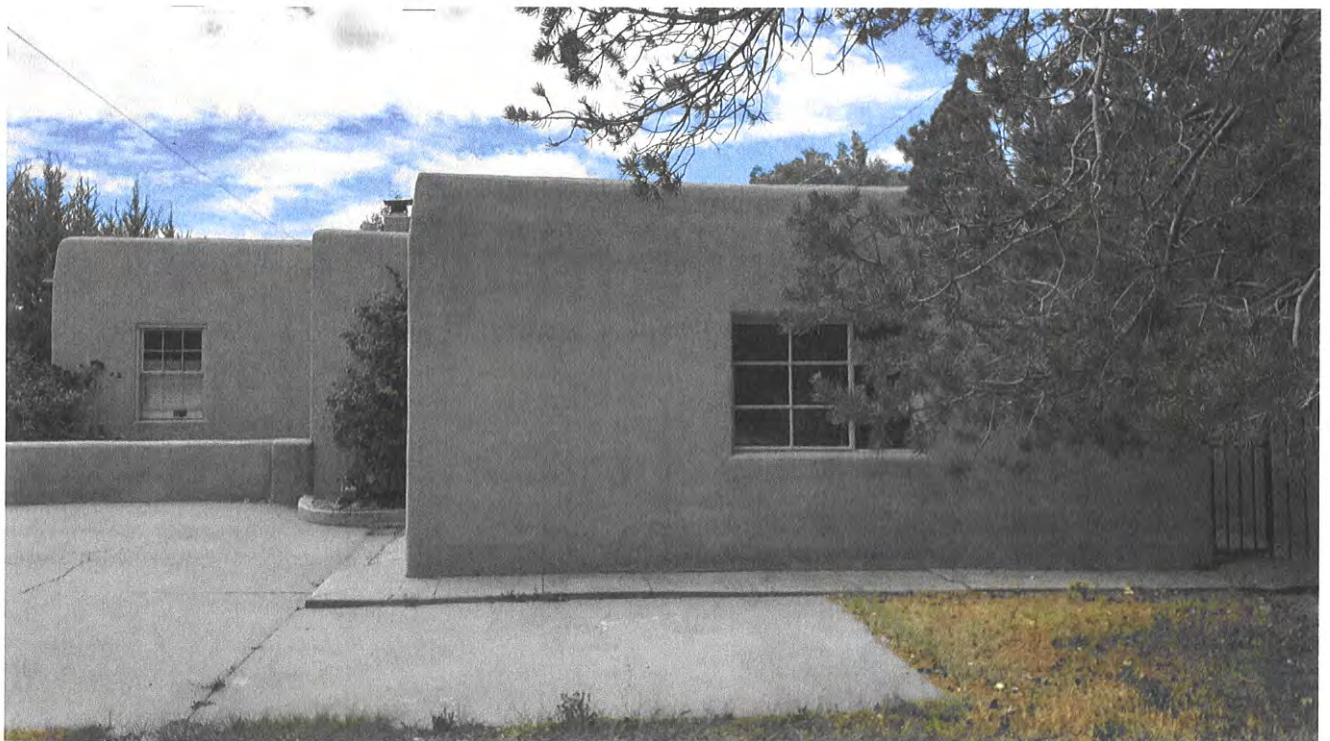
Thank you for your time and efforts,

Courtenay Mathey, Architect
(505) 986-9854

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO



SOUTH ELEVATION

524 CALLE CORVO



WEST ELEVATION #1



WEST ELEVATION #2



WEST ELEVATION #3

GAYLA BECHTOL, AIA
ARCHITECTURE + URBAN DESIGN

September 15, 2020

Daniel Schwab
Senior Planner, Historic Preservation Division
City of Santa Fe- Land Use Department
Santa Fe, New Mexico

via Courtenay Mathey
matheyarchitecture@gmail.com

RE: HCPI 524 Calle Corvo

Dear Daniel and Historic Districts Review Board,

I have created a HCPI for the property at 524 Calle Corvo in the Downtown and Eastside historic district by investigating the building, comparing aerial photographs, listing the occupants from the City of Santa Fe Directory, and the plats available at the Santa Fe County Clerk. I have also provided photographs of the house.

The house is currently designated non-contributing. Based on its age, similarity to other structures on Calle Corvo from the mid-twentieth century "Hughes Subdivision", and minor alterations its integrity remains. Therefore I recommend this house be designated as contributing with the front facade as the primary facade.


Thank you!



Gayla Bechtol, AIA

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		NRHP	SRCP	Criteria	A	B	C	D
1. Name of property:	2. Location: 524 Calle Corvo Santa Fe, New Mexico	3. Local Reference Number: H636		4. County Santa Fe				
5. Property Type: X Building ___ Structure ___ Site ___ Object								
6. Date of Survey: September 4, 2020								
7. Previous Survey Date(s): 12-12-85 No previous survey								
8. Name of Project: HDRB Status Review/Re-survey								
9. UTM Zone: Easting: Northing:								
10. Photo Information		Negative Location: Digital		View of: Northeast Corner				
11. Brief Description of the Property: This is a masonry single story single-family dwelling, rambling, rectilinear, and stepped massing in a subdivision developed between 1949-70's with similar scale houses. One of perhaps a dozen homes in this subdivision with a mid-twentieth century feeling with Spanish Pueblo Revival details including rounded corners at the parapets and corners. Developed landscaping and walls surround the property. There are remnants of projecting vigas in the front. Windows are multi-paned wood double-hung or in-swing casement windows, existing wood plank exterior doors. Steel multi-paned windows are in the garage and utility areas. There are steel canals that drain the low-slope roof.								
12. Who uses the property? The current owner is renovating the house.								
13. Construction Date: 1949-1951 ___ Known X Estimated Source: Santa Fe City Directories and Plat of Survey								
14. Setting: ___ Suburban ___ Rural ___ Village X Urban If Urban: ___ Commercial ___ Industrial X Residential ___ Public								
15. Relationship to Surroundings: ___ X Similar ___ Dissimilar								
Comments:								

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



17. Surveyor:
(your name, address, telephone number, and any group affiliation)

Gayla Bechtol, AIA
505-660-6301
gayla@gbasantafe.com
418 Montezuma Ave.
Santa Fe, NM

18. Owner (if known) and other knowledgeable people:

Glynis Dohn
917-822-6547
Glynis.dohn@hamilgroup.ca

North view with associated house

19. Is Property Endangered? Unknown No Yes **How?** A renovation is planned.

20. Significance to Current Community: Unknown None Low Moderate High
Describe: George and Mary Bello lived in this house from 1951-2001. See continuation pages for details.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The subdivision was first named Hughes Subdivision after the former owner Levi A. Hughes, Sr. and son Levi A. Hughes, Jr.

22. National or State Register:
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? The massing hasn't changed since 1965 or 1970. There are very few changes, except for the back massing added between 1951-65. The divided lite wood windows are in decent shape. I assume the house looks very similar to what it looked like in 1951.

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 the name of the district? Santa Fe Downtown and Eastside State National

24. Supplemental Form None HCPI Detail Form 1 Continuation Sheets, # pages: 13

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) DETAIL FORM

HCPI # Address of Property: 524 Calle Corvo, Santa Fe, NM	NMCRIS #
--	-----------------

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

<input type="checkbox"/> Adobe	<input type="checkbox"/> Metal: Corrugated	<input checked="" type="checkbox"/> Stucco
<input type="checkbox"/> Brick	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Tile: Clay
<input type="checkbox"/> Composition Board	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Vinyl or Aluminum Siding
<input type="checkbox"/> Concrete: Block	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Wood: Board & Batten
<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Wood: Horizontal Siding
<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Wood: Jacal
<input type="checkbox"/> Concrete: Pre-cast	<input type="checkbox"/> Stone: River Rock	<input checked="" type="checkbox"/> Wood: Log
<input type="checkbox"/> Curtain Wall	<input type="checkbox"/> Stone: Rock Faced	<input type="checkbox"/> Wood: Shingle
<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Stone: Tabular	<input checked="" type="checkbox"/> Wood: Tongue and Groove
<input checked="" type="checkbox"/> Other, describe: Concrete stem walls visible from crawl space		

B. Number of Stories

<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 1 ½	<input type="checkbox"/> 2	<input type="checkbox"/> 2 ½	<input type="checkbox"/> Other, describe:
------------------------------	---------------------------------------	------------------------------	----------------------------	------------------------------	---

C. Foundation

<input type="checkbox"/> N/A	<input type="checkbox"/> Not visible	<input type="checkbox"/> None	<input type="checkbox"/> At Grade	<input checked="" type="checkbox"/> Raised
Materials: <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> CMU <input type="checkbox"/> Stone <input type="checkbox"/> Other, describe:				
Notes:				

D. Roof

<input type="checkbox"/> N/A	Features: <input checked="" type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet			
Shape: <input type="checkbox"/> Barrel <input type="checkbox"/> Butterfly <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Cross Gable <input type="checkbox"/> Gable <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed				
<input type="checkbox"/> Other, describe:				
Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep				
Materials:				
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Tile: Metal		
<input checked="" type="checkbox"/> Composition Roll	<input type="checkbox"/> Metal: Pressed	<input type="checkbox"/> Tile: Terra Cotta		
<input type="checkbox"/> Composition Shingle	<input type="checkbox"/> Metal: Standing Seam	<input type="checkbox"/> Wood: Shingle		
<input type="checkbox"/> Earth	<input type="checkbox"/> Metal: V-Crimp			
<input type="checkbox"/> Other, describe:				

E. Chimneys

<input type="checkbox"/> N/A	Number Interior: 1	Number Exterior:
Construction Material: <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Adobe <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Terra Cotta Tile		
<input type="checkbox"/> Metal Flue <input type="checkbox"/> Other, describe		

F. Porches

<input type="checkbox"/> N/A
Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Incised <input type="checkbox"/> Partial Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap <input type="checkbox"/> With a Gazebo
Other Details, describe: Both front at L-shape and back in U-shape spaces

HCPI # Address of Property:524 Calle Corvo, Santa Fe, NM	NMCRIS #
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G. Doorways

<input type="checkbox"/> N/A	Number of Doorways: 4
Type:	<input checked="" type="checkbox"/> One-leaf <input type="checkbox"/> Two-leaf
Style:	<input type="checkbox"/> Diagonal Plank <input type="checkbox"/> Dutch <input type="checkbox"/> French <input type="checkbox"/> Plain <input checked="" type="checkbox"/> Panel <input checked="" type="checkbox"/> Vertical Plank <input type="checkbox"/> Other, describe:
Components:	Panels/Lights-Number 2 and configuration stepped <input type="checkbox"/> Sidelights - number and configuration <input type="checkbox"/> Transom
Material:	<input type="checkbox"/> Aluminum <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other, describe
Depth of Reveal: 3-4"	
Notes: garage door is new vinyl/fiberglass, plank doors have twpped openings, panel doors have 2/2 glass/ 3 panels	

H. Window Openings

<input checked="" type="checkbox"/> N/A	Number of Window Openings: 13			
Operation:	Material:		Glazing:	
<input type="checkbox"/> Awning	<input type="checkbox"/> Anodized Aluminum	<input type="checkbox"/> 1/1	<input checked="" type="checkbox"/> 2 Pane Horizontal	<input type="checkbox"/> Curtain Wall
<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Bare Aluminum	<input type="checkbox"/> 2/2	<input checked="" type="checkbox"/> 2 Pane Vertical	<input type="checkbox"/> Glass Block
<input checked="" type="checkbox"/> Double or Single Hung	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> 3/1	<input checked="" type="checkbox"/> 3 Pane Vertical	<input type="checkbox"/> Palladian Motif
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Vinyl	<input type="checkbox"/> 4/4	<input checked="" type="checkbox"/> 4 Pane Vertical	<input type="checkbox"/> Picture Window
<input type="checkbox"/> Hopper	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> 6/6	<input type="checkbox"/> Combination, describe:	<input type="checkbox"/> Store Front or display
<input type="checkbox"/> Louver	<input type="checkbox"/> Other, describe:	<input type="checkbox"/> 9/9	<input type="checkbox"/> Grouped, describe:	<input type="checkbox"/> Other, describe:
<input type="checkbox"/> Pivot		<input checked="" type="checkbox"/> Other configuration, describe: 2/3, 2/4, 3/3, 4/3		
<input type="checkbox"/> Sliding t				
Depth of Reveal: 3-4"				
Notes: There are wood sills that are rotted in some cases but mostly the windows are intact.				

I. Other Significant Features

Describe:

7. Associated Properties

Discuss: NA
Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: AERIAL PHOTOS AT EDAC, PLATS AT SF COUNTY

9. Attachments

Please indicate which items are attached:

Site Plan (required)
 Photos (required)
 Map or aerial photo (required)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		
HCPI No. _____	District No. _____	
1. Name of property: (historic and/or current name for property)	2. Location: 524 CALLE CORVO	3. Local Reference Number:
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020



1951 Aerial photograph, Single shadow line compared to later photographs indicates addition between 1951- 1970. North is generally up on the page.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
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1965 Aerial photograph

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1970 Aerial Photograph

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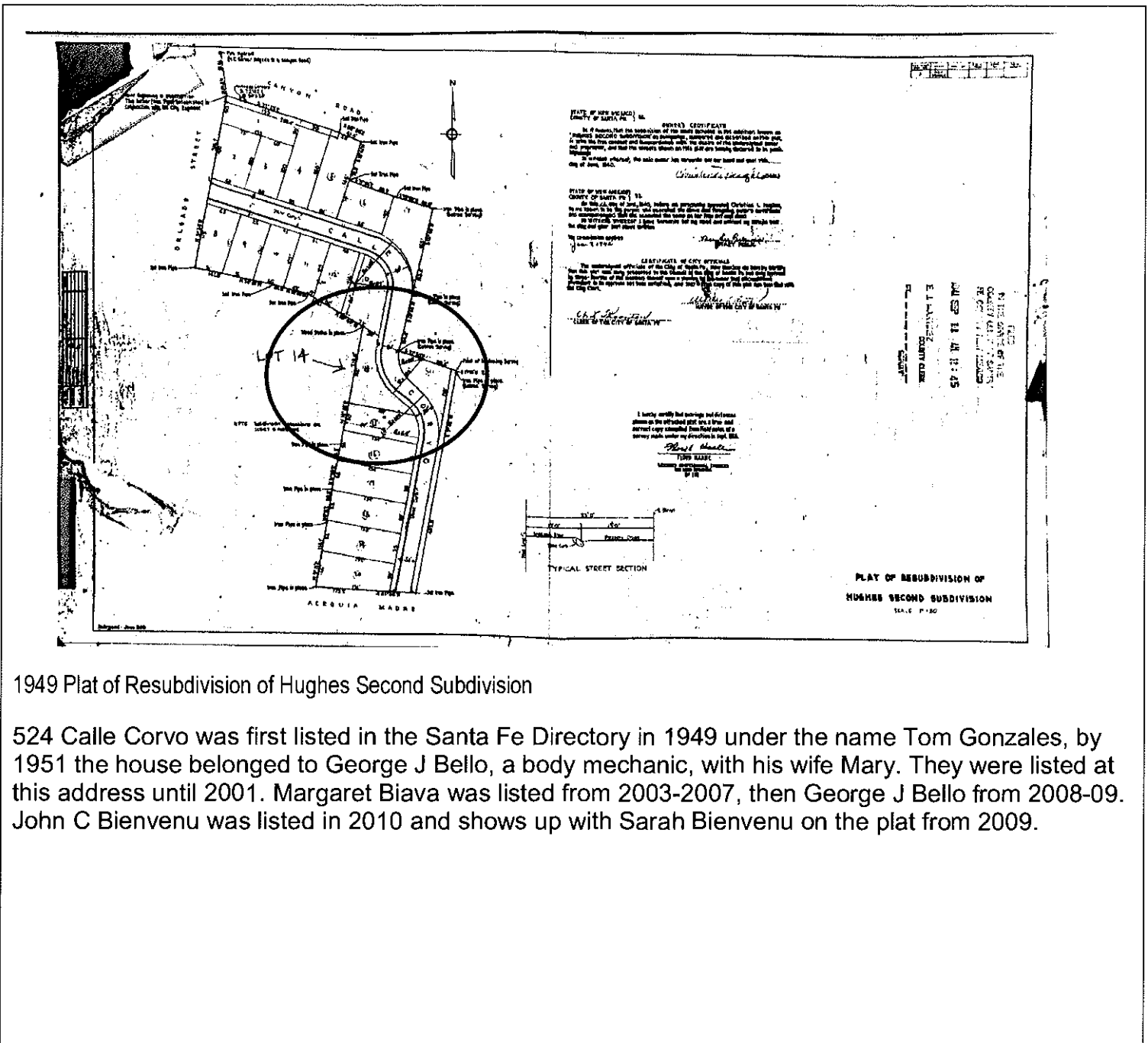


1975 Aerial Photograph

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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		5. Date of Survey SEPTEMBER 4, 2020



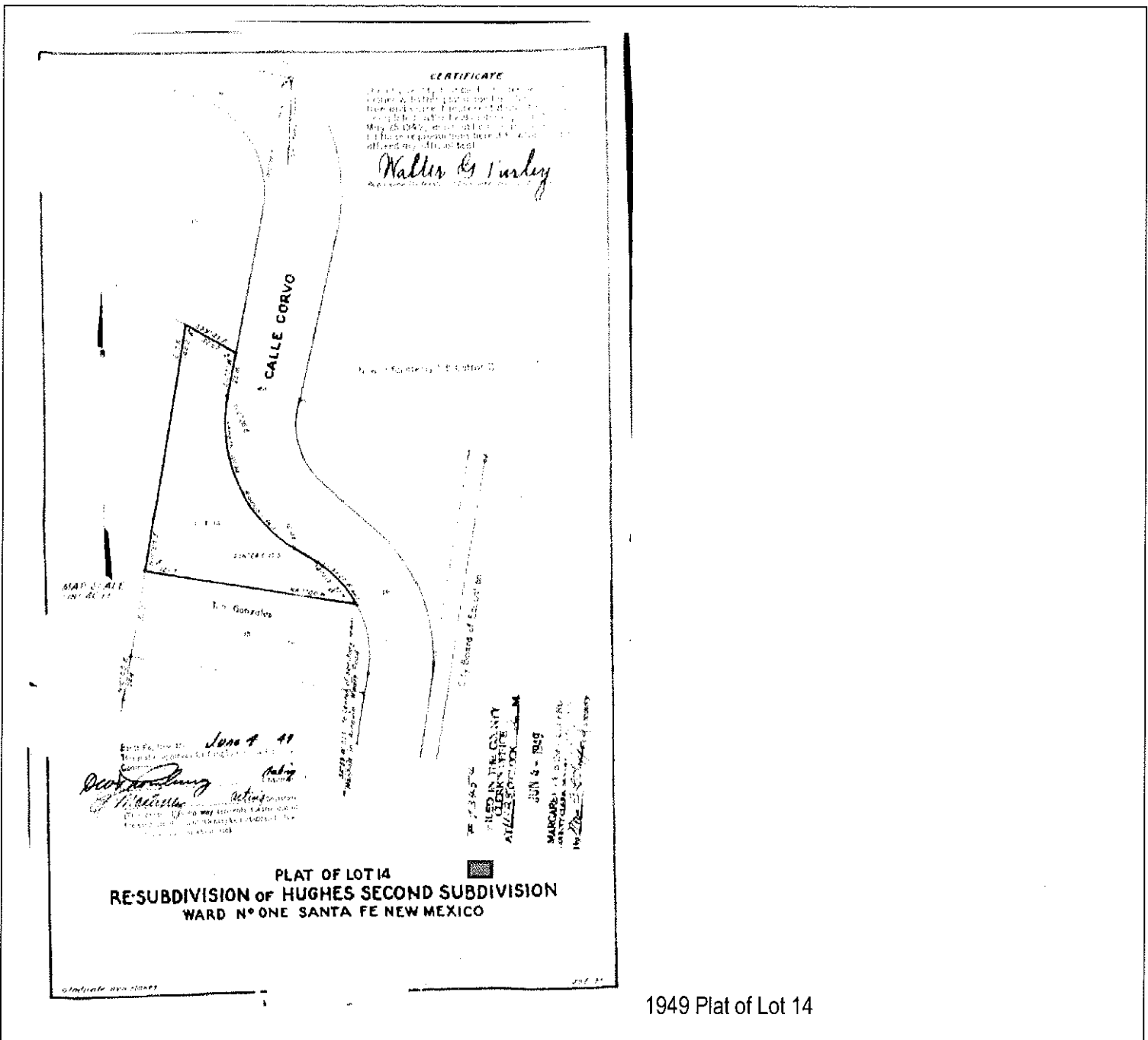
1949 Plat of Resubdivision of Hughes Second Subdivision

524 Calle Corvo was first listed in the Santa Fe Directory in 1949 under the name Tom Gonzales, by 1951 the house belonged to George J Bello, a body mechanic, with his wife Mary. They were listed at this address until 2001. Margaret Biava was listed from 2003-2007, then George J Bello from 2008-09. John C Bienvenu was listed in 2010 and shows up with Sarah Bienvenu on the plat from 2009.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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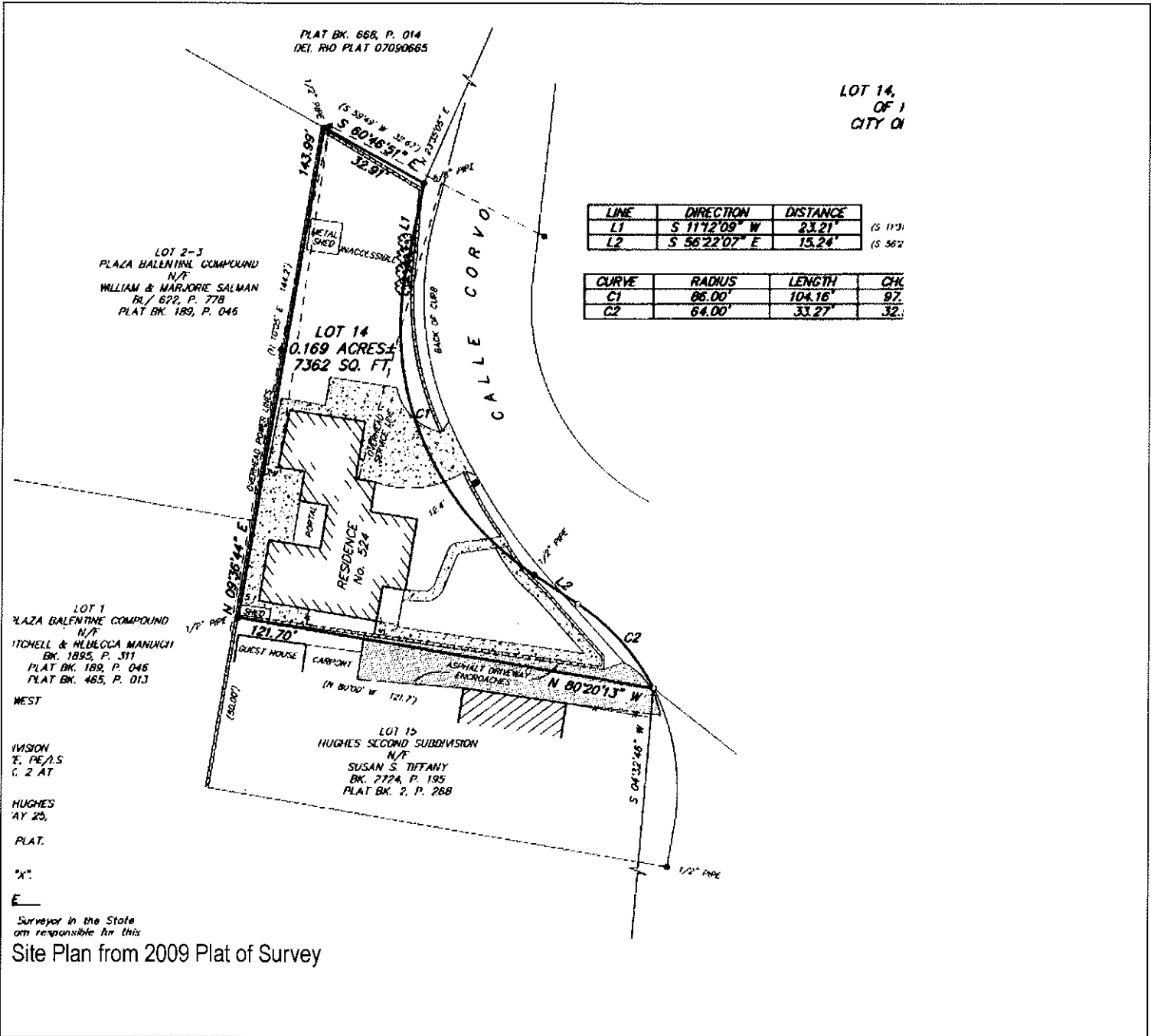


