City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
NOVEMBER 24, 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 five (5) 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/81005072259?pwd=ZkZ6OFp4Z2xRR1dlUzRIMSsvRXVMZz09 and use password: **786484**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: **810 0507 2259.**

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.

• 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 by 5pm the Monday prior to 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. October 27, 2020

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002692-HDRB. 202 Galisteo Street.
2. Case #2020-002693-HDRB. 3 Placita Rafaela.
3. Case #2020-002694-HDRB. 801 Alto Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

H. NEW BUSINESS

1. Case #2020-002810-HDRB. 586 Camino del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free standing garage, replace windows, and coyote fencing at a contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

2. Case #2020-002818-HDRB. 324 McKenzie Street. Downtown & Eastside Historic District. David C. Betzler, agent/owner, proposes to demolish, reconstruct and extend an awning on the non-primary facades of a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

3. Case #2020-002813-HDRB. 247 Anita Place. Don Gaspar Area Historic District. Gene Tison, agent/owners, proposes to construct an addition on a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

4. Case #2020-002819-HDRB. 425 Hillside Avenue. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Marian and Daniel Knowles, owners, proposes to construct a carport on a non-contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

5. Case #2020-002820-HDRB. 1369 Cerro Gordo Road. Downtown & Eastside Historic District. Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

6. Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

7. Case #2020-002758-HDRB. 312 Catron Street. Downtown & Eastside Historic District. Lloyd and Associates, agent for Johnathon Plaza, owner, proposes to construct additions to a height of 22'6" where the maximum allowable height is 15'0" on a non-contributing non-residential structure. An exception is requested to exceed the maximum allowable height (section 14-5.2(D)(9). (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
NOVEMBER 24, 2020
5:30 PM
ATTEND VIRTUALLY

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, December 8, 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.

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HISTORIC DISTRICTS REVIEW BOARD
October 27, 2020

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
October 27, 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
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:
Mr. Anthony Guida

OTHERS PRESENT:
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
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.

Chair Rios asked staff if Nicole Ramirez Thomas was on board.

Ms. Paez said she wasn't signed in yet but would be the new liaison after this meeting.

B. APPROVAL OF AGENDA

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

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. October 13, 2020

Vice Chair Katz requested a change on age 20 to read: "Vice Chair Katz asked if it is visible from the streets opposite, to the west."

Member Biedscheid requested the following changes:

- On Page 9, first line that reads, "If connecting the two masses changes the streetscape… to read, "If connecting…*changes the character of the structure and streetscape*".
- On Page 11, second sentence, "She thought it worth asking the applicant…should read, "*But to facilitate the current direction of the discussion, she thought it worth asking*…"

Member Bienvenu requested the following changes:

- On Page 24, second full paragraph second sentence, "There is more reason to grant them…" Should have read, "There is no more reason to grant them …"
- On Page 45, second full paragraph, the sentence beginning, "He found that the drawings meet that standard and was glad the "*era* was pointed out…" Should have read, "… and was glad the error was pointed out."

Chair Rios requested the following changes:

- On Page 10, "Chair Rios asked the applicant if he would consider a corrugated metal *building*… should have read, …"a corrugated metal *roof*".
- On Page 26, fourth paragraph down should read, "The mission portion of the building, with its *stepping feature at the front façade also exists in a building near the PERA building* that is also a Pueblo Revival building."

- On Page 55, third paragraph down, third line after monuments should read: “monuments and staff”.

MOTION: Member Roybal moved, seconded by Member Larson to approve the HDRB Hearing Minutes of October 13, 2020, as amended.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002535-HDRB. 324 Staab Street.

2. Case #2020-002480-HDRB. 512 Acequia Madre Unit C.

3. Case #2020-002541-HDRB. 16 Montoya Circle.

4. Case #2020-002635-HDRB. 1290 Lejano Lane Unit A.

5. Case #2020-002610-HDRB. 225 East Marcy Street.

6. Case #2020-002601-HDRB. 811 West Manhattan Avenue.

7. Case #2020-002609-HDRB. 524 Calle Corvo.

8. Case #2020-002607-HDRB. 725 Old Santa Fe Trail.

9. Case #2020-002611-HDRB. 1239 Canyon Road.

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

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor and none voting against.

E. MATTERS FROM THE PUBLIC

Stefani Beninato asked the role of the recently hired liaison and who they would be liaison to. That would be helpful for the public to know.

Natalie Kent indicated she had two questions from last week about the 725 Old Santa Fe Trail case.

Chair Rios deferred to the City Attorney on allowing questions at this time.

Ms. Paez said usually comments are allowed and the public may direct questions to Chair Rios, who at her discretion could have staff respond.

Chair Rios said she would allow Ms. Kent to ask her question or make a comment.

Natalie Kent said she wondered about the skylight on the top of the roof, which was two rectangles, and what that would look like. Secondly is the height at 12-feet because she had hoped it would be lower. She also shared the Board's concern about the edge of the parapet and was concerned about the lighting. The house is very close to her.

Chair Rios asked Ms. Paez to respond to the questions.