1949 Plat of Lot 14

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

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Front Porch facing east and the Street

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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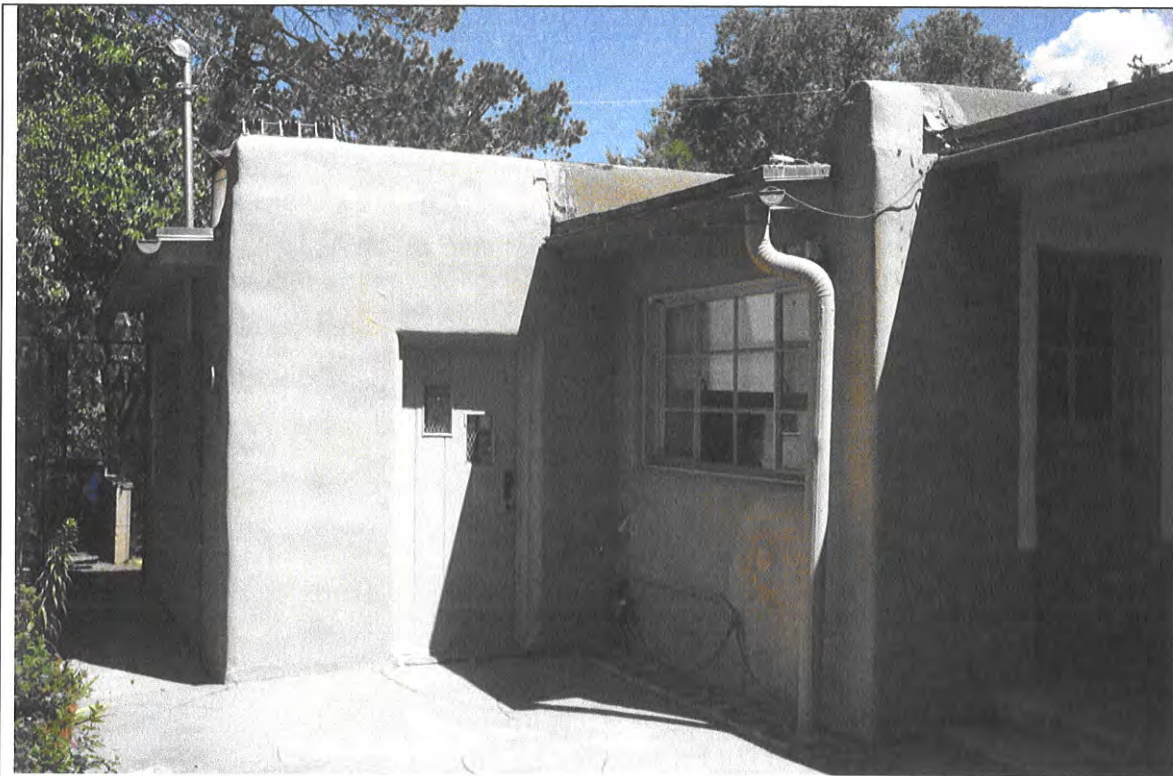


Back Porch facing west. The back massing was added after house was built in 1951. Note steel canals.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

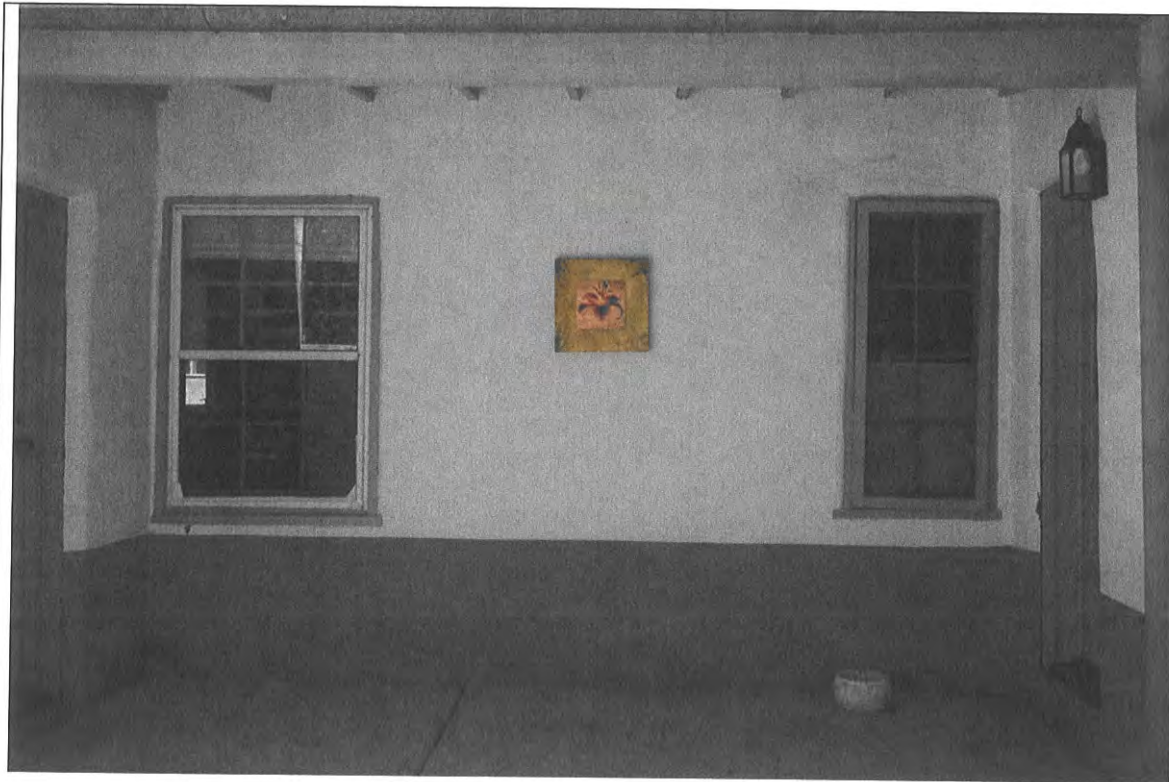
For HPD Office use only: HCPI No. _____ District No. _____		
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Back porch and garage. Note steel casement windows in utility room. Door to garage matches front door.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

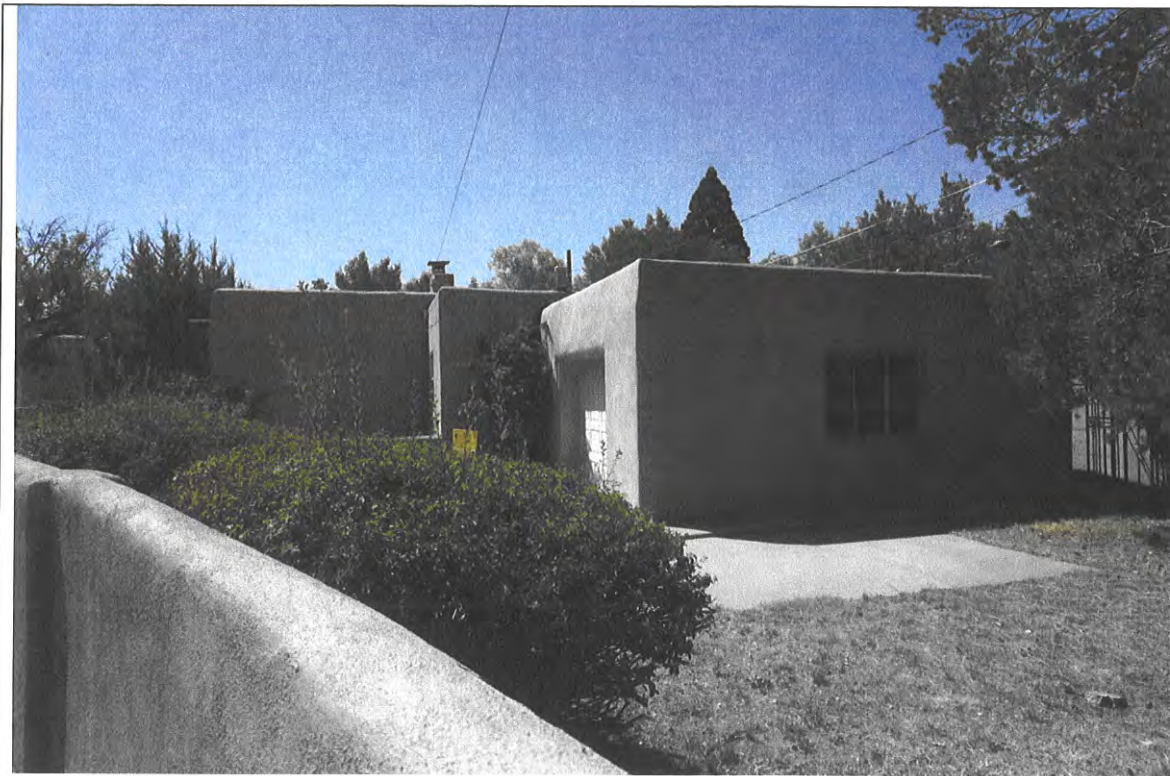
For HPD Office use only: HCPI No. _____ District No. _____		
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Back porch. Both windows appear original. Note exposed wood framing.

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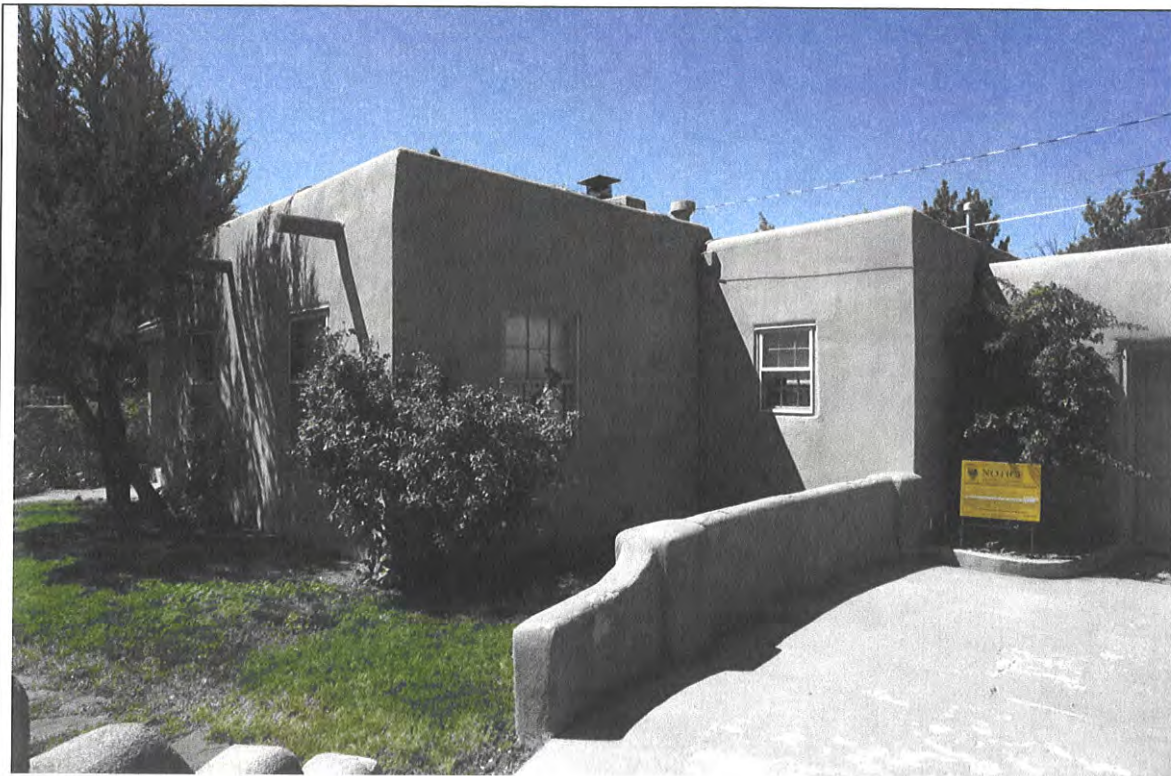


Garage massing to the north with fixed steel windows. Exposed fireplace chimney in middle of house.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

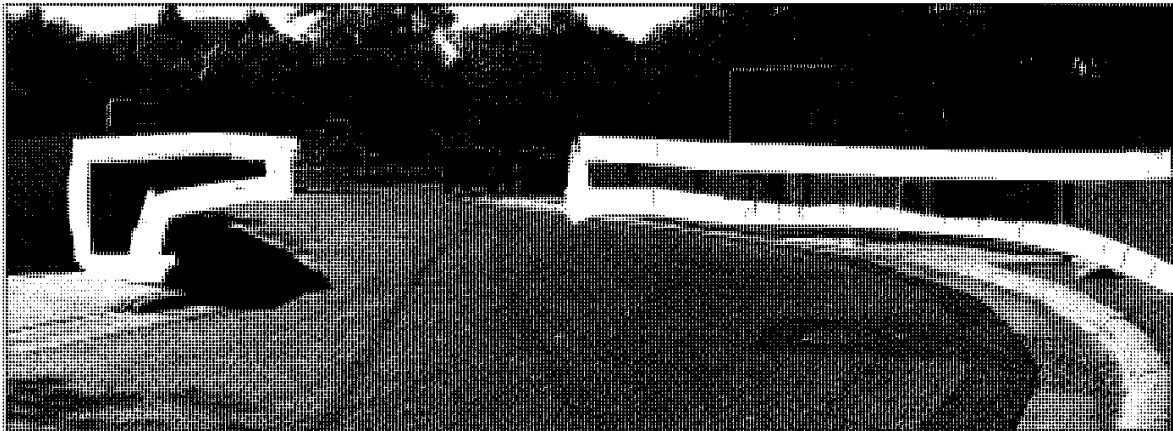
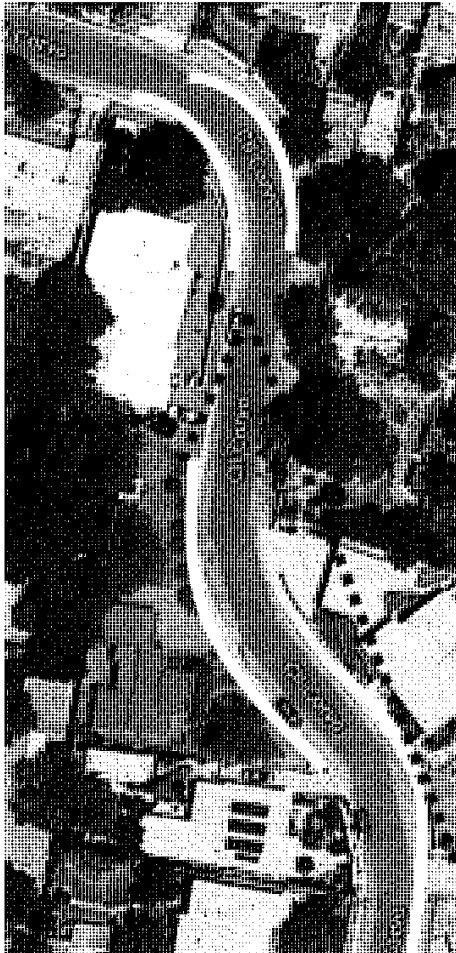
Historic Preservation Division, New Mexico Department of Cultural Affairs

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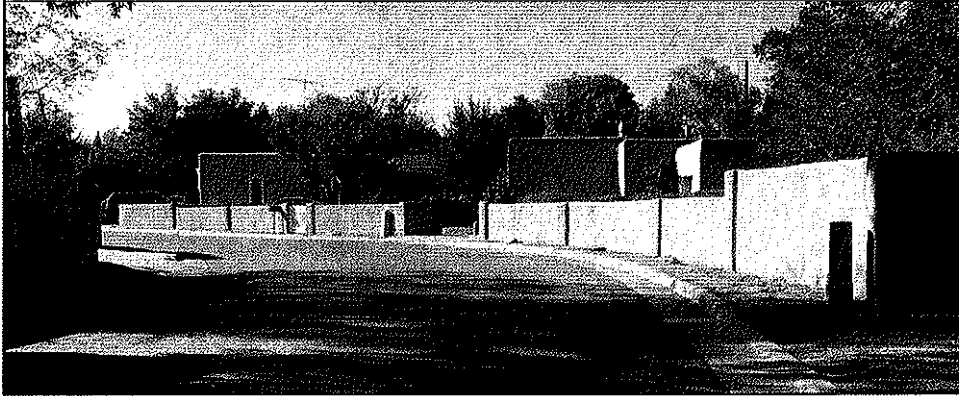
Remnants of projecting vigas from living room. Windows are original. Garage door was replaced.

524 Calle Corvo



Urban design – serpentine curved walls

524 Calle Corvo



Wall design symmetry

524 Calle Corvo



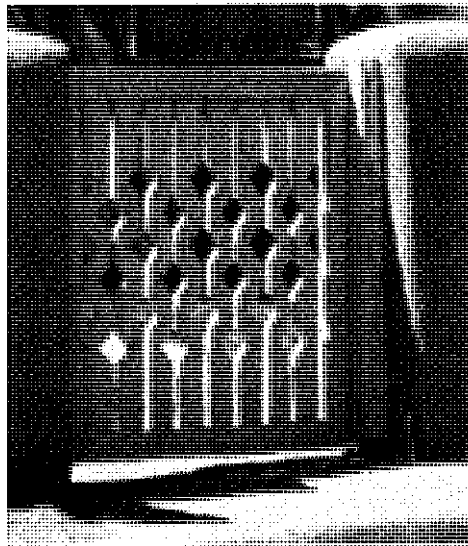
Interior yard wall

524 Calle Corvo

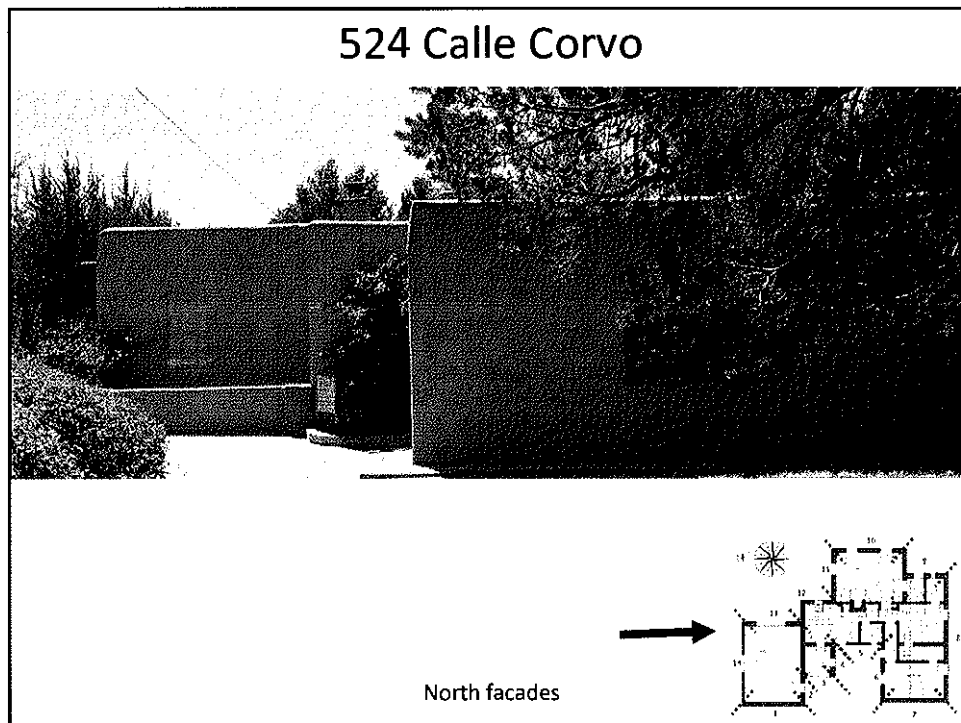
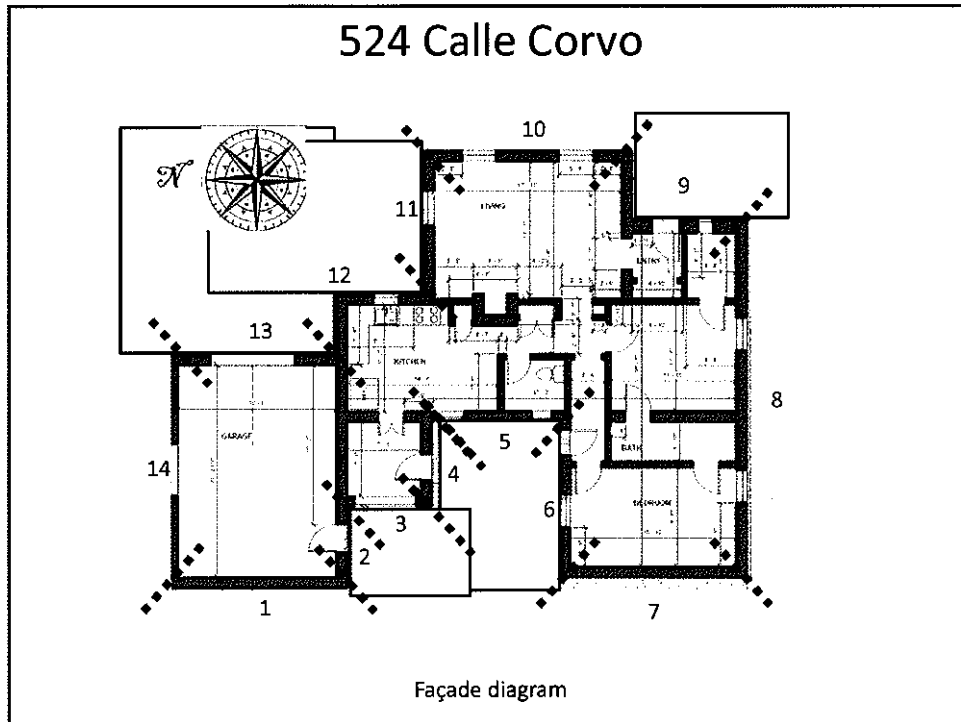