Ms. Paez explained she wasn't able to speak much to the design, but Daniel Schwab, the case planner would have those details. She indicated the plans, application, and staff report are all public record and are submitted to the Land Use Department. She said Ms. Kent could request as a matter of public records, any of those on the City website. She recalled on the parapet a condition by the Board was that the applicant submit to staff new drawings that clarify the material. She was not sure if staff had received the new plans yet.

Chair Rios offered an opportunity for Mr. Schwab to answer if he preferred.

Mr. Schwab replied he and Ms. Kent have been in touch. She is free to send him an email and they could discuss on the telephone. The applicant is submitting updated drawings that clarify materials and certain design features with some corrections of the plans. The documents will then go to Permitting to look at issues not under the Board's purview.

Ms. Kent said she understood that but even if she reads the report she couldn't understand it. She was hoping the Board, as the professionals, could tell her.

Chair Rios said she thought Ms. Kent would be able to understand these three items. Her question of what the skylight will look like, and the height and the edge of the parapet were not difficult. Also, Ms. Kent can communicate with Mr. Schwab by email, unless he wanted to comment now. And she could request the plans, which will be clearer because they will be in writing.

Mr. Schwab thought it better if he and Ms. Kent speak directly out of this forum to be sure she is happy with the answers.

F. STAFF COMMUNICATIONS

Chair Rios asked Ms. Paez if she wanted to comment on Ms. Beninato's question about the liaison.

Ms. Paez indicated she just received a message from Ms. Ramirez Thomas, and she is watching on YouTube. She explained that the Land-Use Director had spoken with Ms. Thomas who is a former City staff member. Her background is in archaeology and she worked previously for the Historic Preservation Division and she thought she had served as interim before so has experience with the process.

This is an emergency contract position for 20 hours a week through the end of this year to serve as the City Staff liaison to the HDRB and the Archaeological Review Committee. The position will also assist the planners in processing cases and with Lani McCulley, who is critical in keeping the case management on track.

Ms. Paez said they are fortunate to have Ms. Thomas as a temporary. The City will post a full-time position and plan to hire a replacement by the beginning of the year.

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios noted there are three cases this evening. She explained that if an applicant does not agree with the Board's decision, they could appeal to the City Council within 15 days of the Board's adoption of the Findings of Fact and Conclusions of Law.

1. **Case #2020-002692-HDRB. 202 Galisteo Street.** Downtown & Eastside Historic District. Ryan Allen, agent for Rem Yildirim, owner, proposes to install awnings at ground-level windows and doors on a contributing non-

residential structure. An exception is requested to section 14-5.2(D)(2)(c). (Angela Schackel Bordegaray)

STAFF REPORT

At the southwest corner of Galisteo Street and Water Street in the Downtown and Eastside Historic District is a historically contributing two-story commercial structure. Formerly “El Fidel Hotel”, it was built in 1923. The historic building survey in your packet notes it was once “Spanish-Baroque” style and remodeled in a territorial revival style date unknown. The building survey does not include additional information about the previous stylistic nature. The stucco and brick two-story structure has territorial features such as brick coping at the top of the parapet and windowsills. The building’s central breezeway entrance facing Galisteo is framed by a white pedimented surround, and all window trim is white. Street-level ground floor windows are semi-circular metal windows with operable 2-over-2 casements below 4-lite fanlights. 202 Galisteo, the subject property is located on the south side of the building’s front elevation; at the other side is Collected Works Books to its north. The breezeway separates the two stores.

The owner wishes to add semi-domed burgundy canvas awning over the ground-level arched-style windows and over the doors facing the street. The window awnings are intended to provide protection from morning direct east sunlight. The awnings will have no lettering or signage. The structure is iron cage and base installed to the wall between brick lines and window frames with screws. A picture of the awning style and color is in the packet.

STAFF RECOMMENDATION

Staff believes that the exception criteria in this case have been met and recommends approval of the application per Section 14-5.2(D) General Design Standards for all Historic Districts, 14-5.2(E) Downtown and Eastside Historic District Standards.

QUESTIONS FOR STAFF

Chair Rios asked to confirm the total of six awnings: five over the windows on the southwest corner and one over the door.

Ms. Bordegaray said that there are six awnings, but clarified the doors and windows were all on the east elevation.

Chair Rios thought there was a lot of pink in the swatch shown, but Ms. Bordegaray had indicated the color as burgundy, which is much darker.

Ms. Bordegaray explained the color when reproduced appears more faded. She said the proposed awnings are more a burgundy. She asked to confirm the applicant was available because he could address that.

Chair Rios asked if correct that Ms. Bordegaray agreed with the applicant's responses to the criteria.

Ms. Bordegaray said she did agree.

Vice Chair Katz asked if the awnings would cover the brick as shown on the façade drawing.

Ms. Bordegaray replied she understood it would not cover the brick in order to protect the arches.

Member Biedscheid said that in the report referencing 202 Galisteo as the south side of the building. She asked if the Board was to treat the two businesses as separate properties or look at the building as a whole.

Ms. Bordegaray clarified the Board is looking only at this business, but the business shares the property with other businesses. She explained she referenced Collective Works as an identifier and the front of the building is the east elevation.

Member Biedscheid asked if the awnings would be removable or permanent.

Ms. Bordegaray said she would consider them removable.

Vice Chair Katz said along that line; he thought it looked awkward to have half of the east façade with awnings and not the other half. He asked if having awnings on all of the bottom four windows on the east had been discussed.

Ms. Bordegaray replied that was not discussed. She understood there are two separate businesses that flank the breezeway. The owner on the southern side of the building is requesting the awnings.

Vice Chair Katz said he understood, but the awnings impact the whole building which is a substantial symmetrical building.

APPLICANT'S PRESENTATION

Ryan Niland Allen, 2595 Camino Pinturas, was sworn.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Allen to tell them about the awnings and answer Vice Chair Katz's question.

Mr. Allen said the other tenants did discuss awnings and other owners thought if this request for awnings was approved they might also pursue it. He indicated he could only speak for the applicant and his willingness to put up awnings. The applicant owns a carpet store, and the UV light is causing damage.

Regarding Vice Chair Katz's question, his elevations were more accurate in terms of the architectural drawing than the sketch provided. The applicant, after looking at the request for the awnings, thought there may be problems with the structural integrity. The awning has to go on the outside of the brick because of health and safety concerns. The metal windows will have to be drilled and the awning will be temporary.

Mr. Allen explained the color looks pink in the computer sample. It is a lot darker and a burgundy, red wine color.

Mr. Berke indicated Mr. Allen could show the more recent architectural renderings of better elevations by sharing his screen.

Chair Rios said Mr. Allen was welcome to do that. She has a good picture but wasn't sure whether other Board members needed something clearer. They were very familiar with the building.

Vice Chair Katz said he was confused if this was a request by the building owner.

Mr. Allen explained there are several owners in the building. He has informed the business association and management that they are pursuing awnings. The building association is aware some individuals want awnings and support this request.

Chair Rios asked to clarify if the brick would or would not be covered with the awnings.

Mr. Allen replied the brick would be covered. His architectural elevations of the awnings indicate that is the best place for installation for health and safety. It is not advantageous to put it inside the brick and would be dangerous. It is a thin metal frame and would damage the integrity of the window. He noted the door itself does not have the brick surround. He was not sure how to safely put awnings on the outside of the brick.

Member Larson thought this was an invasive way to approach the issue. The façade is strongly defined by the arched windows and the transoms with the three light patterns. Awnings would detract from the façade. Talking about if this is temporary or reversible makes her nervous. In her experience something said to be temporary or reversible doesn't necessarily mean it will come down. The most character defining features of the façade are on the ground level and would be a disservice to add the awnings. She referenced page 15, Exhibit D, depicting the Hotel St. Francis. That is a

different window shape where an awning is more appropriate. It is suited and doesn't detract from the façade. She agreed with the other members, there is a character defining feature of symmetry. She asked why not look at altering the glazing if there is a need to reduce UV. Something less invasive and possibly more cost-effective and maintenance effective.

Member Bienvenu said it seems the reason for the variance request and awnings is to reduce or eliminate the UV rays penetrating the glazing. He wondered if other alternatives had been explored such as UV sun blocking film, etc.

Mr. Allen said he and the owner of the carpet store had discussed this and the applicant wanted to pursue this direction to be congruent with the environment. The arched windows are the reason they pursued the half domes, and the transom can still be seen from underneath. It is a street side view and a pedestrian thing. Tinting the windows wasn't an option because it is a carpet store. The applicant would like pedestrians to be able to see the carpets and gets a lot of business that way. He wants that to be left as open as possible. This request is still a compromise because it does not provide all the UV protection the applicant would like.

Member Bienvenu asked if possible, to reduce the UV rays to the same amount and get the same effect, if they used a film.

Mr. Allen said he couldn't answer that. He said the owner's reasoning and request was to keep this within the vernacular of what is happening downtown. That is why the Hotel St. Francis was included. They feel this is the least invasive approach for pedestrians to be able to still see the carpets curbside.

Member Bienvenu asked if thought had been given or studies were done on how much sunlight penetrates the windows, and how much the awnings, as drawn, would reduce that amount.

Mr. Allen said he used his solar calculator, which showed that adding the awnings does help. High sun is in the morning and the biggest problem is the low sun to the east. The first thing in the morning the sun penetrates, especially in the winter when the sun is lower. The intent is to manage this in the best way possible along with the transom windows. They agree that the transom windows are an architectural element and the best way to achieve the vernacular is to use the arched dome over the window.

Member Bienvenu asked if Mr. Allen had a percentage of how much the awnings would help.

Mr. Allen did not have a percentage but knew it would not cover all of the sun but would cover some. The owner has approached this because he is seeing damage. He thought this approach fits the vernacular and why they pursued it.

Member Bienvenu asked how far out the awnings would extend from the building.

Mr. Allen showed the plan on screen. He noted the door is smaller and the door awning and windows will project about 3'6" maximum from the edge of the façade of the building.

Member Roybal said he liked the semi domed burgundy canvases. He thought they were attractive and would not detract and would add color to the building. He asked staff as a contributing building if correct they would not have approved this if this would devalue the building.

Ms. Bordegaray agreed he was correct. She also agreed it did not detract from the features that characterize the building in terms of all of the windows. Not just the ground floor but along that façade as well as the windows at the top and the brick coping. As a planner, she also could see a benefit to have more shade on the sidewalk for pedestrians. Although that isn't a historic preservation consideration. She did not believe this compromises the historic designation.