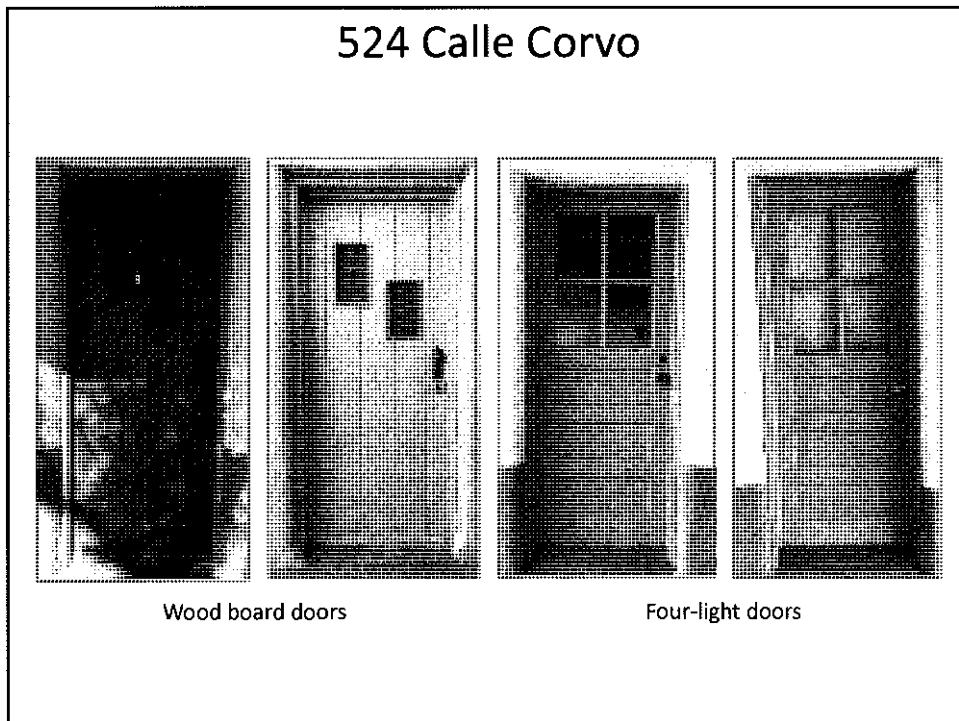
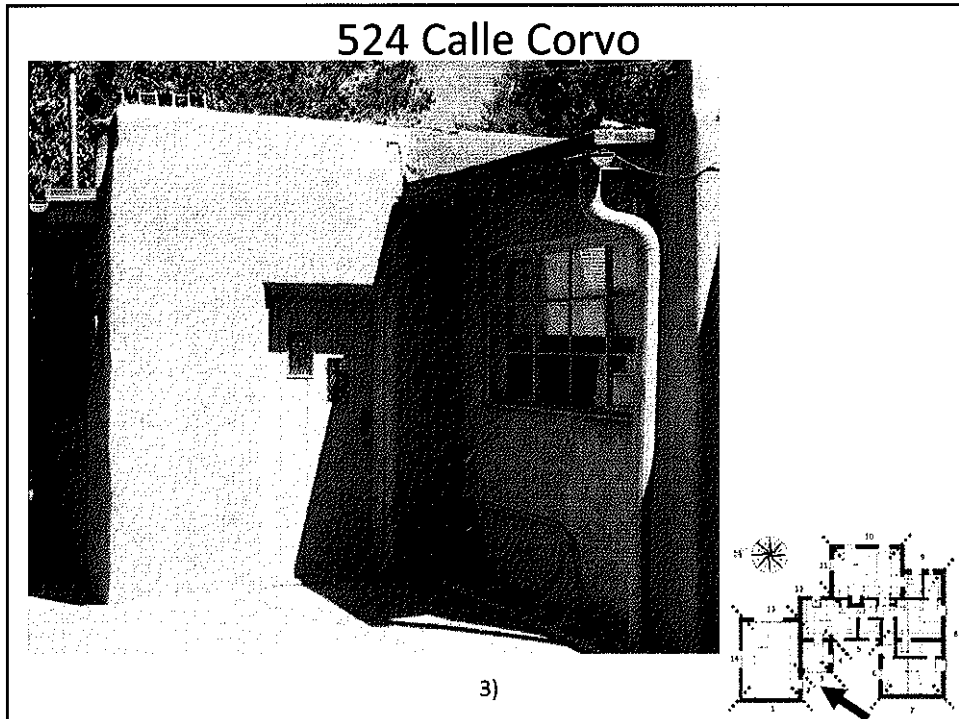
Yard walls

524 Calle Corvo



Pedestrian gate

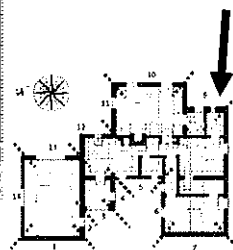




524 Calle Corvo



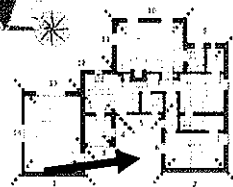
Entry Portal

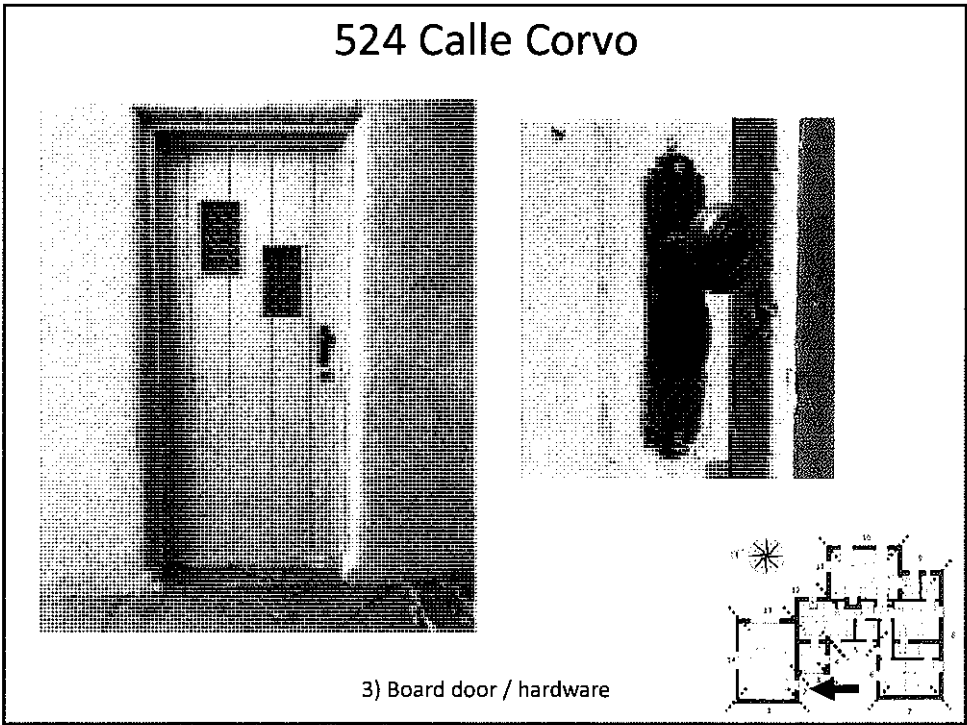
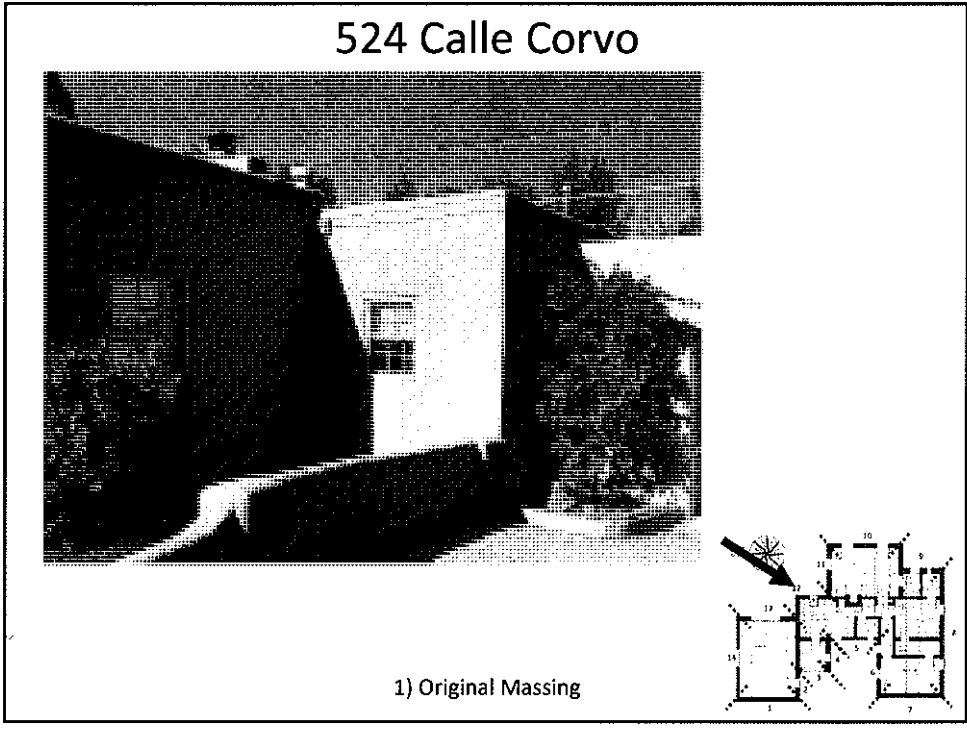


524 Calle Corvo



Later addition

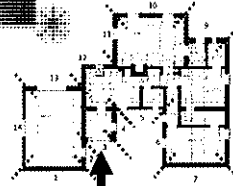




524 Calle Corvo



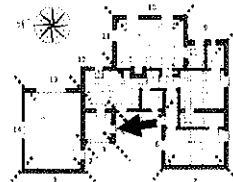
3) Steel Window



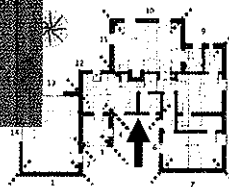
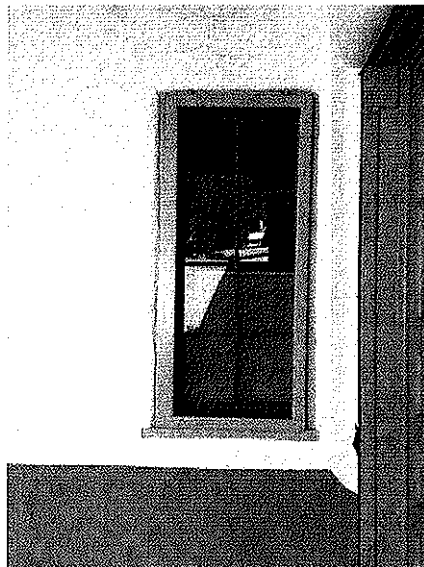
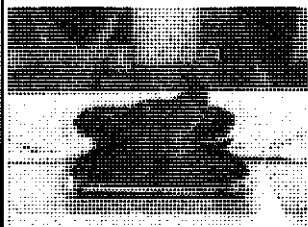
524 Calle Corvo



4) Wood 4-light door

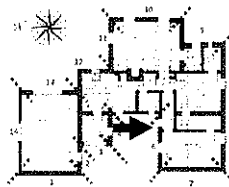
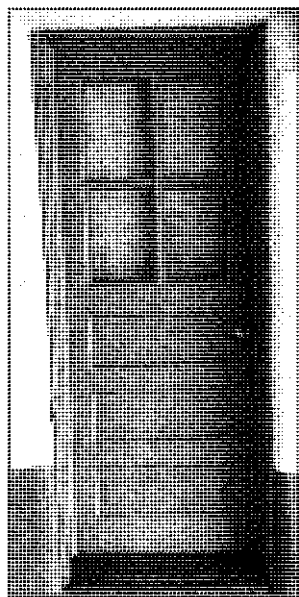


524 Calle Corvo



5) Windows

524 Calle Corvo



6) Wooden door

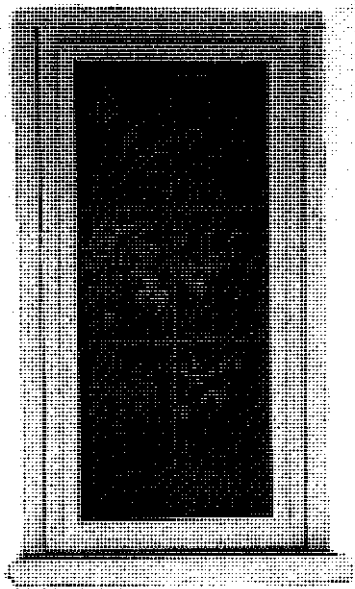
524 Calle Corvo



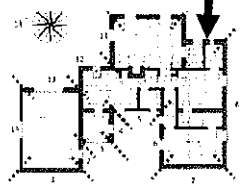
7) Windows

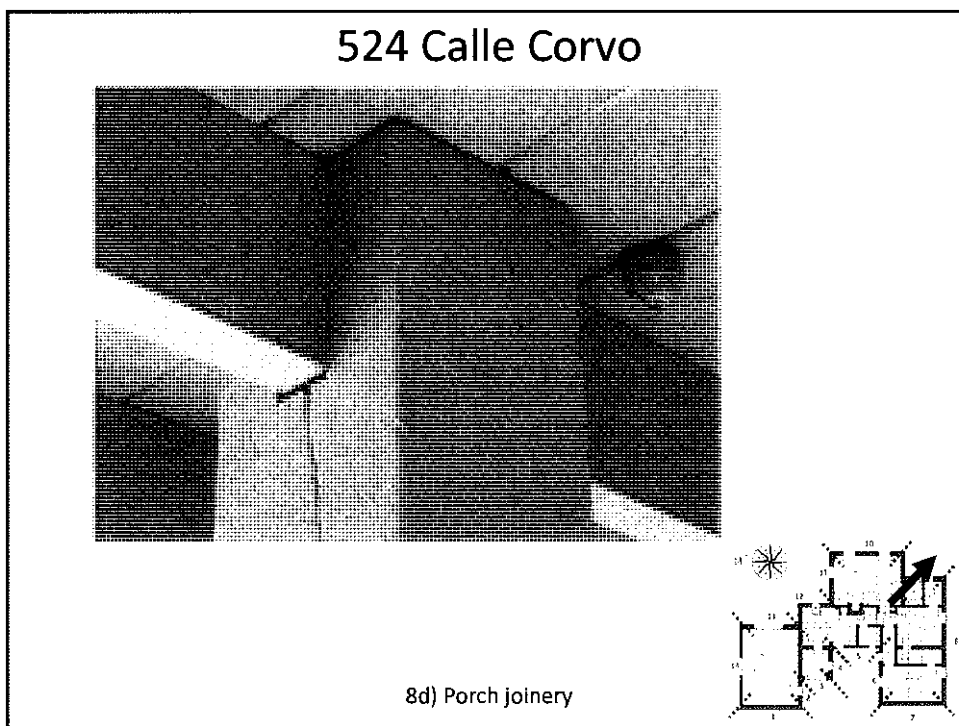
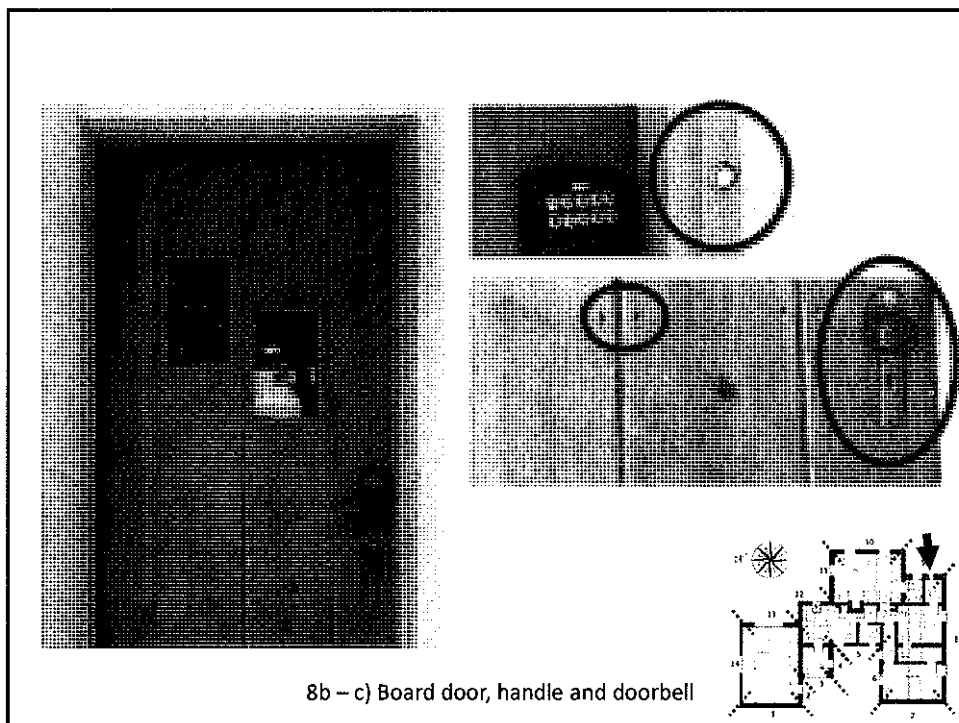


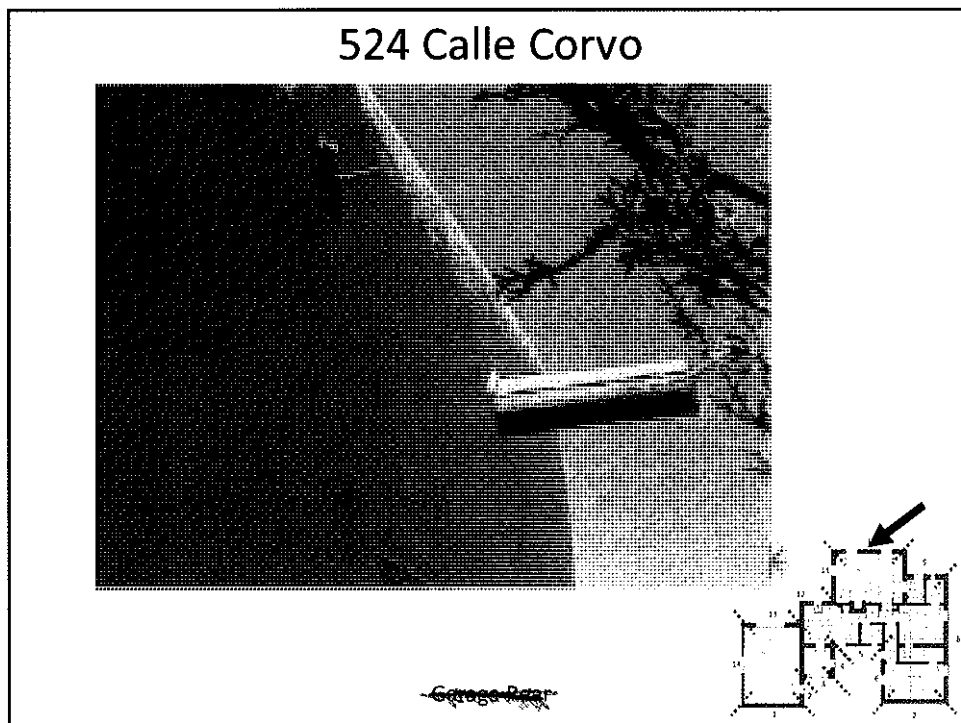
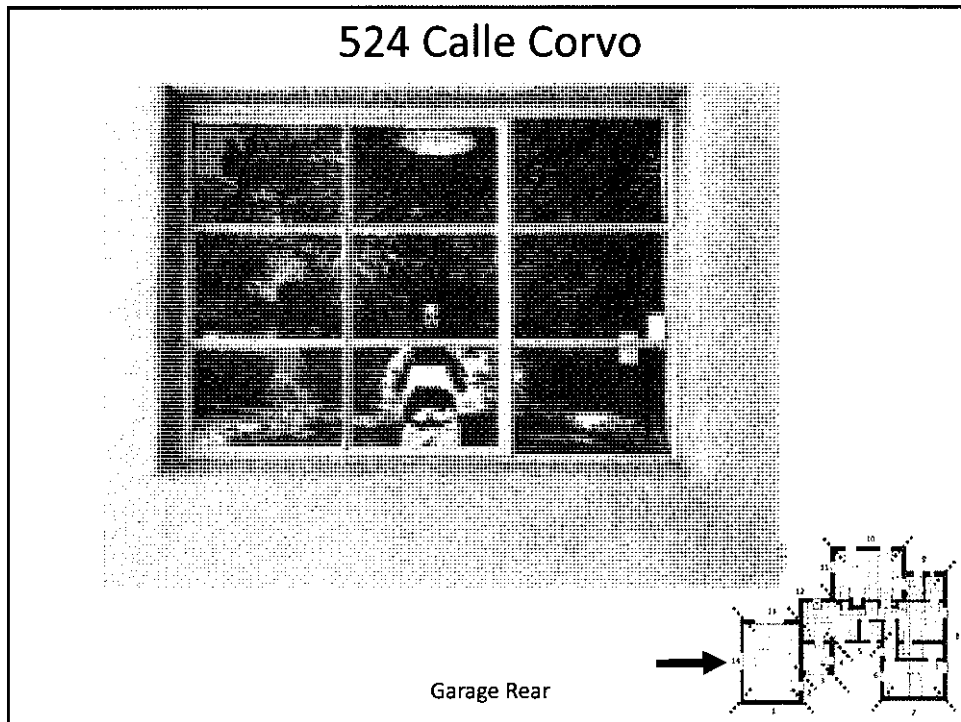
524 Calle Corvo