Member Roybal confirmed with staff that the building is stucco. He noted if the awnings were removed later and there was damage to the walls, the stucco could be repaired without a problem. He liked the awning; it would add color.

Member Biedscheid asked with respect to criteria #3, whether interior shading like curtains or window coverings, were investigated as an alternative.

Mr. Allen said again, it goes back to the street side view and the morning sun. Curtains were never discussed because they are not an option regarding how this window works for the applicant.

Member Biedscheid asked for clarification whether the applicant used the upper transom to display the rugs, and if the transom were covered, that would compromise the display.

Mr. Allen said no, the upper transom presents most of the problems with fthe fading of the carpets. The applicant uses the windows for sales. The idea was to use the awnings for the advantage of the low sun.

Member Biedscheid asked if covering only the transoms was not considered or was not feasible.

Mr. Allen said that would not do anything for the applicant, and he wanted to pursue the awnings.

Member Larson said continuing along the lines of Member Bienvenu, she had read Preservation Brief 44, from the National Park Service. The data indicates that an awning can reduce heat and UV up to 65% and a window tint could do more than an awning and be much less invasive to historic fabric.

Member Larson agreed with Member Biedscheid that tinting or shading the transoms would solve the issue. They should not get into the historic fabric and alter the exterior appearance, which is so character defining to the building. Other alternatives could be discussed that would benefit the owner.

Vice Chair Katz asked the extent a window tint that blocks ultraviolet interferes with the transparency of the window or what is displayed.

Mr. Allen said one of the issues on the south and east sun is that a window tint creates a mirror effect, and the product isn't visible.

Chair Rios said she would guess that the rugs are displayed close to the windows.

Mr. Allen replied yes, they are stacked in the front. It is a great location because of the visitors and pedestrian traffic and there is a lot of walk-in traffic. The awning approach was an attempt to be the least invasive to the neighborhood.

Chair Rios asked if the business has a sign that indicates what is sold in the store.

Mr. Allen said yes, but it is really hard to see, and most people are window shopping.

Member Roybal voiced concern that the Board was losing focus of what the applicant was trying to do; to display his products. Tinted windows, with business being as bad as it is and possibly deterring some of that business, would not work. He has had tinted windows and they do mute the interior badly. It is not a good option. He would hope that they would approve the semi-dome canvas, as long as it does not harm the historical significance. And staff has stated that it would not. Business is tough nowadays. Awning is not going to ruin the integrity of the contributing building. He thought it would actually be attractive to the downtown area.

PUBLIC HEARING

Stefani Beninato, PO Box 1601, was sworn. She agreed with many of the Board members that awnings on the streetscape would not be harmonious. Even though there are half domes on Hotel St. Francis. The first-floor windows are really character defining

with the brick coping. Also, there are many other owners that she would wonder if they would want domed shades as well. Other alternatives have not been considered and they don't know if this would drive this person out of business. That is all assumption. She said a question is whether there is an alternative to domes over the windows that would prevent the rugs from the UV light. It is obvious there are; they could put something over the arched part or halfway down the middle divide. The top half of the window could have reflective light or with a shade and people walking by could still see into the store. This building is historic and symmetrical, and the windows are unique. It is very incongruous and inharmonious to have half the windows domed and half not that are next to a portal. That is just a subjective opinion whether it will or will not affect the contributing nature of the building.

BOARD DISCUSSION

MOTION: In Case #2020-002692-HDRB, 202 Galisteo Street, Member Larson moved to deny the application on the ground that the exception criteria has not been met and all of the alternatives have not been considered. Vice Chair Katz seconded the motion.

VOTE: The motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor and Member Roybal voting against.

Chair Rios explained to Mr. Allen his options to go to City Council or to resubmit a different request.

Mr. Allen said he would have to discuss with his client.

2. **Case #2020-002693-HDRB. 3 Placita Rafaela.** Downtown & Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, owner, proposes to construct an addition, decks, and railings on a second floor, replace windows, a gate, and a ground mounted HVAC system on a non-contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

Number 3 Plaza Rafaela is a single-family Old Santa Fe style residence built in 1932. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements

and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate. Because of major alterations, the house is designated non-contributing to the Downtown and Eastside Historic District.

The structure's back (west) wall is set back less than 5' the adjacent property. The applicant is pursuing a variance with respect to rear setback and step back requirements, without which the proposal will not meet zoning requirements. The applicant is aware of this requirement and seeks approval from the Board of Adjustment.

Currently, the applicant proposes the following exterior alterations:

- Expand the existing second story room (238 sf) by adding 102 sf to its footprint. The addition will line up with the west wall and match existing height.
- Add a wood deck and railings on the south, east and north sides. Railing will be 3'2". It will be stained medium brown to blend in more with the walls.
- Repair and transpose two existing wood casement true divided lites, 2 over 2 windows on the front (east) façade. Windows will be painted to match existing blue color.
- Replace aluminum sliding windows on the west façade with aluminum clad wood windows with 2 over 2 simulated divided lite casement windows, also blue.
- Replace the existing but non-historic vinyl windows on the ground floor with wood casement divided lite windows, also painted blue similar to existing.
- Replace second floor aluminum windows with larger wood casement windows, also painted.
- Remove the window on the ground floor south wall.
- Replace existing yard wall pedestrian gate with a traditional looking wood gate, painted blue to match the trim. New gate is wood, made from 8/4 fir, painted. Decorative hinges and gate latch to be determined.
- Add 6' coyote fence on the west property line.
- Repair and replace roof
- Restucco with tan cementitious stucco and blue trim.
- Install HVAC system.
- Landscape courtyard.
- Add metal-shielded light fixtures at gate.