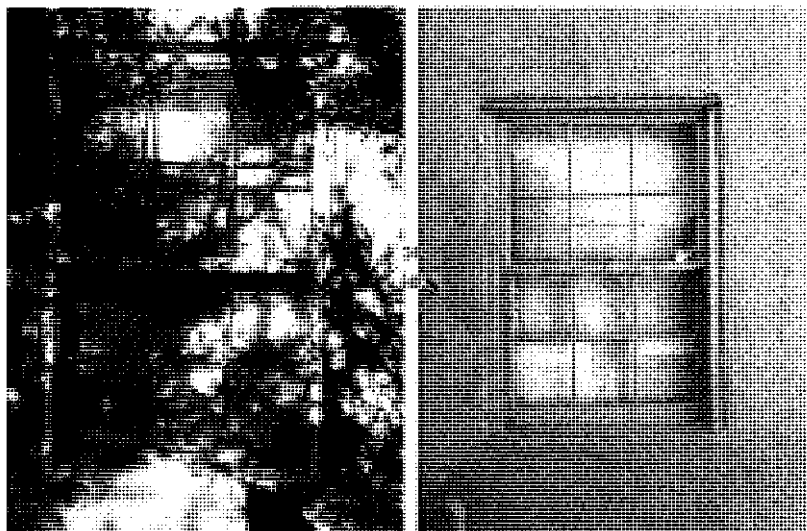
8a) Hand-painted window



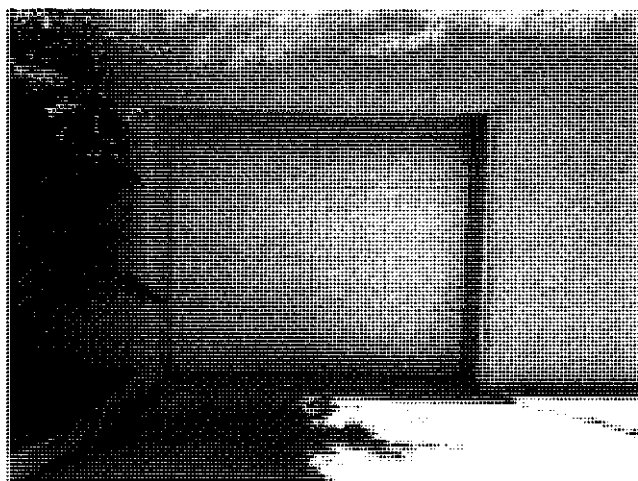




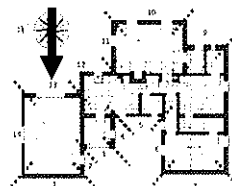
524 Calle Corvo



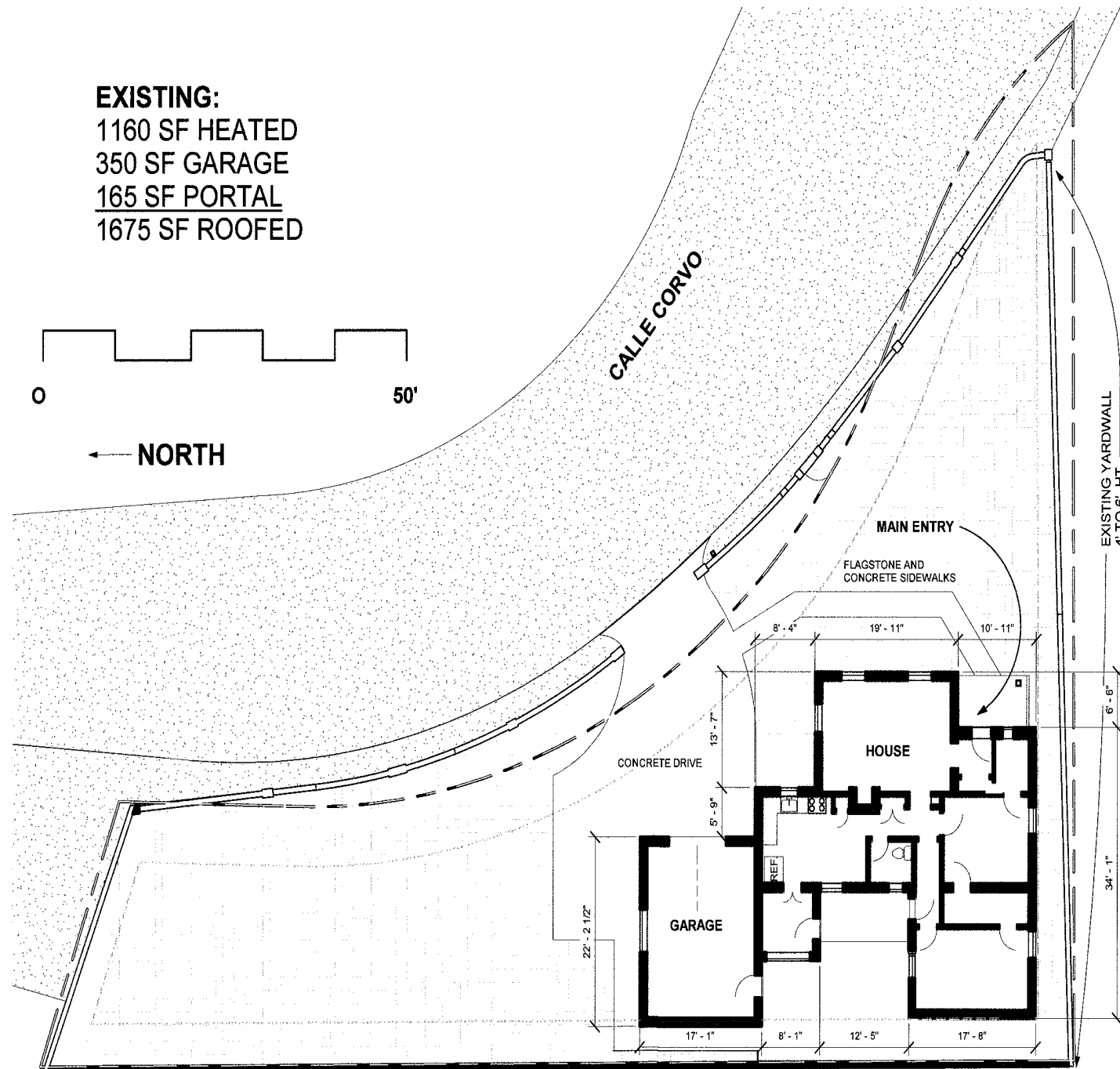
524 Calle Corvo



Garage floor frame

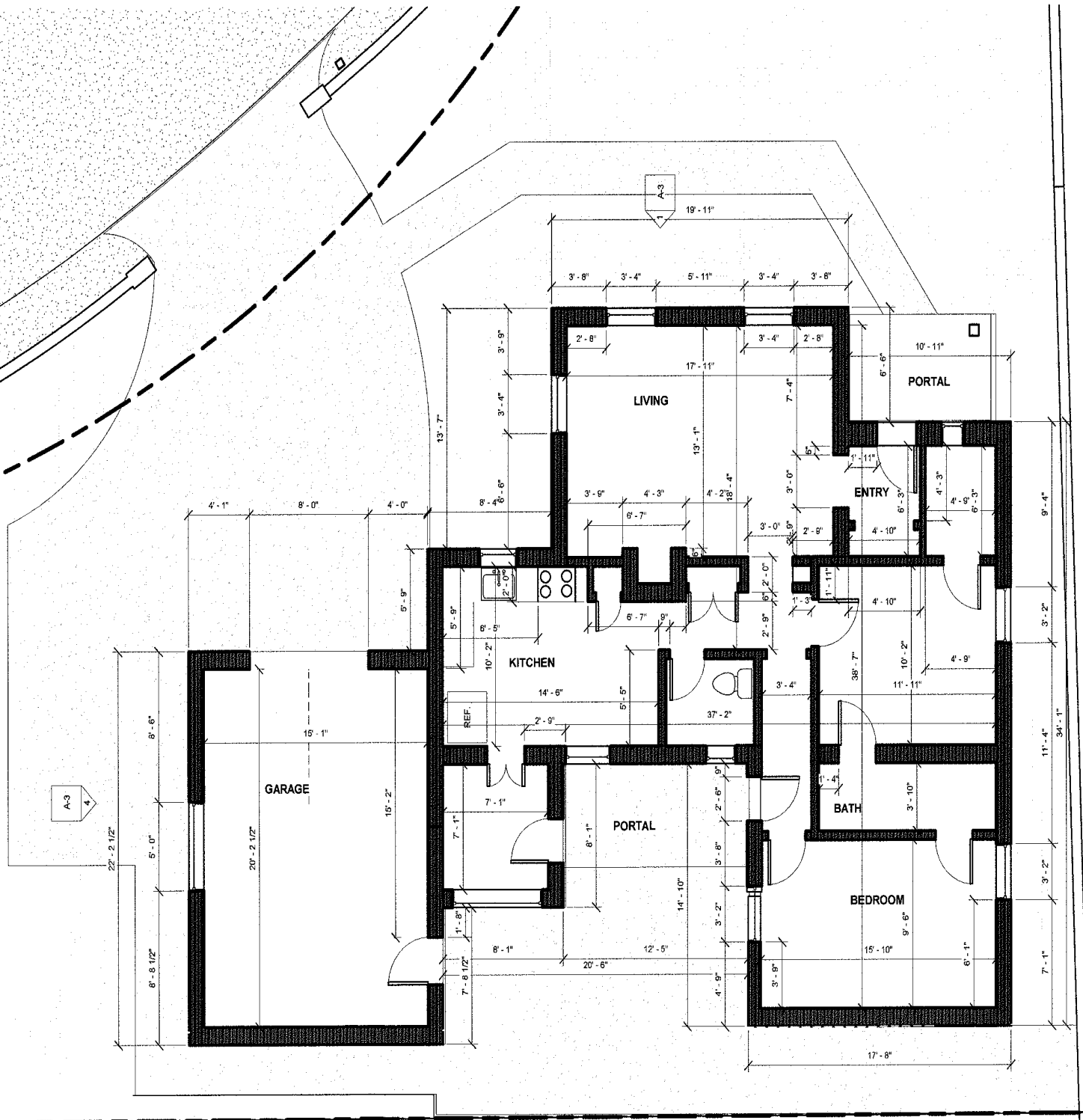


EXISTING:
 1160 SF HEATED
 350 SF GARAGE
 165 SF PORTAL
 1675 SF ROOFED



524 Calle Corvo - Existing Site Plan

**524 Calle Corvo
Existing Floor Plan**



TYPICAL EXTERIOR FINISHES
STUCCO: CEMENT STUCCO

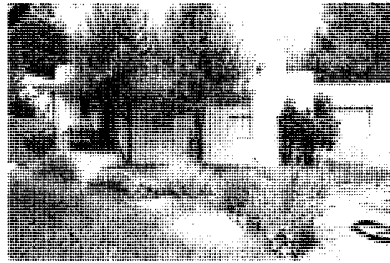
CANALES: PAINTED METAL

WOOD: PAINT

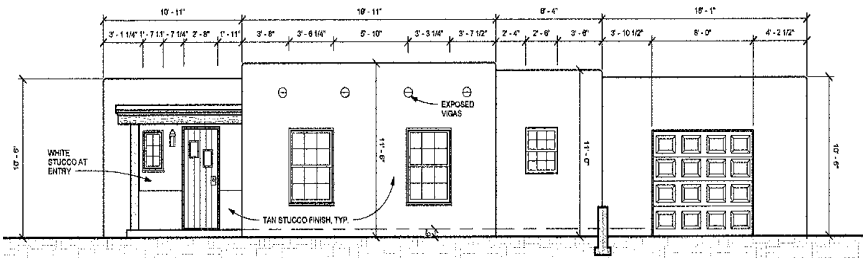
WINDOWS: SINGLE PANE WITH DIVIDED LITES, PAINT FINISH

SIDEWALKS, PATIOS, PORTAL FLOORS: CONCRETE AND FLAGSTONE

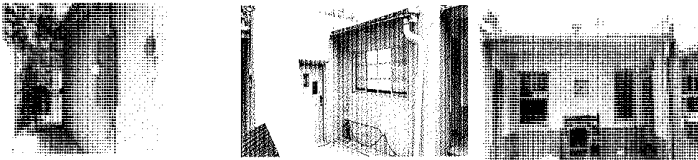
EXPOSED VIGAS: WOOD, BROWN STAIN FINISH



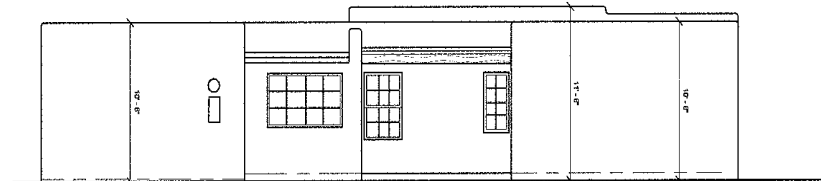
EAST ELEVATION



1
A-3 **EXISTING - EAST**
 1/4" = 1'-0"



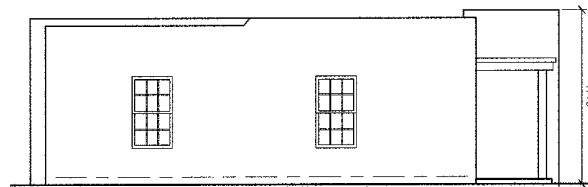
WEST ELEVATION



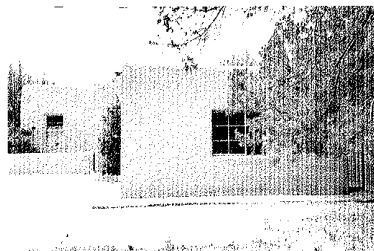
3
A-3 **EXISTING - WEST**
 1/4" = 1'-0"



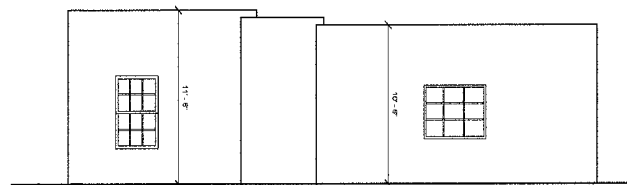
SOUTH ELEVATION



2
A-3 **EXISTING - SOUTH**
 1/4" = 1'-0"



NORTH ELEVATION



4
A-3 **EXISTING - NORTH**
 1/4" = 1'-0"

Matthey and Associates
Architects
 42 Camino Piquero, Santa Fe, New Mexico 87504
 505.688.9854 email: mattheyarchitecture@gmail.com

HISTORIC STATUS REVIEW
524 CALLE CORVO
City of Santa Fe, NM

ELEVATIONS

DATE:
HISTORIC DESIGN REVIEW
SEPT. 16, 2020

Sheet No.
A-3



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Thomas Ostenberg. agent, proposes to construct a portal on a non-contributing residential structure

Case number: **2020-002607-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 725 Old Santa Fe Trail

OW /AP -- Thomas Ostenberg P.O. Box 2026, Santa Fe, NM 87505 trostenberg@mac.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1912

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002607-HDRB

Address: 725 Old Santa Fe Trail
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

725 Old Santa Fe Trail is a single-family residence constructed in 1992 and listed as non-contributing to the Downtown and Eastside Historic District. An addition was built in 2005.

The applicant proposes to construct a 200 square foot roof over the patio on the East side of the structure. This will provide extra shading and rain protection in the narrow outdoor kitchen area between the house and a yardwall that runs 3 feet from the property boundary. It will not be visible from the public right-of-way. It will be attached to the non-historic house and will be constructed of 8-inch vigas spaced 2 feet apart, with a near-flat torchdown roof, colored beige and supported by 8-inch block pillars stuccoed with a "Mission Brown" color and topped with a 10-inch cedar viga with a natural stain.

RELEVANT CODE CITATIONS:

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aerials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

Thomas Ostenberg
725 Old Santa Fe Trail
Santa Fe, NM 87505
Roof Over Patio/Portico Project

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SEP 21 2020
BY: _____

This is a simple project to place a roof over my patio on the Eastside of my house. Neither the patio nor the roof will be visible to the public.

The roof will be attached to the Eastern wall of the house and extend about eleven feet out over the patio. On the Eastern side will be two concrete pillars made of 8" x 8" x 8" blocks solid filled with concrete & ¼ inch rebar covered with Mission Brown (359A) stucco. Across the two pillars will be a 10" x 22' round pine viga. Imbedded in the house wall and crossing to and resting on the 22' viga will be a series of 8" vigas, spaced @ 24" on center. All vigas will be clear stained.

(plywood)
4' x 8' sheets of bead board will sit on top of the vigas. There will be 2" x 6" joists over the bead board running South to North with a 6" to 0" pitch so rain runoff will be onto the grass to the North where drainage already exists. Over the joists will be 5/8" OSB fixed with 8d nails.

The final covering will be a torchdown roof that is beige, sanded.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

RECEIVED
SEP 21 2020

BY: _____

To Be Completed By Applicant:		Site Address:
Date Submitted: 25 AUG 2020		725 Old SANTA FE TRAIL - S.F., N.M. 87504
Property Owner of Record: THOMAS OSTENBERG		Proposed Construction Description:
Applicant/Agent Name:		build roof covering between house Eastern wall and AN EXISTING PATIO WALL.
Contact Person Phone Number: (505) 670-1836		TOTAL ROOF AREA: 2,725 SQ FEET
Zoning District: Municipality		Lot Coverage: 37 %
Overlay: <input type="checkbox"/> Escarpment		<input type="checkbox"/> Open Space Required: _____
<input type="checkbox"/> Flood Zone*		Setbacks:
<input type="checkbox"/> Other: _____		Proposed Front: 50' Minimum: _____
Submittals Reviewed with PZR:		2nd Front? _____
<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans		Proposed Rear: 32' Minimum: _____
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Proposed Sides: INA R 5' Minimum: _____
Supplemental Zoning Submittals Required for Building Permit:		Height: Proposed 12'
<input type="checkbox"/> Zero Lot Line Affidavit		Maximum Height: 12' or
Access and Visibility: <input type="checkbox"/> Arterial or Collector**		<input type="checkbox"/> Regulated by Historic Districts Ordinance
<input type="checkbox"/> Visibility Triangle Required		<input type="checkbox"/> Regulated by Escarpment District
Use of Structure: <input checked="" type="checkbox"/> Residential		Parking Spaces:
<input type="checkbox"/> Commercial Type of Use: _____		Proposed _____ Accessible _____
Terrain: <input type="checkbox"/> 30% slopes _____		Minimum: _____
		Bicycle Parking**:
		Proposed: _____ Minimum: _____
		** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.

** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

THOMAS OSTENBERG OWNER APPLICANT AGENT
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Thomas R. Osterberg
SIGNATURE

25 AUGUST 2020
DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

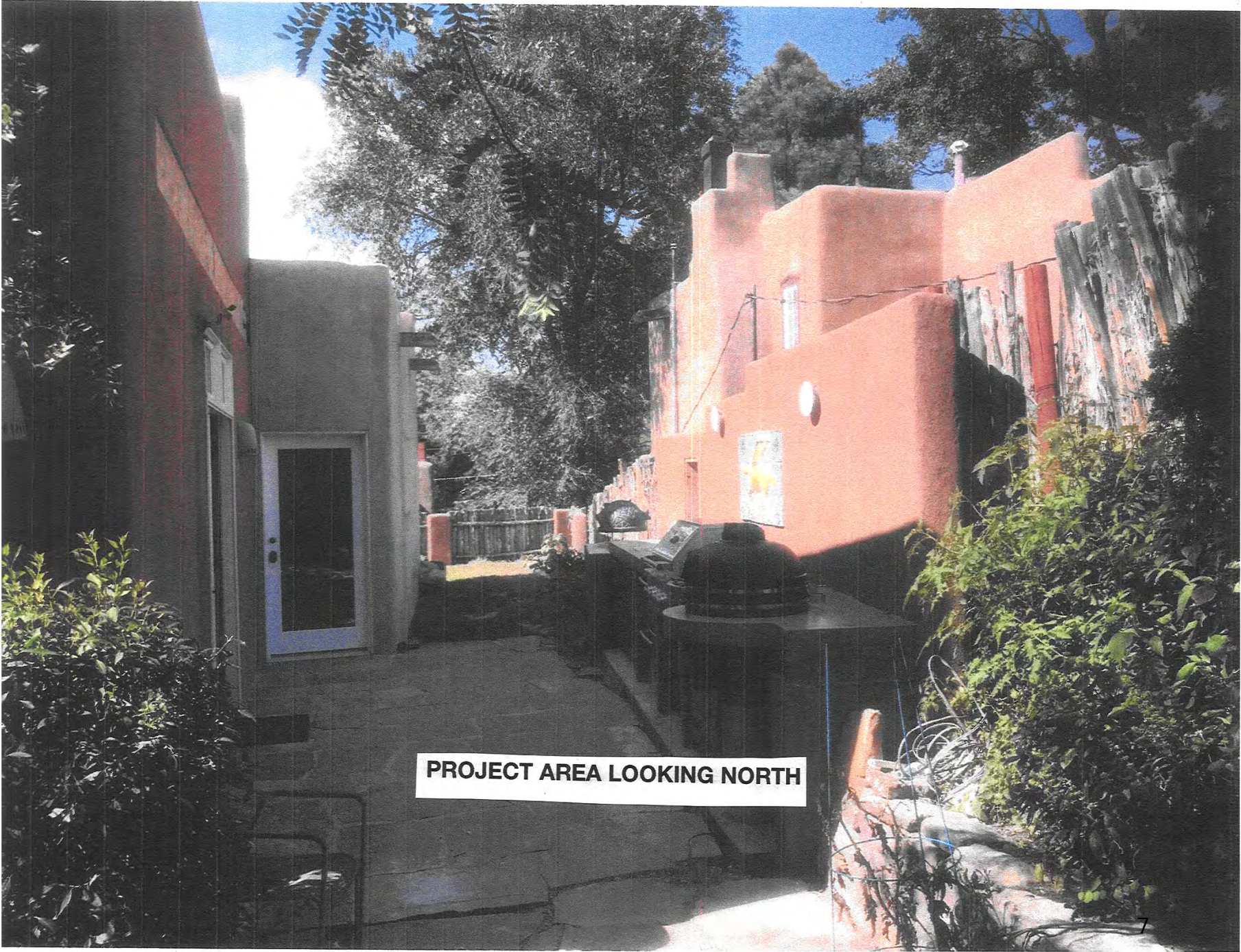
Notes: _____

Zoning Approval:

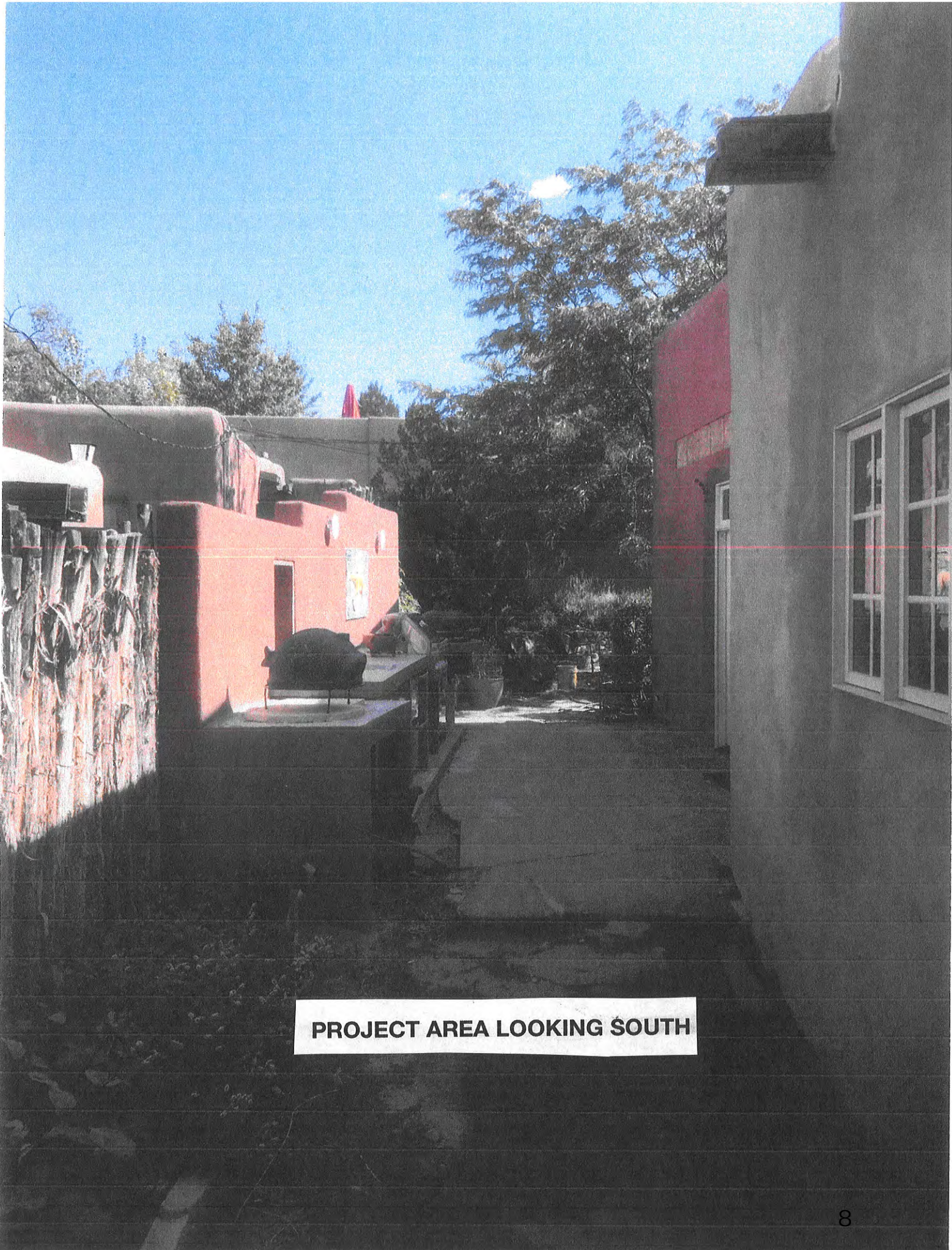
Preliminary Approval with conditions Rejected

Comments/Conditions: _____

REVIEWER: _____ DATE: ___/___/___



PROJECT AREA LOOKING NORTH



PROJECT AREA LOOKING SOUTH

EXISTING ROOF AREA

Dwelling	2,142 sq. feet
Garage	<u>983</u>
Total	2,725 sq. feet

RECEIVED
SEP 21 2020

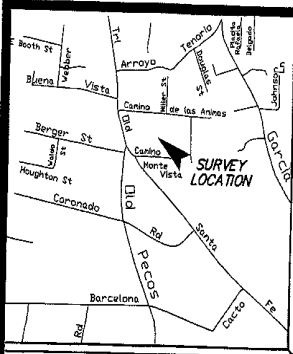
BY: _____

PROPOSED ROOF AREA

Portico/patio roof	<u>202 sq. feet</u>
Total Overall	2,927 sq. feet
Lot size	7,873 sq. feet

Constructed Area as a % of total lot size

$$2,927 \div 7,873 = \underline{37.1\%}$$



BOUNDARY SURVEY PLAT FOR THOMAS R. OSTENBERG

ON TRACT B-2, AMENDED REPLAT OF TRUST 2,
UNITARIAN REPLAT, 725 OLD SANTA FE TRAIL,
CITY AND COUNTY OF SANTA FE, NEW MEXICO.

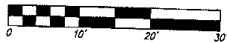
498013

N/F
TRACT 2-A
MONTGOMERY PHISTER
BK. 419, PG. 20

COUNTY MAP



SCALE: 1"=10'



LEGEND

- USQLO Brass Caps found and used.
- Points found and used as noted.
-
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

- 1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD OBSERVATIONS BETWEEN FOUND MONUMENTS, W.G.S. 84, GRID-LOCAL.
- 2.) REFERENCE DOCUMENTS:
AMENDED REPLAT OF TRUST 2 UNITARIAN FELLOWSHIP, RECORDED IN BK. 109, PG. 22. BEARINGS AND DISTANCES IN () ARE FROM THIS PLAT.
- 3.) F.I.R.M. PANEL No. 350070-00088, ZONE "C".

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plot of an existing tract or tracts.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

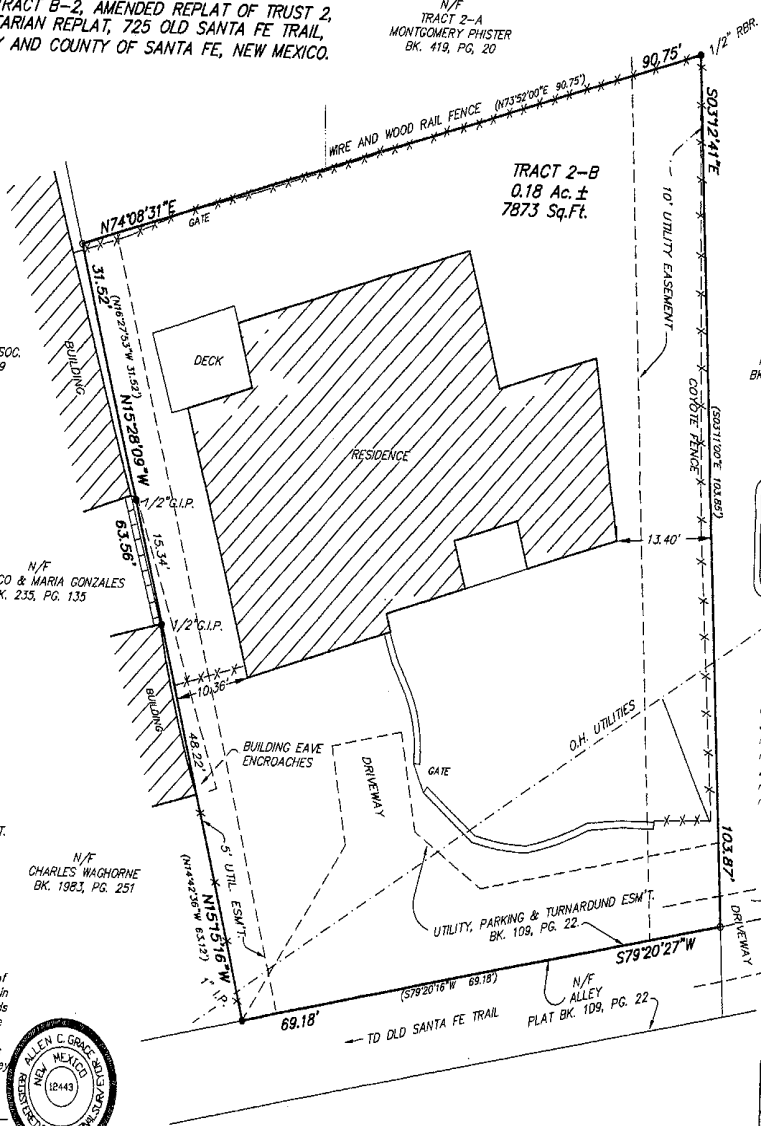


N/F
LARRY DORN & ASSOC.
BK. 685, PG. 919

N/F
FRANCISCO & MARIA GONZALES
BK. 235, PG. 135

N/F
CHARLES WACHORNE
BK. 192, PG. 251

TRACT 2-B
0.18 Ac. ±
7873 Sq.Ft.



N/F
NATHALIE KENT
BK. 1292, PG. 565

SANTA FE COUNTY PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTHOUGH THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF DEVELOPMENT, AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRA-TERRITORIAL ZONING ORDINANCE, OR EXTRA-TERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

COUNTY OF SANTA FE } ss 1199 461
STATE OF NEW MEXICO
I hereby certify that this instrument is filed for record on the 23rd day of April, 2008 at 9:31 o'clock A.M. and was duly recorded in Book 498, Page 213 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico
Maggie Gulbre
Deputy



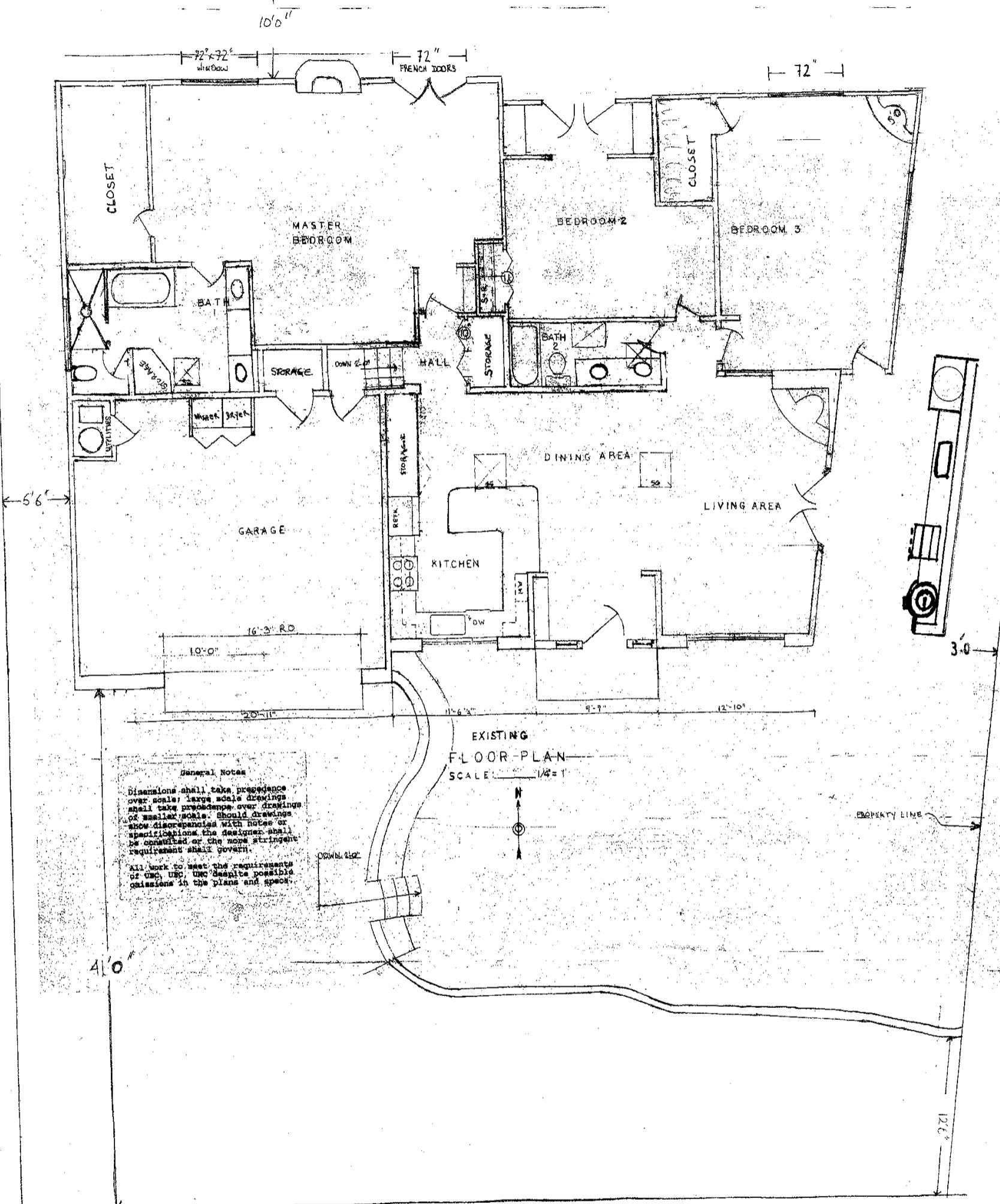
U.P.C. 1-054-098-318-338

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ02024	Dwg. ACC: OK	7/11
	File: XYZ02024	BK. 498
INSERING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
PHISTER	SEC. 23, 117N, R9E	UNITARIAN

RECEIVED
SEP 21 2020

BY: _____
10

PROPERTY LINE



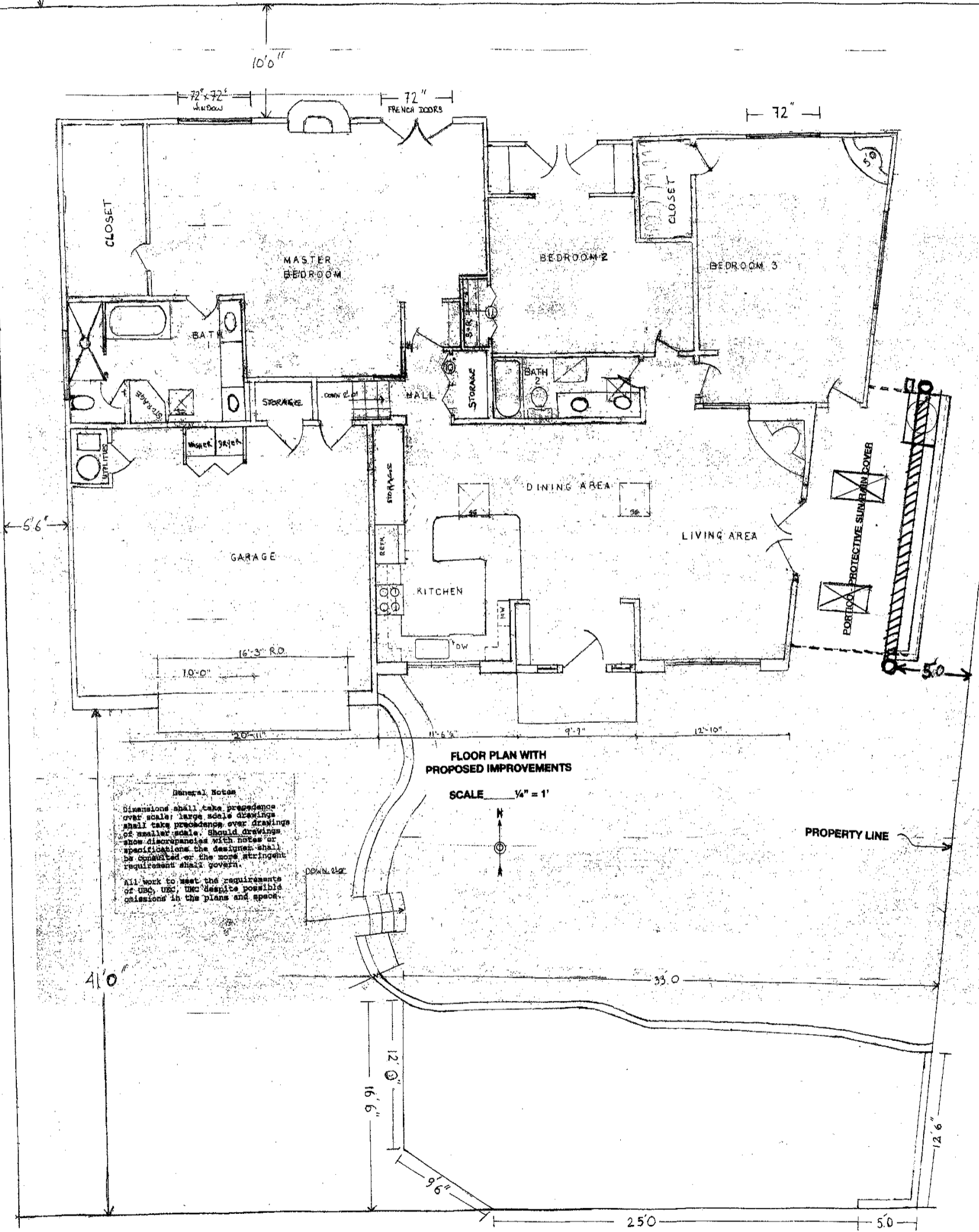
General Notes
 Dimensions shall take precedence over scale; large scale drawings shall take precedence over drawings of smaller scale. Should drawings show discrepancies with notes or specifications the designer shall be consulted or the more stringent requirement shall govern.
 All work to meet the requirements of UMC, UIC, UAC despite possible omissions in the plans and specs.

EXISTING
 FLOOR PLAN
 SCALE: 1/4"=1'



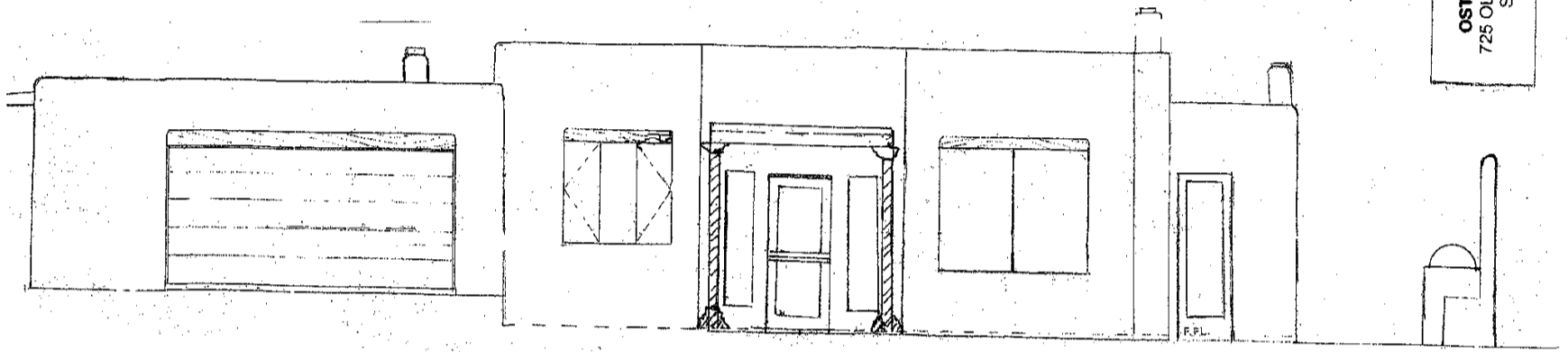
OSTENBERG HOME
 725 OLD SANTA FE TRAIL
 SANTA FE, NM

PROPERTY LINE

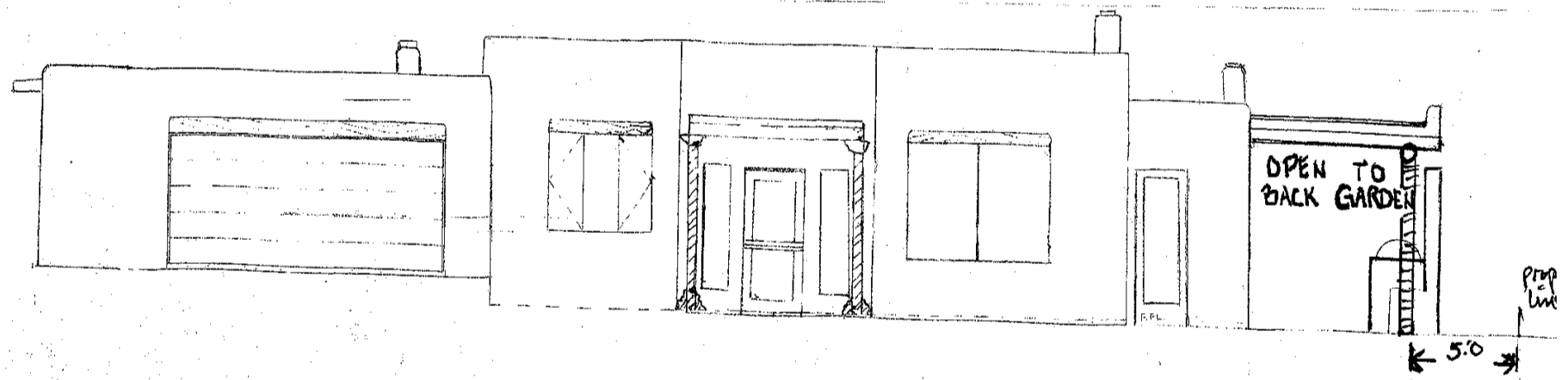


OSTENBERG HOME
 725 OLD SANTA FE TRAIL
 SANTA FE, NM

OSTENBERG HOME
725 OLD SANTA FE TRAIL
SANTA FE, NM

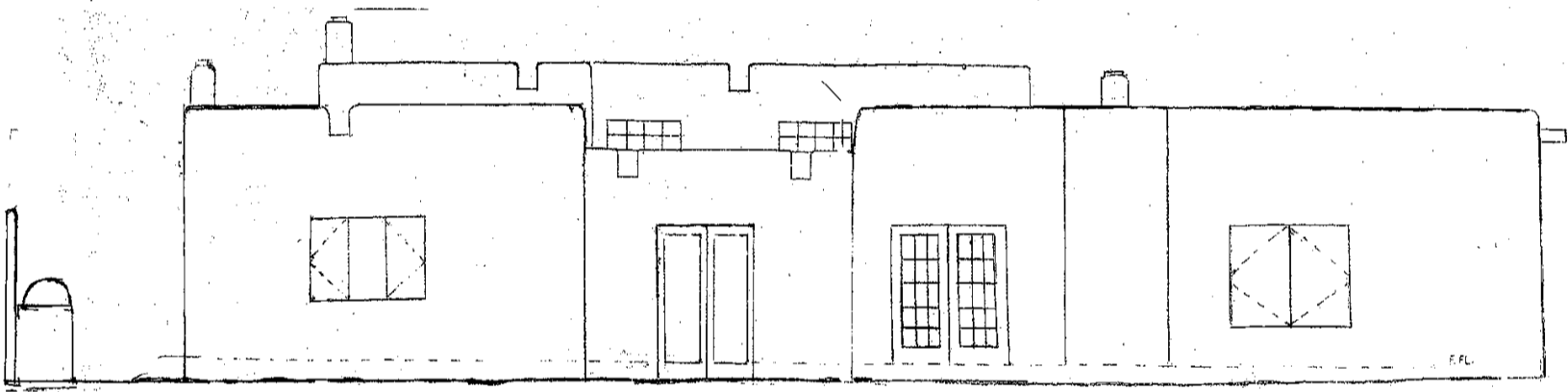


SOUTH ELEVATION



SOUTH ELEVATION
WITH MODIFICATIONS

SCALE _____ 1/4" = 1'



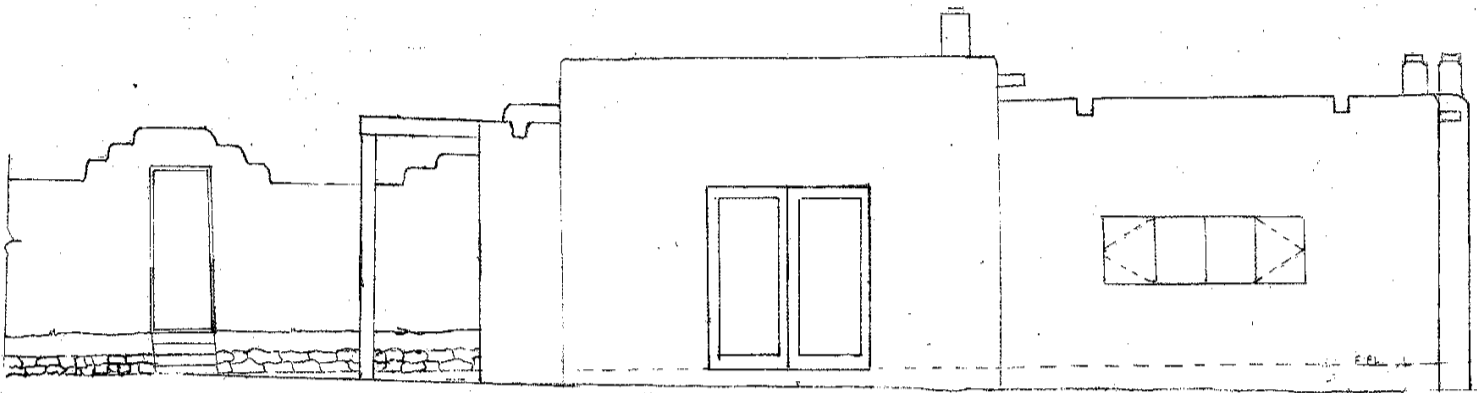
NORTH ELEVATION



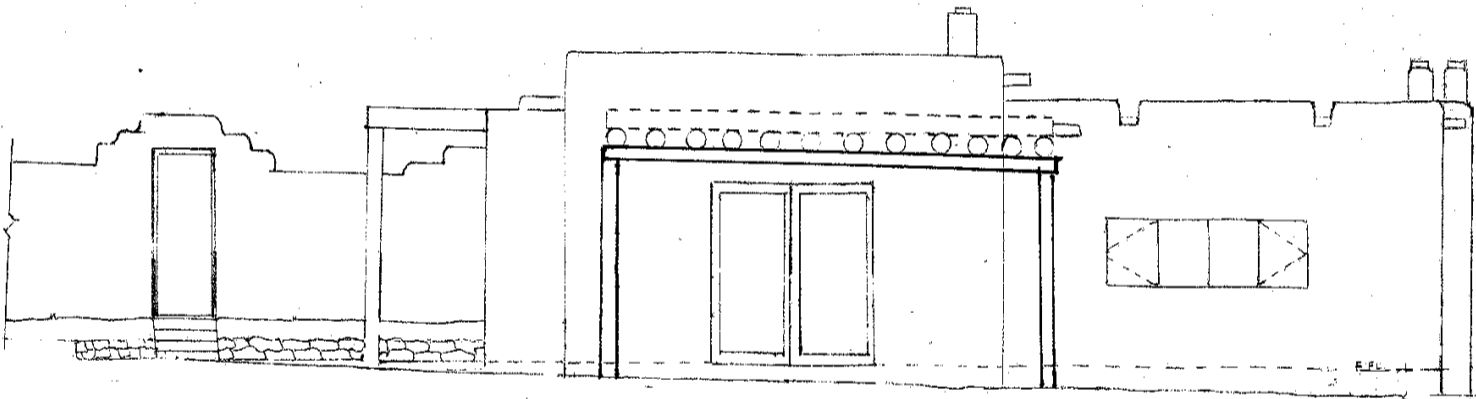
NORTH ELEVATION
WITH MODIFICATIONS

SCALE _____ 3/4" = 1'