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.

QUESTIONS FOR STAFF

Chair Rios asked if the 6-foot coyote fence would be in the rear of the property.

Ms. Bordegaray noted the west elevation is the rear with the coyote fencing, but fencing doesn't appear to be on the south elevation. The applicant had made revisions that are not in the packet and could address any questions.

Chair Rios asked where the HVAC would be located.

Ms. Bordegaray said the applicant could describe the HVAC location.

APPLICANT'S PRESENTATION

Gayla Bechtol, 418 Montezuma Ave., was sworn in and shared a short presentation. The building, in 1984 and 1988 was part of the Camino del Monte Sol Historic District and was considered noncontributing because changes were made between 1966 and 1973. The development of the area was shown and a photograph showing the second story was not there in a 1966 but is shown in a photograph in 1973. Other photographs were shown from the 1991 Historic Cultural Properties Inventory. The clients live next door and want to restore the building. Drawings were shown of the existing building and proposed structure.

Ms. Bechtol addressed the HVAC location and indicated it would be on the west side behind the coyote fence. A photo montage was shown of the second floor that would extend out six feet with a window added.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he likes what is being done. He wondered if the railing would look better if it didn't go all the way to the parapet, as proposed.

Ms. Bechtol said that was possible. They looked at different options for the railing, including glass and at raising the parapet to eliminate the heaviness of the railing. They could look at other alternatives, but the best view of the mountains is from the north side. The door is on the south side and if that were only done on the north side it would not line up with the parapets on the south side. The applicant is open to no railing, so it will blend in.

Member Roybal thought having no railing might be a safety factor. He noted that the existing structure has a door and wondered if a door had been proposed going out to the deck.

Ms. Bechtol replied it does have a door and is a safety factor. There is no railing currently and this would be similar and why they feel it needs a railing. The door and access to the roof would have to be eliminated if there is no railing.

Member Roybal said it would be better to have a door.

Member Larson liked what has been done. She appreciated the photo editing because it gives a better idea of what this would look like. She agreed the railing was overwhelming in the renderings but thought on page 26 it seemed to be less. She asked Ms. Bechtol to explain the material of the glass railing.

Ms. Bechtol said they just began to explore that yesterday. The most minimal way to use glass is by having posts, probably of steel. The glass would be clear with a maximum span around 6-8 feet. They could look from there to more verticals. Her client's least favorite option is glass because it was against the historic nature of the neighborhood. It would have to be done well to fit in with the neighborhood.

Chair Rios said she agreed with the client on the glass-type railing. This is a modernistic element that doesn't go with the Pueblo Revival building. She thought the wood railing was a better option.

Member Bienvenu also agreed glass was not a good option. He thought the project in general is great and found the information provided helpful. The railing strikes a discordant note and appears as a structure on the top of the perimeter of the house he has never seen before. Ms. Bechtol mentioned that her clients would be open to modifications. She has a refined sense of the historical nature of the house and neighborhood. He asked her thoughts on an alternative that would allow a railing without being overwhelming, so the door could remain.

Ms. Bechtol replied they had discussed something like a trellis to take away from this only horizontal piece. They could do it just on the north side and turn it to leave the south mostly empty. She thought her clients would be okay with that option. They also discussed shade, which is the other part. They talked about it being temporary, but that would help the massing to have some vertical with the horizontal.

Chair Rios asked the dimensions of the trellis and where it would be located.

Ms. Bechtol said she would be guessing at the moment. She could come back with designs if the Board wanted them to relook at the railing. She didn't know if the Board could approve everything except this piece. She would need to redesign that to answer correctly.

Member Biedscheid noted Ms. Bechtol had mentioned an option of a larger, taller parapet at the wall base. She asked Ms. Bechtol's opinion on setting that back to mimic the yard wall that is stucco. She was seeking her opinion as an architect of options that would be better than a railing around the entire building.

Ms. Bechtol said the parapet as drawn is 3'2" high for safety. She hasn't drawn one 18 inches high and the wall would be a little higher and possibly have a metal or wood railing on top of that to the edge of the doorway only to the north. It would overlap some on the south wing, but that might take away the "wedding cake" appearance.

She asked them to imagine eliminating the railing on the last two and half panels on the east elevation toward the south. She liked the idea and could play with the proportions of the wall to the railing.

Chair Rios said it appears the Board would approve everything, and Ms. Bechtol is willing to return with different options for the railing.

Member Roybal agreed with Chair Rios. The Board should approve everything except the railing and Ms. Bechtol could come back with design options.

PUBLIC HEARING

Stefani Beninato agreed with the Board's discussion and that the railing should be redesigned. She appreciated the applicant thinking about other options.

BOARD DISCUSSION

MOTION: In Case #2020-002693-HDRB, 3 Placita Rafaela, Vice Chair Katz moved to approve the project as submitted, with the exception of the wood deck and railing on the southeast side and the applicant could return with a redesign of that. Member Roybal seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor and none voting against.

3. **Case #2020-002694-HDRB. 801 Alto Street**. Westside-Guadalupe Historic District. Gayla Bechtol, agent for Donna Siergiej and Kevin Cassidy, owners, requests primary façade designation on a contributing residential structure. (Daniel Schwab)

STAFF REPORT

801 Alto Street is a single-family residential structure with a contributing status with to the Westside-Guadalupe Historic District.

The structure was constructed around 1938, with an addition in the rear in the late 1980s which is not visible from the street.

The structure is essentially rectangular, of simplified Spanish Pueblo Revival design and one story, with the north elevation facing the street.

The building is raised slightly in relation to the street and is concealed from the street by a high yard wall. This wall is not historic. A 1985 photo shows the north façade without the yard-wall and a small porch with metal columns.

The north facade contains the entry door and historic windows on either side with wood lintels and concrete sills. The porch roof appears to have covered the centered door and the window to the right (west).

The east facade is partially visible from the public right of way via the driveway, showing two historic windows. The rear part of the east elevation contains a stucco-enclosed porch and an addition with a shed roof dating from 1987.

The south façade is not publicly visible. It contains the non-historic addition with large-pane windows and wood framing.

The east façade is not publicly visible. It contains two historic windows and borders less than five feet from the neighboring house.

RECOMMENDATION

Staff recommends the historic status of the structure be maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures and that the north and publicly visible (north) portion of the east façade be designated as primary.

QUESTIONS FOR STAFF

Chair Rios noted that the discussion is just for the designation of primary facades. She asked to confirm Mr. Schwab had indicated only the north façade.

Mr. Schwab replied the north façade and the northern portion of the east façade with the two historic windows.

Chair Rios referred to the 1985 photograph and compared it to a current photograph. She recalled that the west side and many other portions of the City do not

have high walls. The 1985 photograph is reminiscent of what was happening on the west side and in other parts of the City; the walls slowly began to creep up higher. She thought a shorter wall would look more appropriate for the building.

APPLICANT'S PRESENTATION

Gayla Bechtol, previously sworn, agreed with Mr. Schwab on maintaining the status and the recommendations on the front façade and the partial façade.

PUBLIC HEARING

Stefani Beninato agreed with the recommendation for status and Chair Rios' comments that the walls are getting higher. She thought Santa Fe has become somewhat unfriendly and wants to mostly block everyone out.

BOARD DISCUSSION

MOTION: In Case #2020-002694-HDRB, 801 Alto Street. Westside, Member Bienvenu moved to maintain the status of the structure as contributing and to designate the north and publicly visible portion of the east façade as primary. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Chair Rios recognized Nicole Ramirez Thomas, the Interim Liaison to the Historic Board.

Ms. Thomas said she was glad to help out in the interim and was available should they want to discuss anything. She will be in town the week of the 9th and walk through the historic districts with Mr. Schwab and Ms. Bordegaray. She indicated that Board members could contact her at any time. Her hours are limited to 25 hours per week, but she assured them she could answer their questions in that time.

Ms. Paez noted all of the Board members had been contacted by Director Isaacson and she could send out an email to everyone so Ms. Thomas will have the list.

Ms. Thomas indicated she has been given everyone's email.

Chair Rios welcomed Ms. Thomas back.

Chair Rios asked Ms. Paez to talk about the resolution.

Ms. Paez said the destruction of the Obelisk on the Plaza was discussed. Most of the committees have not been able to meet because of City staffing and funding. The Arts Commission has recommended a resolution to create a 21-person committee to look at the community from varied and important perspectives on issues. Staff is accepting nominations, which can come from the Board or the Historic Preservation community. A couple of spots are reserved for two people who have historical/cultural expertise and credentials and/or higher education credentials in New Mexico history and culture. Two individuals are also included from the Santa Fe Arts Commission, or the Santa Fe Arts and Culture community. The Board could lobby the sponsors of the resolution to suggest two members of the HDRB, or individuals with historical/cultural expertise be added.

Ms. Paez said the resolution potentially could still be revised by requests from councilors and sponsors as it goes through the legislative process. The Board should feel free to be engaged in that way and to nominate people. Once the committee begins to meet there will be ongoing community conversations and recommendations on new and existing art, the Obelisk and things of that nature. They will have the difficult community conversations that are important and imminent.

Ms. Paez offered to assist whether tracking legislation as it goes through committees and to the Governing Body or organizing nominations. She would assist in any way possible to ensure the Board's voice is part of that.

Chair Rios asked members if they had read the resolution and if they had any comments.

Member Roybal volunteered as a representative on the committee on behalf of the Historic Board. He said if not possible, he would like to be a person at large member. He is a lifetime resident of Santa Fe. He loves the Plaza, and every year holds a car show on the Fourth of July with the Rotary and the vintage car club. They have 5 or 6 nights on the Plaza. He has tremendous love for the Plaza and for the past five years has organized over 100 volunteers to paint park benches. He has donated thousands of dollars and would like to be nominated for a position for the Historic Board or At Large.