OSTENBERG HOME
725 OLD SANTA FE TRAIL
SANTA FE, NM

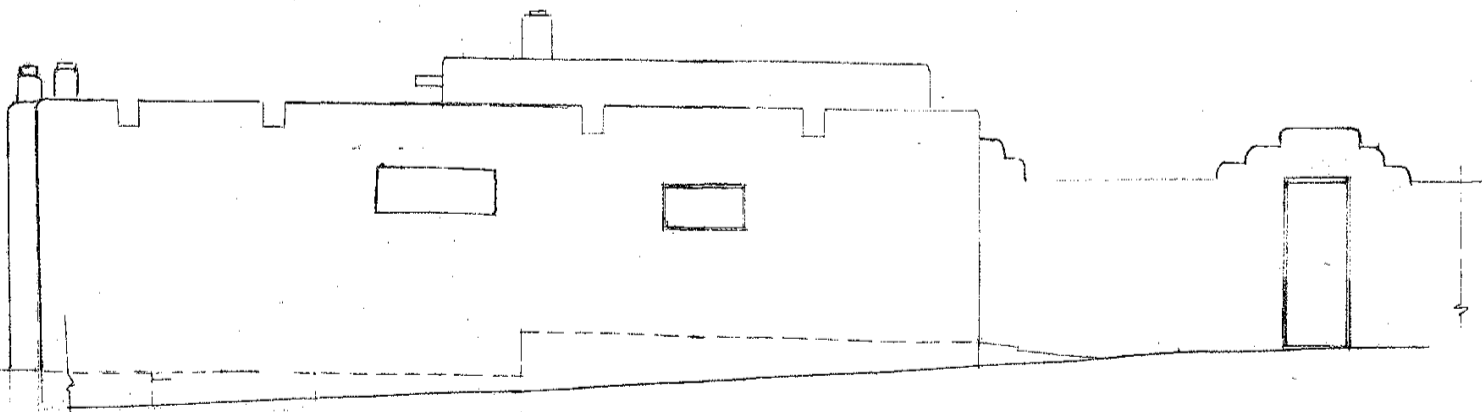


EAST ELEVATION



EAST ELEVATION
WITH MODIFICATIONS

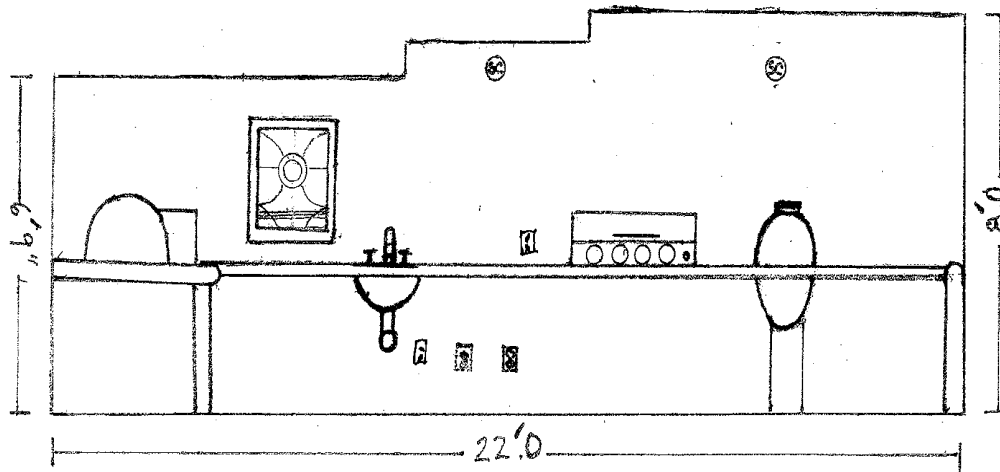
OSTENBERG HOME
725 OLD SANTA FE TRAIL
SANTA FE, NM



WEST ELEVATION
SCALE $\frac{1}{4}'' = 1'$

**"PORTICO" EASTERN ELEVATION AS SEEN
FROM EXISTING STRUCTURE**

(EXISTING * PRE-PROJECT)

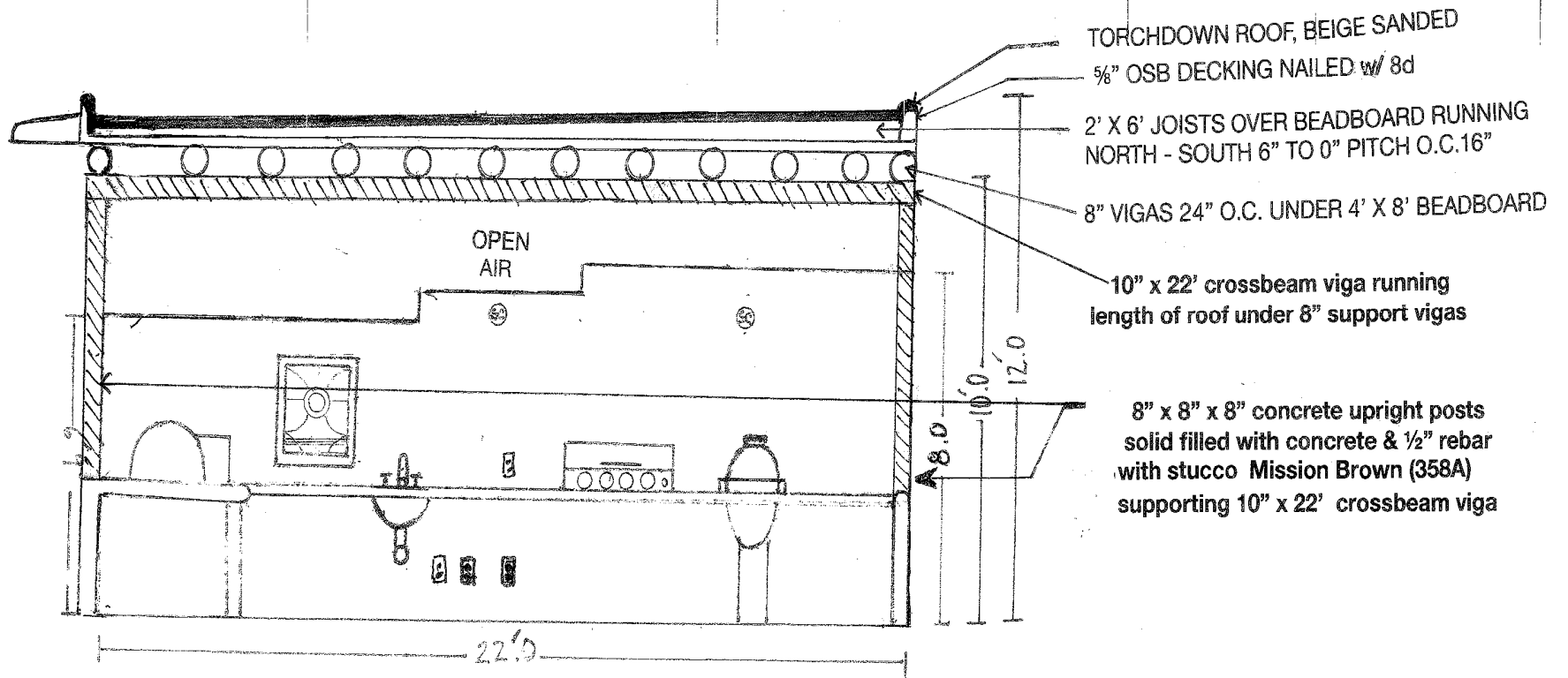


OSTENBERG HOME
725 OLD SANTA FE TRAIL
SANTA FE, NM

SCALE 30:1

PORTICO - PROTECTIVE ROOF

(AFTER CONSTRUCTION)

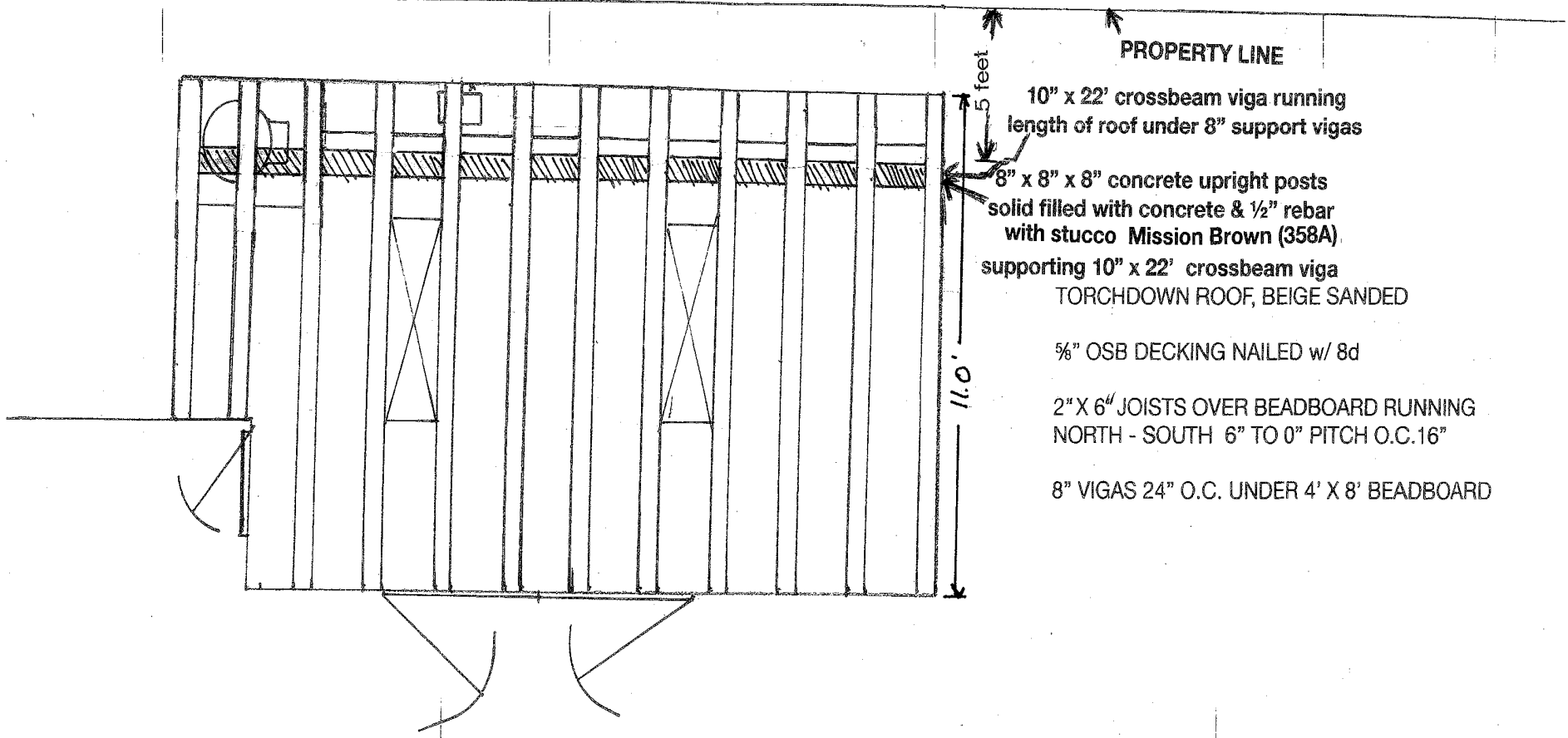


OSTENBERG HOME

725 OLD SANTA FE TRAIL
SANTA FE, NM

SCALE 30:1

PORTICO - PROTECTIVE ROOF



PROPERTY LINE

5 feet

10" x 22' crossbeam viga running length of roof under 8" support vigas

8" x 8" x 8" concrete upright posts solid filled with concrete & 1/2" rebar with stucco Mission Brown (358A) supporting 10" x 22' crossbeam viga

TORCHDOWN ROOF, BEIGE SANDED

5/8" OSB DECKING NAILED w/ 8d

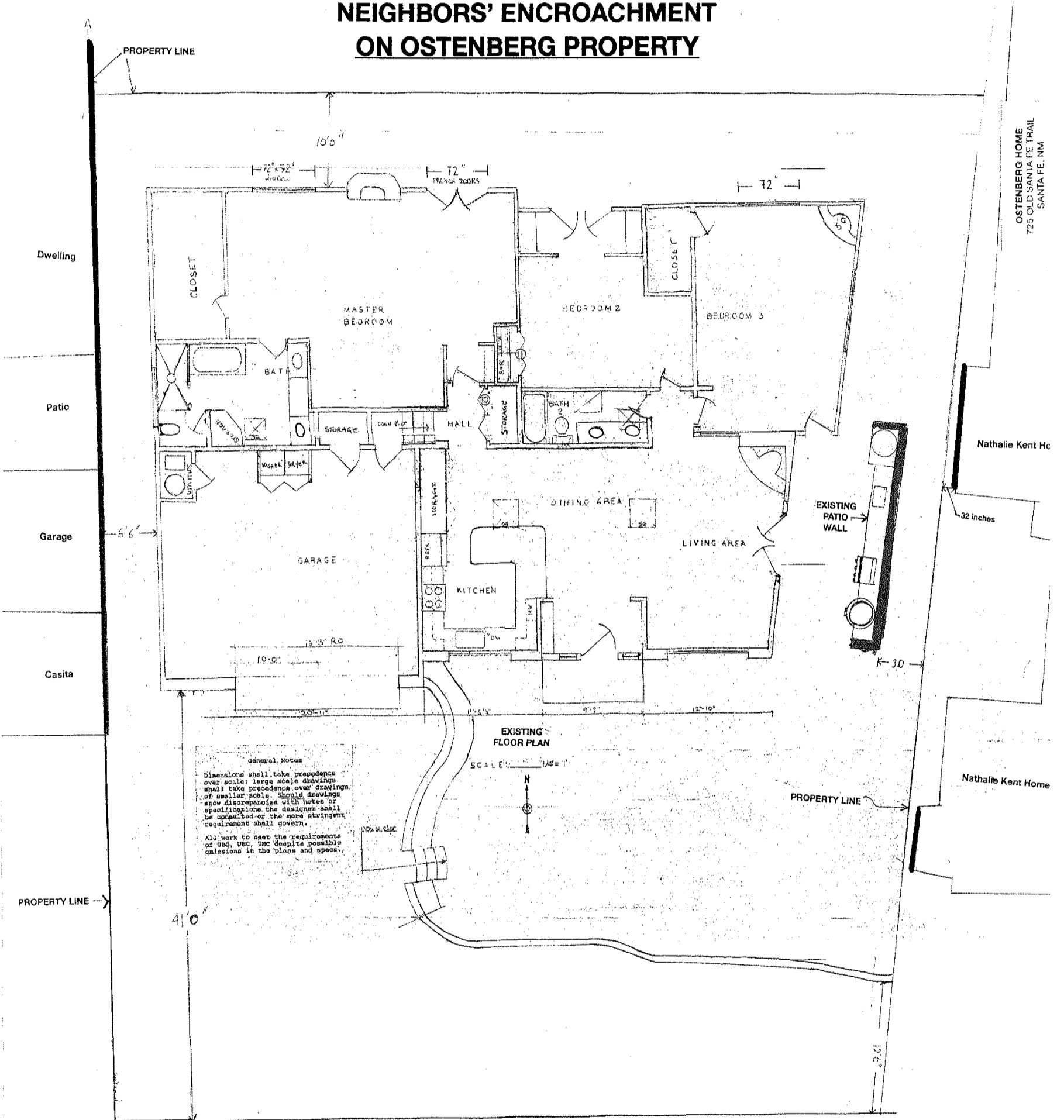
2" X 6" JOISTS OVER BEADBOARD RUNNING NORTH - SOUTH 6" TO 0" PITCH O.C.16"

8" VIGAS 24" O.C. UNDER 4' X 8' BEADBOARD

11.0'

OSTENBERG HOME
725 OLD SANTA FE TRAIL
SANTA FE, NM
SCALE 30:1

NEIGHBORS' ENCROACHMENT ON OSTENBERG PROPERTY





CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Lightfoot Inc., agent for Tom and Adelma Hnasko, owners, proposes construct a carport, garage, and replace windows on a contributing residential structure.

Case number: **2020-002611-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **1239 Canyon Road**

OW – Tom and Adelma Hnasko 1239 Canyon Road, Santa Fe, NM 87501 adelmahnasko@gmail.com

AP – Lightfoot Inc./Scott Cherry 2351 Fox Road Suite 800, Santa Fe, NM 87507 scott@lightfootinc.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION

pre-1938

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

City of Santa Fe, New Mexico

memo

DATE: October 13, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-002611-HDRB

Address: 1239 Canyon Road
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: window assessment

APPLICANT SUBMITTALS

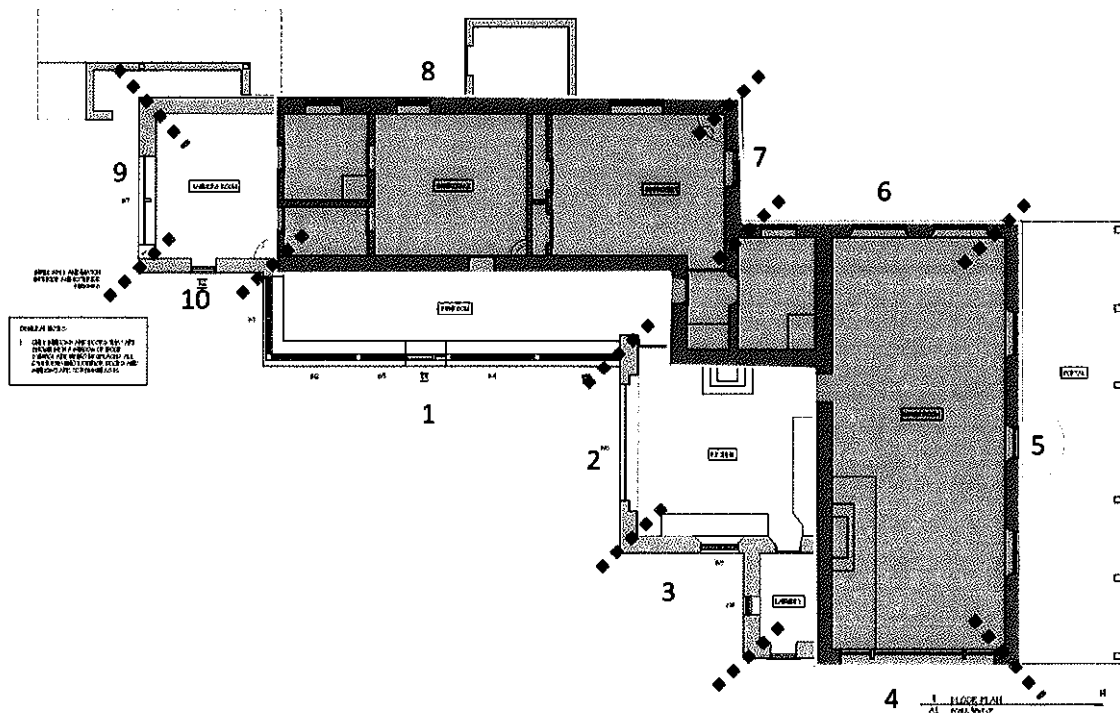
- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1239 Canyon Road is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. There are conflicting accounts about the age of the structure, but it was certainly in existence by 1938. It is an adobe structure in a Spanish Pueblo Revival style. The floorplan reveals an original L-shaped room-block massing with connecting rooms (shaded in the diagram). In around 1950, the kitchen was added, followed by the enclosure of the south-east facing portal into a sunroom in 1954-5. These changes have visually obscured the original morphology of the house on the ground, though it is evident from the floor plan.



The sun room, kitchen and southern addition, all added in the 1950s, all have multi-pane windows. When the status of the structure was last confirmed as non-contributing in 1992, the additions and their windows were around 37 years old. Now, they are 65 years old.