Chair Rios said she was glad to hear Mr. Roybal volunteer.

Ms. Paez explained the resolution outlines the process. Nominations should be submitted in the two weeks following the adoption of the resolution to the City Clerk. Nominations can come from the Board or a member of the Board. She offered to track that for the Board.

Mr. Berke asked if the resolution had been passed. He thought it had been postponed.

Ms. Paez said if she understood Mr. Berke he was asking if Public Works and Utilities had moved the resolution forward. She wasn't sure but would provide legislative updates and track the resolution and communicate with the Board.

Chair Rios asked the process for the public to participate and if this would be done by Zoom.

Ms. Paez explained the resolution states committee, once appointed, will convene, compile and review community listening sessions facilitated by one or more professionals trained in cultural competency *to inform the discussions and make recommendations; gather and examine and draft guidelines* for existing statues, remembrances and monuments. She thought once the group is established there will be facilitated community conversations.

Member Bienvenu understood that any recommendation from the committee that involves altering what is left of the monument or creating a new structure, would have to come before the Historic District Review Board.

Ms. Paez thought that correct and she thought the City Attorney agrees. She thought any new structures /monuments on the Plaza would come before the Board. She said regarding what is left of the Obelisk, she knows there have been administrative approvals for things done in an emergency out of necessity. She didn't think there was a plan to further modify beyond protective measures and mitigation remediation that has already been done.

K. NEXT MEETING:

Ms. Paez confirmed that the next meeting on Tuesday, November 10, 2020 has been canceled. The next meeting will be on November 24, 2020.

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 7:20 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:

Melissa D. Byers

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 #2020-002692 HDRB
Address - 202 Galisteo Street
Applicant's Name –Rem Yildirim
Agent's Name – Ryan Allen

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 27, 2020.

BACKGROUND

202 Galisteo Street is located within a two-story commercial structure at the southwest corner of Galisteo Street and Water Street that has been designated as contributing to the Downtown and Eastside Historic District. Formerly "El Fidel Hotel", it was built in 1923. The historic building survey notes it was once "Spanish-Baroque" style and was remodeled in a territorial revival style at an unknown date. The building survey does not include additional information about the previous stylistic nature. The stucco and brick two-story structure has territorial features such as brick coping at the top of the parapet and window sills. The building's central breezeway entrance, facing Galisteo, is framed by a white pedimented surround, and all window trim is white. Street-level ground floor windows are semi-circular metal windows with operable 2-over-2 casements below 4-lite fanlights.

202 Galisteo, the subject property, is located on the south side of the building's front elevation; the north side houses the Collected Works Bookstore and Coffeeshop. The breezeway separates the two stores.

The Applicant wishes to add semi-domed burgundy canvas awning over the ground-level arched-style windows and over the doors facing the street. The window awnings are intended to provide protection from morning direct east sunlight. The proposed awnings would have no lettering or signage. The awning structure would consist of iron cage and base installed to the wall between brick lines and window frames with screws. No awnings are proposed for the north side of the building's front elevation, where Collected Works is located.

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 Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements

and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria were met and recommended approval of the proposed project on the ground that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Historic District 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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. 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).
7. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing structures.
8. The Applicant proposes to construct awnings on the primary façade of a contributing structure.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the street-facing primary façade is strongly defined by the ground level arched windows, and notably the transoms with three-lite patterns in arch form. The proposed awnings would detract from the character defining features of the primary façade.
12. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because although the Applicant does need to protect the merchandise in his rug store from sun damage, the Applicant has failed to demonstrate that another less intrusive alternative could not be used to accomplish this purpose.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not 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 because the Applicant failed to adequately consider less invasive alternatives for protecting the merchandise.
14. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
15. 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.
16. 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.

17. 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.

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 or deny the Application.
2. The Board denies the exception requested in the Application.
3. The Board denies approval of the Application.

IT IS SO ORDERED ON THIS 24TH DAY OF NOVEMBER 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Yolanda Y. Vigil Date
City Clerk

APPROVED AS TO FORM:



November 24, 2020
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-002693 HDRB
Address - 3 Placita Rafaela
Owner's Name – Laura Holmes and Graham Creasey
Agent's Name – Gayla Bechtol

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 27, 2020.

BACKGROUND

The structure at 3 Placita Rafaela is a single-family Old Santa Fe Style residence built in 1932. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate. Because of major alterations, the house is designated non-contributing to the Downtown and Eastside Historic District.

The structure's rear (west) wall is set back less than five feet from the adjacent property. The Applicant is pursuing a variance with respect to rear setback and step back requirements, without which the proposal will not meet zoning requirements. The Applicant is aware of this requirement and will seek approval of a variance from the Board of Adjustment.