Now, the applicant proposes the following exterior alterations:

1. Replace the 1950s windows and doors on facades 1, 2, 3, 9, and 10 with aluminum clad windows colored black. These windows are historic but are in poor condition and are in the professional opinion of the applicant, irreparable.
2. Construct a free-standing 1-car garage to a height of 13 ft 1 inch. It will be stucco covered and colored : El Rey “La Luz”
3. Construct a free-standing 2-car carport to a height of 12 ft 2 inches with wood posts stained “Bronze” supporting stuccoed massing above, colored El Rey “La Luz”.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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:

- (a) With rare exception, buildings are of one story, few have three 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 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. Façades 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;
- (b) 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;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) 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 aials, 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;
- (e) 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 (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

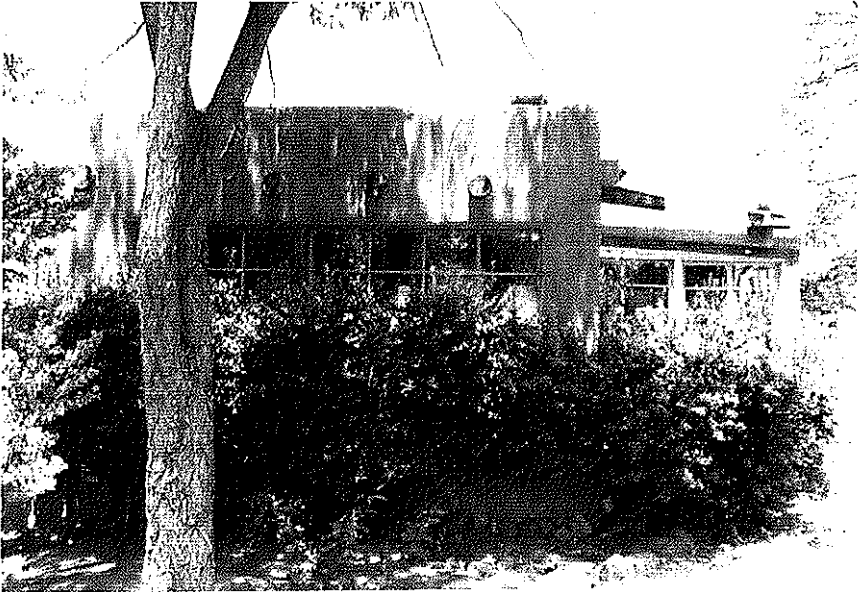
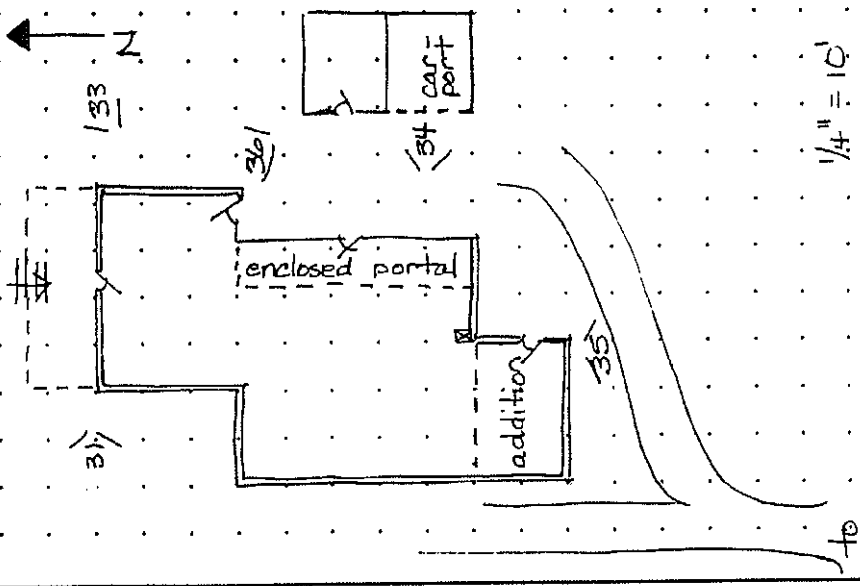
(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a

- portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
 - (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
 - (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
 - (f) Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 *H11166*

ADDRESS: <u>1239 Canyon Road</u>		ID NUMBER: <u>051600452</u>
UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>		BUILDING NAME:
FIELD MAP <u>Santa Fe Historic Structures Survey No. 2, 1983-85</u>		 <p>#35 south elevation</p>
DATE OF CONSTRUCTION: ESTIMATE <u>by 1938</u> ACTUAL		
SOURCE(S) <u>city directory</u>		
ARCHITECTURAL STYLE: <u>Spanish-Pueblo Revival</u>		
USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____		 <p>SITE PLAN</p>
SURROUNDINGS: <u>residential</u>		
RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
ASSOCIATED BUILDINGS ON SITE: <input type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>carport/storage</u> IF INVENTORIED, LIST ID NUMBER(S)		
DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR EXPLAIN: <u>enclosed porch, additions, window changes</u>		<p>SIGNIFICANCE</p> <p>LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING</p> <p>LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE</p> <p>LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING</p> <p>LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SURVEYED <u>7/92</u> BY <u>DB</u>		

NEGATIVES WITH NMHPD ROLL # DB10 NEG # 31 TO 36

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	adobe/stucco	humped above windows
	FOUNDATIONS	not visible	
	DOORS	NM carpenter, screened w/ wood frame; french to enclosed porch; carved;	wood panel
	WINDOWS	6-light wood csmt. with carved lintels; paired 8-light csmt w/ screens	multi-light metal csmt; fixed metal, fixed wood
	PORTALES	enclosed, E	
	CANALES	wood/metal	metal gutter on north portion of house.
	PORCHES	large shed-roofed porch, N-round beams, plank ceiling;	flagstone floor raised over stone
	BALCONIES		
	ROOFS	flat, rounded parapet	
	COURTYARDS		
	FENCES/WALLS		
	ARCH. DETAILS	wood lintels, some carved; few barely visible uiga ends	wood screen behind driveway
OTHER	masonry chimneys	detached garage	
COMMENTS	Documented additions and changes have markedly changed original appearance.		

ADDITIONAL PHOTOGRAPHS



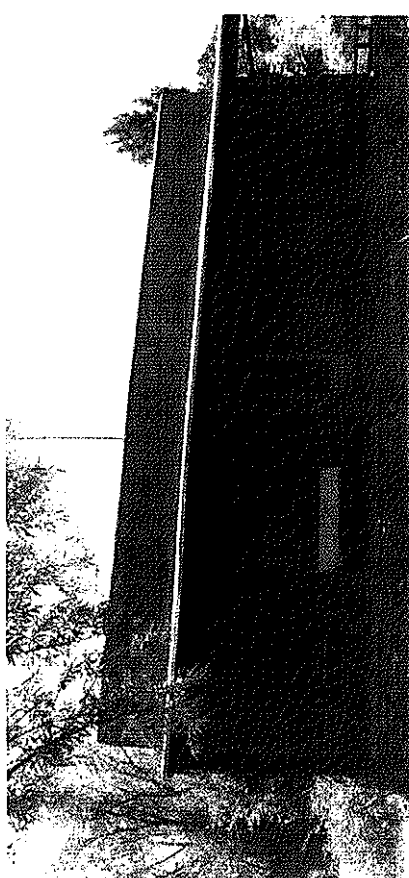
34 east elevation, south portion



33 east elevation, north portion

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

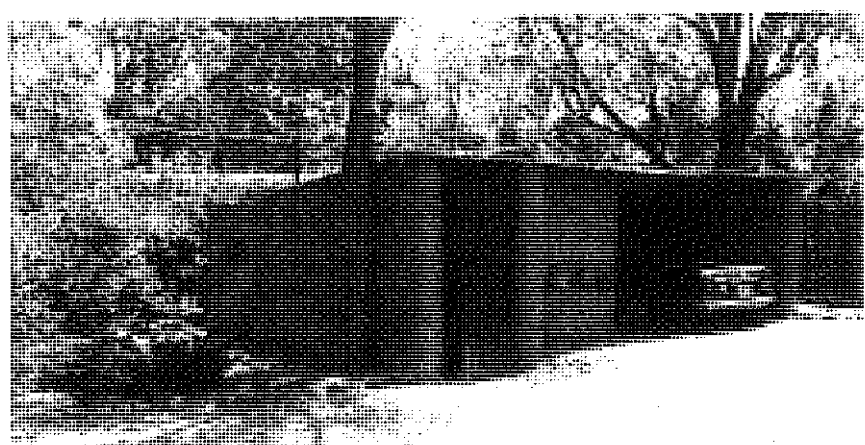
IDENTIFICATION	ADDRESS	ID NUMBER
	1239 Canyon Road	051600452
		SURVEYED/RESEARCHED DATE 7/92 BY DB



32 north elevation



31 west elevation north portion



36 carpent

City of Santa Fe, New Mexico

memo

DATE: 8 May 1992
TO: Survey Sheet/File for 1239 Canyon Road
FROM: Mary Grzeskowiak, Urban Design Review Specialist *MG*
RE: Historic Status of Above Property

The attached information verifies that this property is non-contributing to the Core Historic District.

In addition, staff has conducted a site visit and received concurrence from Dr. Mary Ann Anders -- OCA-HPD -- to verify this finding.

Attachments: 5/1/92 letter from Larry Janss with labeled floor plan and keyed photographs.
5/6/92 notarized letter from Kathy Adler Harns
5/7/92 letter from Tish Butler
renovation information recorded on the back of the existing survey sheet via current owner.

cc: Larry Janss
125 W. Thousand Oaks Blvd.
Thousand Oaks, CA 91360

RE: 1239 Canyon Rd. (Santa Fe)

I, Kathy Adler Harms, (988-4241 Rt.4 Box59 Santa Fe, N.M. 87501) acting on behalf of my mother, Lucile B. Adler (owner), hereby attest that the following remodels and additions to 1239 Canyon Rd. were completed by the dates listed below:

Addition of Kitchen - between 1950-51 by then owner, Lenore B. Cooley

Addition of Southern end rooms - between 1954-55 by owner, Nathan Adler

Addition of large steel casement windows in Living Room - between 1954-55 by Nathan Adler (Also fireplace and brick floor in living room)

Remodel of interior and one exterior window on Southern addition - in 1983 by owner Lucile B. Adler (See City Zoning for records)

I, Kathy Adler Harms, certify that all the above information is correct to the best of my knowledge.

Kathleen Adler Harms

5/7/92

Witnessed by *Margaret L. Romero* Date *5/7/92*

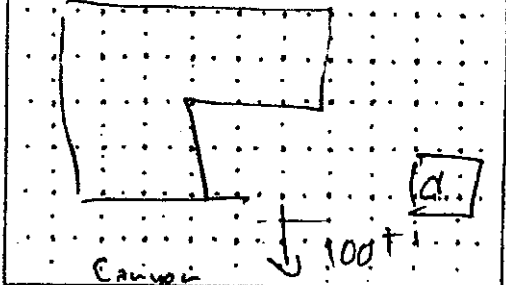
April 10, 1993
Expiration Date

Mary M. Romero
Notary

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 28-6-82 by mb	county Santa Fe	ID no. 051600452
field map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	northing
location description 1239 Canyon		city/town Santa Fe	land grant/reservation

building name Adler	legal description t17 N R range 10 E sec 30 NE 1/4 NE 1/4
film roll no. 20	negative nos. 16, 17 25, 25
	loc. of neg. HPB
	plan shape ↑



date of construction	estimate	actual
source	Part very old (Pre 1944 - newer portion)	
use	present	residential
	other	
historic	residential	
	other	

style Pueblo Revival	foundation material Not vic
	wall material/surface Stucco

condition	excellent	good
	fair	deteriorating

degree of remodeling	minor	moderate	major
describe:	Add to S		

architectural features	Windows fixed 10 lite wood - turquois
	Door fr w side l, top
	2 Masonry chimneys

surroundings	Roc
--------------	-----

relationship to surroundings	similar	not similar
------------------------------	---------	-------------

Other	Older - light wood casement, lutek exposed
-------	--

district potential	yes	no
--------------------	-----	----

significance	eligible	of	none
--------------	----------	----	------

if eligible, interest	
-----------------------	--

comments	* 17 older portion
wall	
hedge	
wire fence	
wood fence	
landscape	
street trees	
stone curb	
set back	Set back 100'
cecupula	

why?	
------	--

associated buildings?	yes
what type?	Garage

if inventoried, list ID nos.	
------------------------------	--

see back?	yes
-----------	-----

see back?	yes
-----------	-----

Street scene

Mrs. Adler + 982-5378

check for abstract

Conflicting information on this house.

The present owner, Mrs. Adler has records going back to 1832
At which time Juana Rosalia Gonzales sold her share of
5 vigas of a two room house to Tomás Lujan. It was
owned by José Lopez in 1895 (c) and then by Marcelino
Apodaca who sold it to Cello Hay (in 1936?). Hay sold it to
Adler in 1946.

Hay (telephone 5-9-83) contradicted Thier, saying there was no
house there when they purchased the property in 1929 and
that they built house & moved in in 1932-33.

County records show John Hay purchased property in 1932
but did not record until 1934.

Also - John Hay sold to Walter Mayer in 1946

Via Mrs. Adler — 4.29.92

front room - BR added (post 20 yrs)

enclosed portal - now gallery (?)

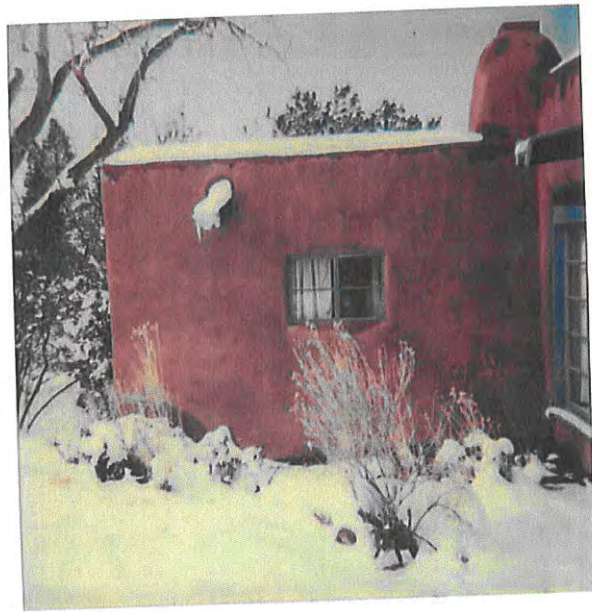
kitchen window (?)

added picture window on LR

(LR added before Adler's purchase of house -
floor level lower than rest of house)

H-83-33

1239 CANYON ROAD





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: <u>1239 Upper Canyon Rd.</u> <u>Santa Fe, NM 87501</u>
Date Submitted:	Proposed Construction Description:
Property Owner of Record: <u>Thomas + Adelma Hnasko</u>	<u>Add new garage + Add new carport</u>
Applicant/Agent Name: <u>Scott Cherry</u>	TOTAL ROOF AREA:
Contact Person Phone Number: <u>505 577-9546</u>	
Zoning District: <u>R-5</u>	Lot Coverage: _____ (Does not exceed max %40% lot coverage- D.W.) <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: <u>Mountain Terrain Ordinance</u>	Setbacks: Proposed Front: _____ Minimum: <u>7' (20' for garage)</u> 2 nd Front? _____ Proposed Rear: _____ Minimum: <u>15'</u> Proposed Sides: L _____ R _____ Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Height: Proposed <u>13'-3" (garage)</u> <u>11'-10" (car port)</u> Maximum Height: <u>35'-0"</u> or _____ <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed _____ Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	
<small>*Requires an additional review conducted by Technical Review Division. **Requires an additional review conducted by the Traffic Engineering Division.</small>	

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Scott Cherry PRINT NAME [OWNER APPLICANT AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE [Signature]

DATE 8/11/20

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: Proposed garage appears to be located in the flood plain and requires approval by the floodplain administrator. (14-8.3(B)(3))

REVIEWER: Donna Wynant DATE: 9/16/20



Hnasko: 1239 Upper Canyon Rd.
Santa Fe, NM 87505

10/6/2020

Window Assessment by: Scott Cherry

1

Condition Key

Excellent	All finish and window material in perfect or near perfect condition. Only touch up work required if any at all.
Good	Finish worn or faded but still in working condition and all wood less than 30% destroyed.
Fair	Finish beginning to fail, some individual components material beyond 30% destroyed.
Poor	Finish completely failed and more than 30% of the entire window material destroyed.



10/6/2020

Scott Cherry Window Assessment

3

Location	D1
Type	(5) Light full lt. Door w/ (5) lt. side window
Measurements	49-7/16" x 86-3/4", side window= 13" x 72" Overall NOM
Molding Profile	Square
Glass Condition	Good
Wood Condition	Poor
Glazing Putty	N/A
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replacement
Notes	Severely Warped



10/6/2020

Scott Cherry Window Assessment

4

Location	W1
Type	10 light fixed
Measurements	47" x 65" Overall NOM
Molding Profile	Square
Glass Condition	Poor
Wood Condition	Poor
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	50%
Component Degradation	50%
Recommendations	Replacement
Notes	Warped Stile, rails, and Muntin bar



Location	W2
Type	(2) 10 light fixed
Measurements	47" x 65" Overall NOM
Molding Profile	Square
Glass Condition	Poor
Wood Condition	Poor
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	50%
Component Degradation	50%
Recommendations	Replacement
Notes	Warped Stile, rails, and Muntin bar

10/6/2020

Scott Cherry Window Assessment

5



Location	W3
Type	(2) 10 light fixed
Measurements	47" x 65" Overall NOM
Molding Profile	Square
Glass Condition	Poor
Wood Condition	Poor
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replace
Notes	Bottom sill is clad in galvanized metal

10/6/2020

Scott Cherry Window Assessment

6

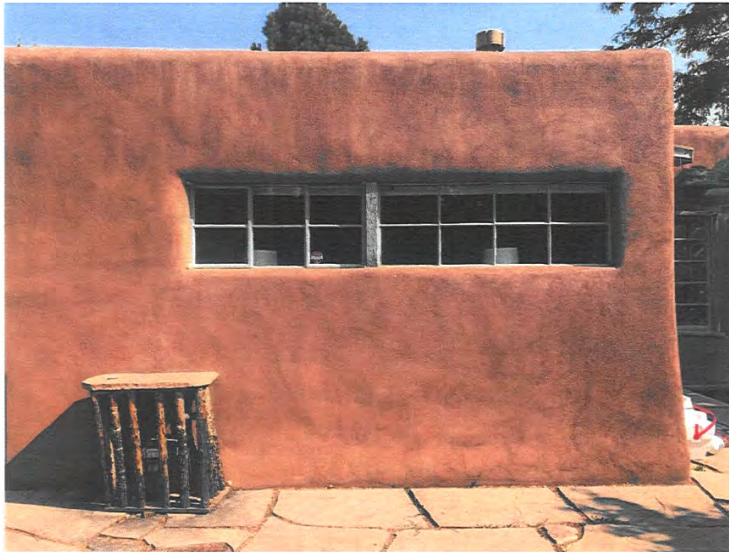


10/6/2020

Scott Cherry Window Assessment

7

Location	D2
Type	Frame and Panel Door
Measurements	2/6-6/8
Molding Profile	Square Custom
Glass Condition	N/A
Wood Condition	Poor
Glazing Putty	N/A
Screen Condition	Poor
Finish Condition	Poor/Non-Existent
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replace
Notes	Door is badly shrunken and sun exposure degraded from repeated wetting and drying and unrepairable



Location	W4
Type	14 light steel casement, fixed
Measurements	120"X28"
Molding Profile	Putty
Glass Condition	Fare
Wood Condition	N/A This is a metal frame window
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	40%
Component Degradation	40%
Recommendations	Replace
Notes	Rusted Shut

10/6/2020

Scott Cherry Window Assesment

8



10/6/2020

Location	W5
Type	(2) 6 light casements
Measurements	3'8" x 4'2" Overall NOM
Molding Profile	Ogee
Glass Condition	Good
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

Scott Cherry Window Assesment

9



10/6/2020

Scott Cherry Window Assessment

10

Location	W6
Type	(2) 8 light casements
Measurements	3'8" x 4'2" Overall NOM
Molding Profile	Ogee
Glass Condition	Good
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

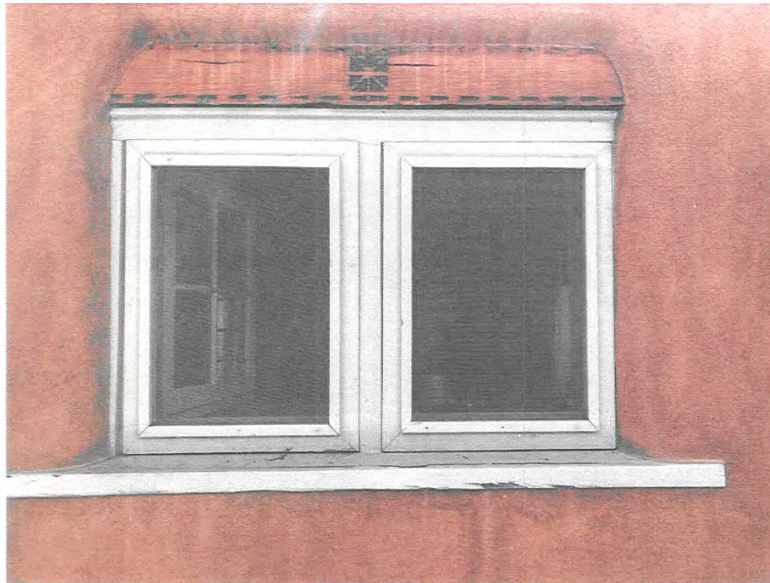


Location	W7
Type	(3) 8 light casements
Measurements	5'5" x 48" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assessment

11



Location	W8
Type	(2) 4 light casements
Measurements	3'8" x 2'6" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

12

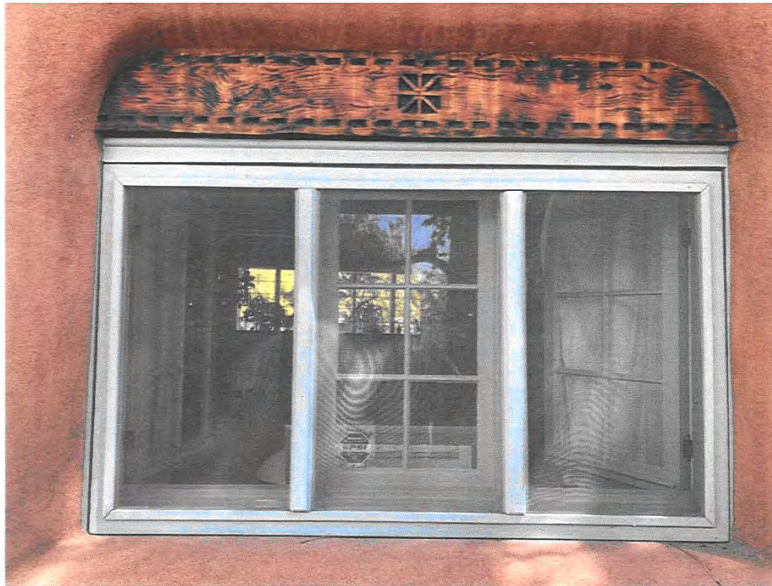


Location	W9
Type	(2) 6 light casements
Measurements	3'6" x 3'4" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

13



Location	W10
Type	(2) 6 light casements (1) 6 light fixed
Measurements	5'6" x 3'4" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

14



Location	W11
Type	(2) 6 light casements (1) 6 light fixed
Measurements	5'6" x 3'4" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

15



Location	W12
Type	(2) 6 light casement
Measurements	4'4" x 3'10" Overall NOM
Molding Profile	Ogee
Glass Condition	Fare
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repaint/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

16

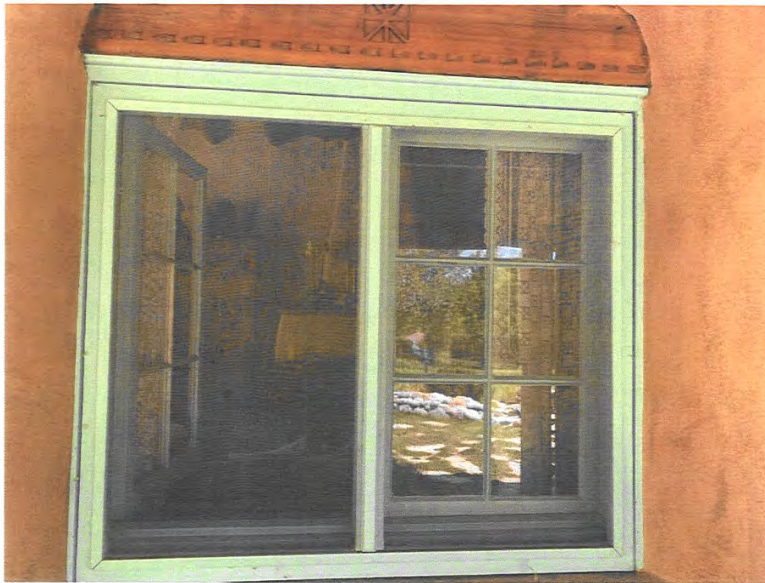


Location	D3
Type	Frame& Panel Door
Measurements	3'0" x 7'0"
Molding Profile	Square / Custom
Glass Condition	N/A
Wood Condition	Poor
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Fare
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Refresh finish
Notes	The surface of wood in poor condition but overall good

10/6/2020

Scott Cherry Window Assesment

17



Location	W13
Type	(2) 6 light casements
Measurements	4'4" x 3'10" Overall NOM
Molding Profile	Ogee
Glass Condition	Good
Wood Condition	Fare
Glazing Putty	Good
Screen Condition	Fare
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	25%
Component Degradation	25%
Recommendations	Repair/ Repair
Notes	

10/6/2020

Scott Cherry Window Assesment

18



Location	W14
Type	(5) 10 light fixed
Measurements	16' x 5'4"
Molding Profile	Square
Glass Condition	Good
Wood Condition	N/A This is a metal frame window
Glazing Putty	Good
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Fare
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	20%
Component Degradation	20%
Recommendations	Repair & Replace
Notes	Some glazing putty need replacement overall intact

10/6/2020

Scott Cherry Window Assesment

19

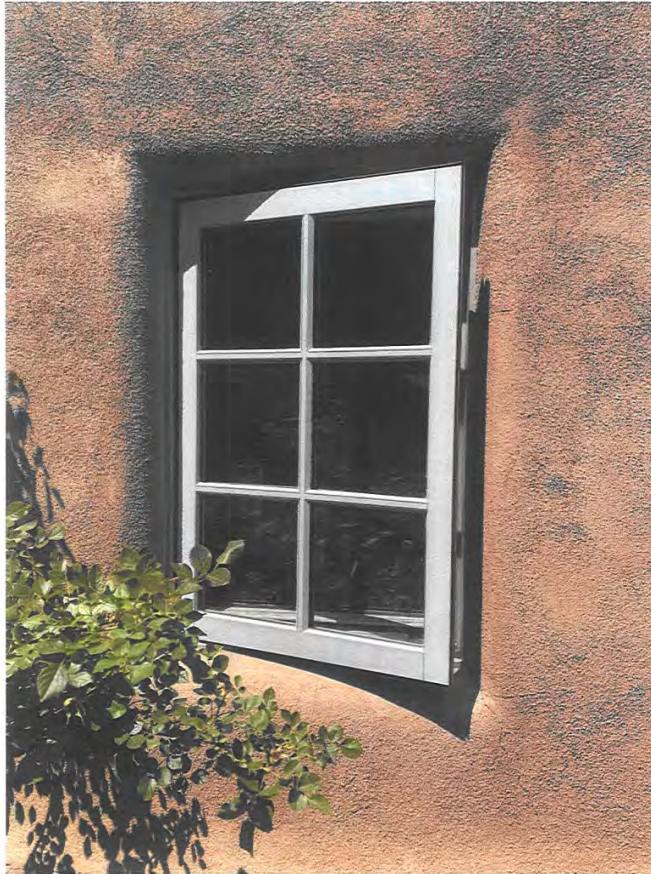


10/6/2020

Scott Cherry Window Assessment

20

Location	D4
Type	Recessed panel wood door
Measurements	2'8" x 6'6"
Molding Profile	Custom
Glass Condition	N/A
Wood Condition	Good
Glazing Putty	Good
Screen Condition	Good
Finish Condition	Good
Sill Condition	Good
Jamb Condition	Good
Overall Condition	Good
Overall Degradation	5%
Component Degradation	5%
Recommendations	?
Notes	Warped slightly



Location	W15
Type	6 light casement
Measurements	1'10" x 2'10" Overall NOM
Molding Profile	Ogee, metal clad wood window
Glass Condition	Good
Wood Condition	Poor
Glazing Putty	N/A
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Good
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	20%
Component Degradation	20%
Recommendations	Repair or replace
Notes	Shrunk Wood causing faulty operation

10/6/2020

Scott Cherry Window Assesment

21



Location	W16
Type	(2) 6 light casements
Measurements	4" x 3" overall NOM
Molding Profile	Ogee, metal clad wood window
Glass Condition	Good
Wood Condition	Poor
Glazing Putty	N/A
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Good
Jamb Condition	Good
Overall Condition	Fare
Overall Degradation	20%
Component Degradation	20%
Recommendations	Repair or Replace
Notes	Missing Interior, Missing muntin bars

10/6/2020

Scott Cherry Window Assesment

22



Location	W17
Type	(2) 10 light window with (4) light casements besides 20 light fixed
Measurements	138"X67"
Molding Profile	Putty
Glass Condition	Fare
Wood Condition	N/A Metal Frame Window
Glazing Putty	Poor
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replace
Notes	Operators are all inactive rusted shut

10/6/2020

Scott Cherry Window Assesment

23



Location	W18
Type	(2) 10 light double casements
Measurements	47" x 65"
Molding Profile	Square
Glass Condition	Fare
Wood Condition	Poor
Glazing Putty	Poor
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replace
Notes	Rotted Sill and lower components

10/6/2020

Scott Cherry Window Assesment

24



Location	W19
Type	(2) 10 light double casements
Measurements	47" x 65"
Molding Profile	Square
Glass Condition	Poor
Wood Condition	Poor
Glazing Putty	N/A
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	60%
Component Degradation	60%
Recommendations	Replace
Notes	Rotted Sill and lower components

10/6/2020

Scott Cherry Window Assessment

25



Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Daniel Schwab Historic Preservation Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: September 15, 2020

Re. 1239 Upper Canyon Rd.

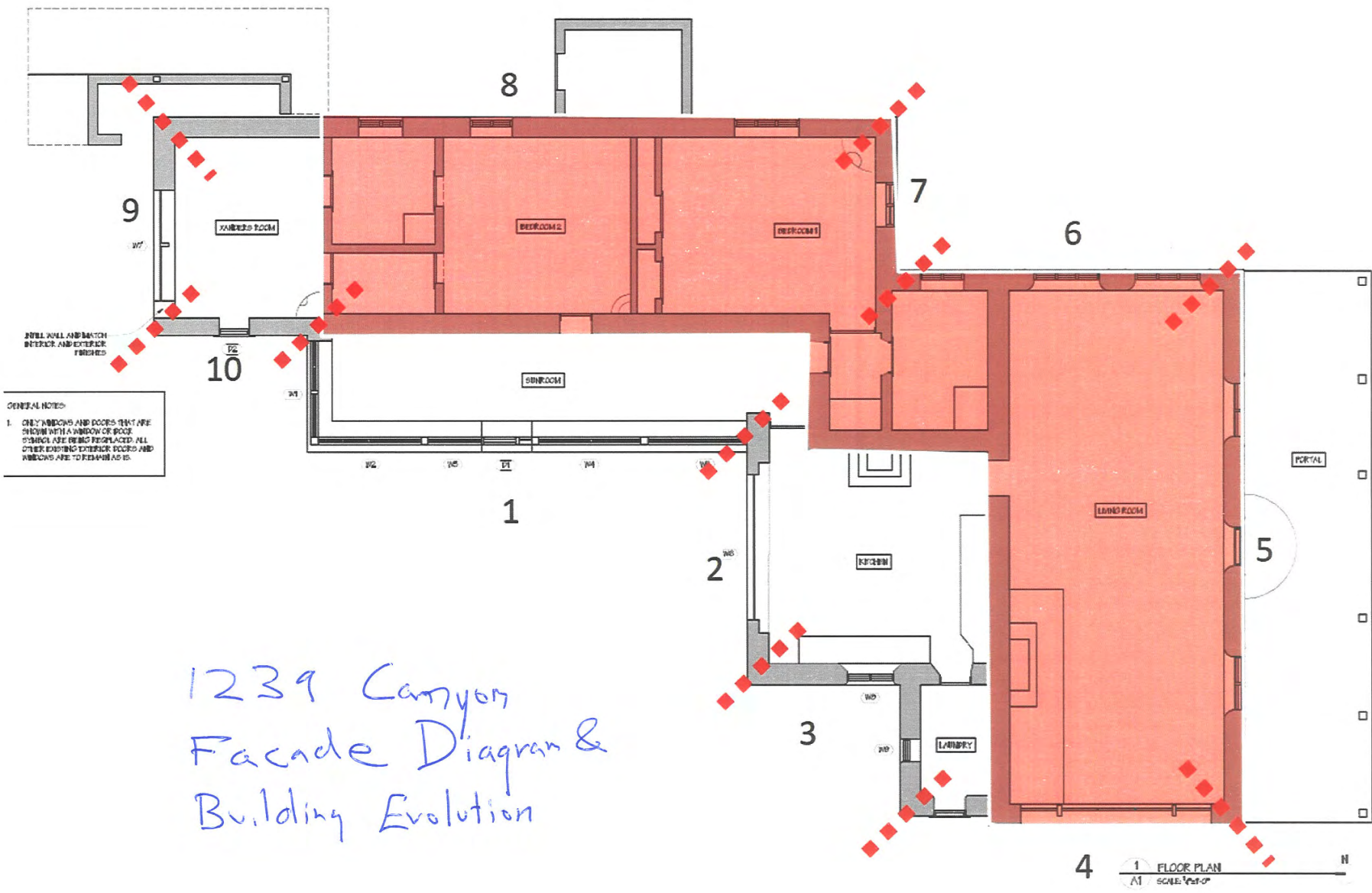
To: Historic Preservation Planner

Owner is seeking board approval for exterior alterations of 3 items at 1239 Upper Canyon Rd. a non-contributing structure in the Downtown East Side Historic District. These alterations are intended to preserve the longevity and use of the structure. The alterations are proposed as follows:

1. Replace windows in Kitchen, Laundry, Sunroom, and Xander's Room with aluminum clad dark brown wood stain and windows colored Sierra Pacific Bronze.
2. Build New Garage per plan with Stucco Color: El Rey La Luz
3. Build new Carport per plan with Stucco Color: El Rey La Luz
4. We are requesting administrative approval for the TBD sconce upon selection.
5. Regarding the windows to be replace the stucco color is to match the existing house color.

Thank you for your consideration.

R.L. Scott Cherry (Agent)





Hnasko: 1239 Upper Canyon Rd.
Garage and Carport Location Photos

Additional Photos



Proposed Car Port Location





Proposed Garage Location





Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Daniel Schwab Historic Preservation Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: September 15, 2020

Re. 1239 Upper Canyon Rd.

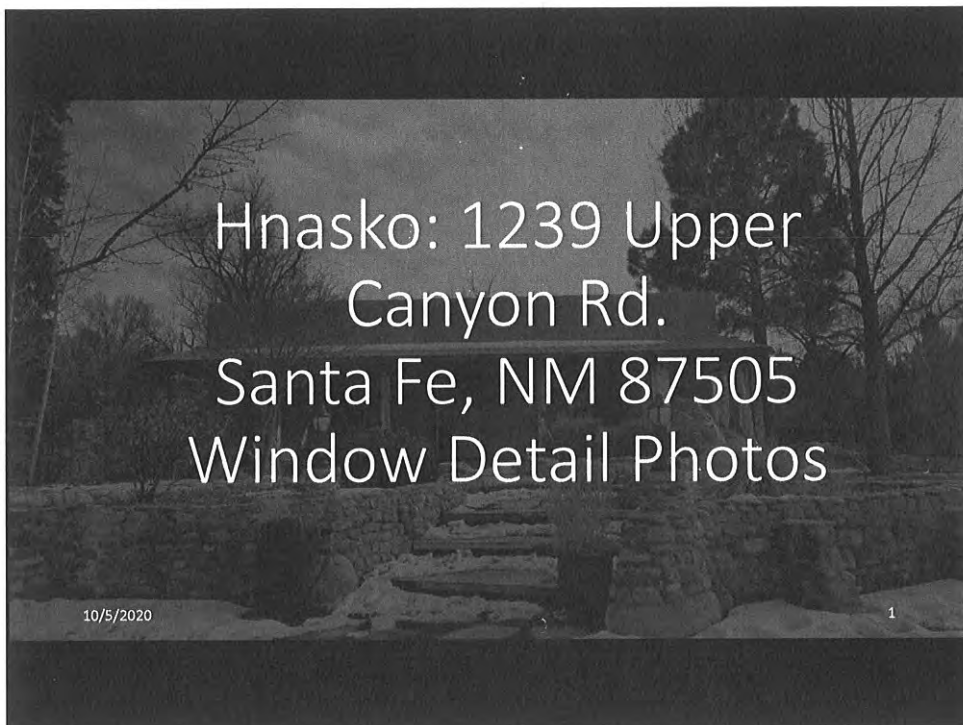
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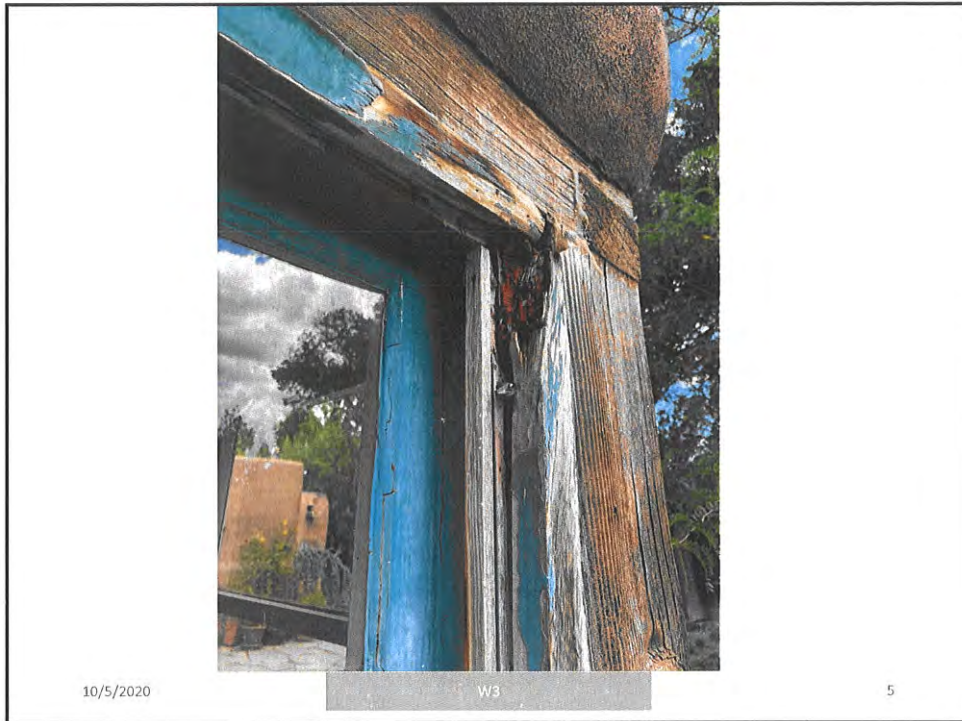
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5. Regarding the windows to be replace the stucco color is to match the existing house color.

Thank you for your consideration.

R.L. Scott Cherry (Agent)











10/5/2020

W19

9



Hnasko: 1239 Upper Canyon
Rd.

HDRB Application Elevation Photos



North Elevation





East Elevation



East Elevation



East Elevation



East Elevation



West Elevation



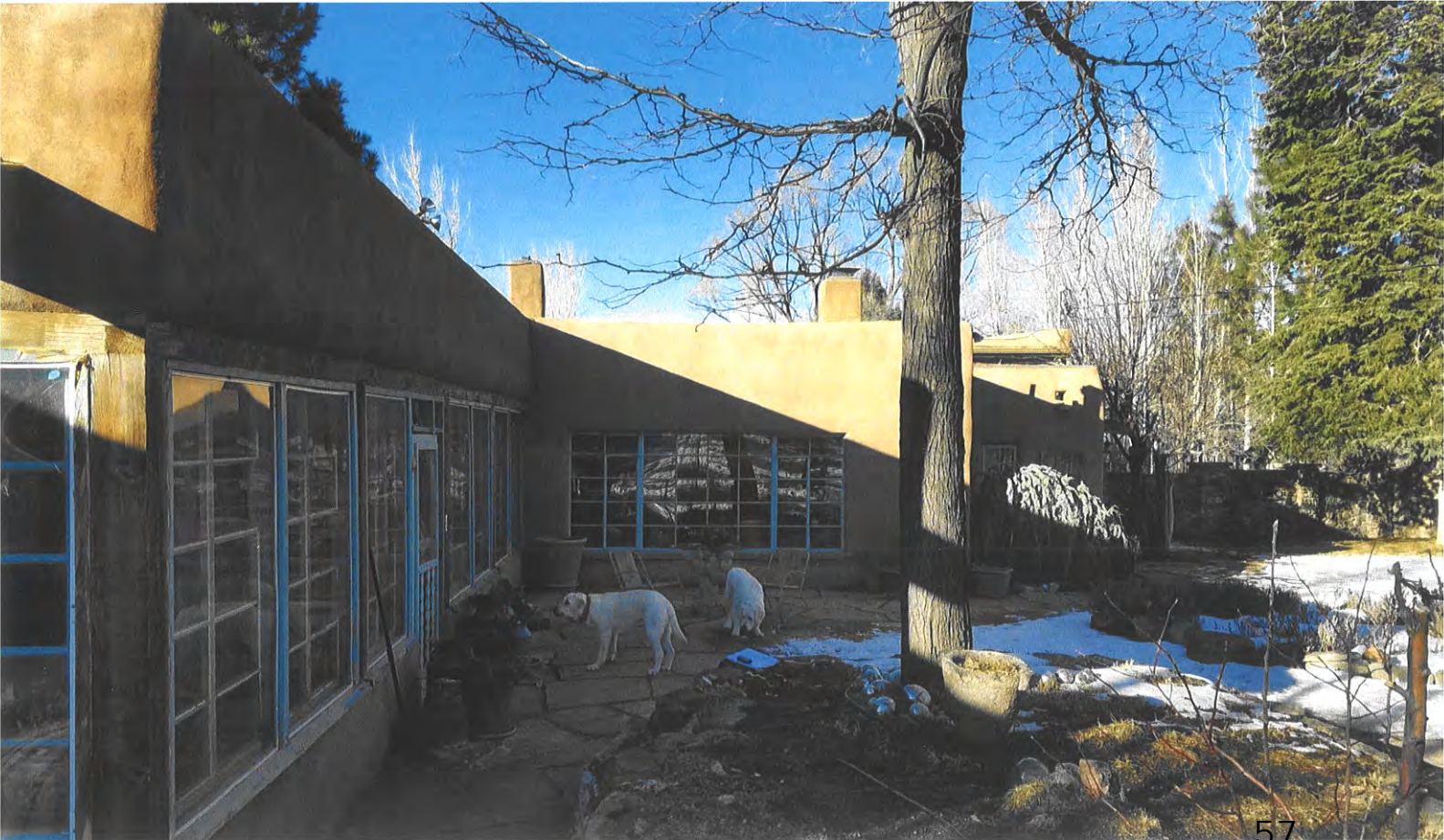


South Elevation

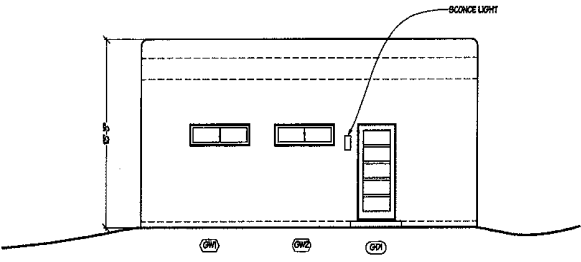




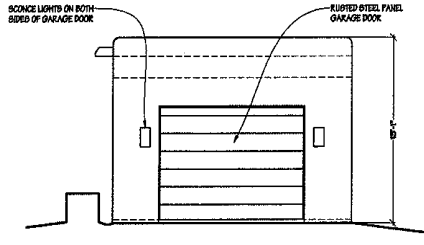
South Elevation



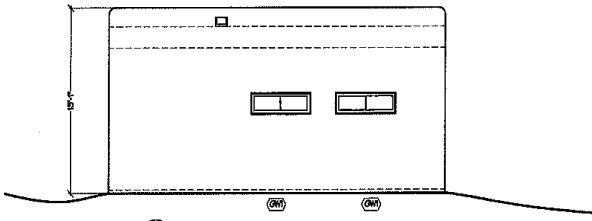
South Elevation



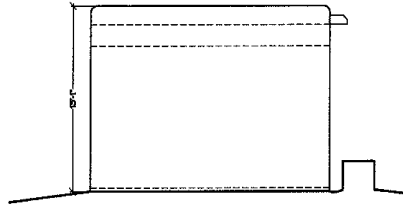
4 GARAGE - EAST ELEVATION
A3 SCALE: 1/4" = 1'-0"



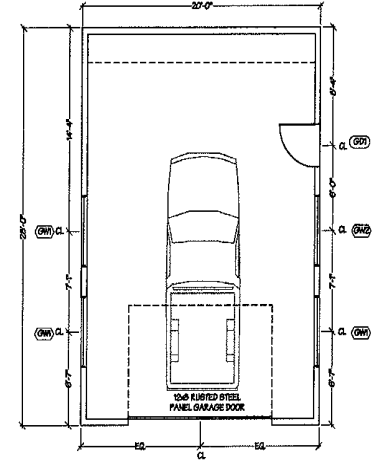
2 GARAGE - SOUTH ELEVATION
A3 SCALE: 1/4" = 1'-0"



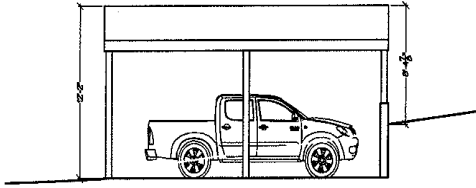
5 GARAGE - WEST ELEVATION
A3 SCALE: 1/4" = 1'-0"



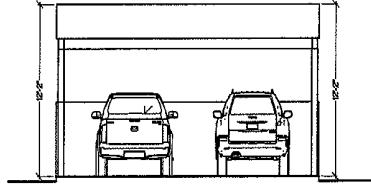
3 GARAGE - NORTH ELEVATION
A3 SCALE: 1/4" = 1'-0"



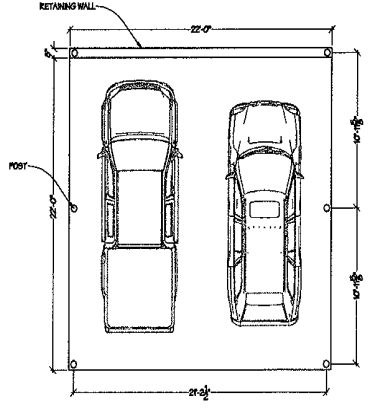
1 GARAGE - FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



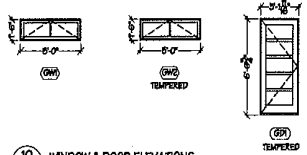
9 CARPORT - SOUTH ELEVATION
A3 SCALE: 1/4" = 1'-0"



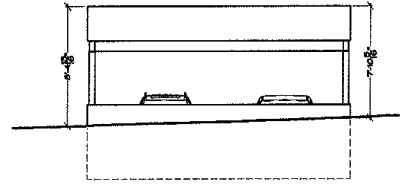
7 CARPORT - WEST ELEVATION
A3 SCALE: 1/4" = 1'-0"



6 CARPORT - FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



10 WINDOW & DOOR ELEVATIONS
A3 SCALE: 1/4" = 1'-0"



8 CARPORT - EAST ELEVATION
A3 SCALE: 1/4" = 1'-0"



HNASKO RESIDENCE
1259 UPPER CANYON ROAD SANTA FE, NM 87501

REV	DATE

October 2nd, 2020
EXTERIOR ELEVATIONS

A3