In this case, the Applicant seeks approval of the following items:

1. Expand the existing second story room (238 square feet) by adding 102 square feet to its footprint. The addition will line up with the rear west wall and match existing height.
2. Add a wood deck and railings on the south, east, and north sides of the addition. The railing will be three feet, two inches tall and would be stained medium brown to blend in with the walls.
3. Repair and transpose two existing wood casement, true divided-lite 2 over 2 windows on the front (east) façade under the portal. Windows will be painted to match existing blue color.
4. Replace aluminum sliding windows on the west façade with aluminum clad wood windows with 2 over 2 simulated divided-lite casement windows, also blue.
5. Replace the existing non-historic vinyl windows on the ground floor with wood casement divided-lite windows, also painted blue similar to existing.
6. Replace second floor aluminum windows with larger wood casement windows, also painted.
7. Remove the window on the ground floor south wall.

8. Replace existing yard wall pedestrian gate with a traditional looking wood gate, painted blue to match the trim. New gate is wood, made from 8/4 fir, painted. Decorative hinges and gate latch to be determined.
9. Add six foot high coyote fence on the west property line.
10. Repair and replace roof.
11. Restucco with tan cementitious stucco and blue trim.
12. Install HVAC system.
13. Landscape courtyard.
14. Add metal-shielded light fixtures at gate.

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 Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Historic District 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. 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.
7. 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.
8. At the hearing, the Board and the Applicant's Agent discussed various design options for the proposed deck and railings (Item 2 above), and the Agent agreed to present options for a redesign at a subsequent meeting.
9. 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.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 Item 1 and Items 3-14, as recommended by Staff.
3. The Board postpones a decision on Item 2, the proposed addition of a wood deck and railings.

IT IS SO ORDERED ON THIS 24th DAY OF NOVEMBER 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Yolanda Y. Vigil Date
City Clerk

APPROVED AS TO FORM:



November 24, 2020____
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-2694-HDRB
Address – 801 Alto Street
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Donna Siergiej and Kevin Cassidy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 27, 2020.

BACKGROUND

In this case, the Applicants request the designation of primary façades at 801 Alto Street, which is a single-family residential structure with a contributing status to the Westside-Guadalupe Historic District. The structure was constructed around 1938, with an addition in the rear in the late 1980s, which is not visible from the street. The structure is essentially rectangular, of simplified Spanish Pueblo Revival design, and one story high.

The north façade faces the street. The building is raised slightly in relation to the street and is concealed from the street by a high yard wall. This wall is not historic. A 1985 photo shows the north façade without the yard-wall and a small porch with metal columns. The north facade contains the entry door and historic windows on either side with wood lintels and concrete sills. The porch roof appears to have covered the centered door and the window to the right (west).

The east facade is partially visible from the public right of way via the driveway, showing two historic windows. The rear part of the east elevation contains a stucco-enclosed porch and an addition with a shed roof dating from 1987.

Neither the south façade nor the east façade is publicly visible. The south façade contains the non-historic addition with large-pane windows and wood framing. The east façade contains two historic windows and borders less than five feet from the neighboring house.

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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing per SFCC Section 14-5.2(C),

Designation of Significant and Contributing Structures; and that the north and publicly visible (north) portion of the east façade be designated as primary.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section14-2.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
10. The Board finds that the north façade and the north, publicly visible portion of the east façade are the primary elevation(s) of the structure with the features that define the character of the structure's architecture. These encompass the original, pre-1980s massing of the house with its historic wood-framed windows, and ending before and not including the enclosed porch on the east façade and the rear (south) addition.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's contributing status.
4. The Board designates the following elevations of the house as the primary façades: the north façade and the north, publicly visible portion of the east façade, as recommended by Staff.

IT IS SO ORDERED ON THIS 24TH DAY of NOVEMBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Yolanda Y. Vigil Date
City Clerk

APPROVED AS TO FORM:



November 24, 2020____
Sally A. Paez Date
Assistant City Attorney

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free standing garage, replace windows, and coyote fencing at a contributing residential property.

Case number: **2020-002810-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 586 Camino Del Monte Sol

OW – David Krakauer and Jessica Flack 1399 Hyde Park Road, Santa Fe, NM 87501

AP -- Architectural Alliance 612 Old Santa Fe Trail, Santa Fe, NM 87505 Eric@archallinc.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 Fremont Ellis

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-002810-HDRB

Address: 586 Camino del Monte Sol
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposal and finds that the application complies with Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

586 Camino del Monte Sol is a contributing residential structure located in the Downtown and Eastside Historic District. It is Spanish-Pueblo Revival style single family home with flat roof, simple parapet, and concealed lintels. A non-contributing guest house is located southwest of the main house. The guest house had an attached carport at one time which was demolished at an unknown date. The House was the home of Fremont Ellis, a Santa Fe painter, printmaker, teacher, and founder of the Santa Fe group known as Los Cinco Pintores. Will Schuster was his next door neighbor (From "An Artist's Biography"). .

The applicant proposes to construct a 576 sf 14' x 4" high free-standing garage where the maximum allowable height is 15'. The garage will be located to the southwest of the main house. The proposed garage will match the Spanish-Pueblo Revival style of the main house. The garage door will be 19' wide x 9' tall with decorative wood panels and exposed wood lintels on its south façade. The windows and the door will have exposed wood lintels. The north elevation will have a wooden 3' x 4' double casement window with true divided lites painted Danube blue to match main house. The wood doors and lintels will be stained Antique Walnut to match the existing courtyard gate. The stucco will match main house and yard walls, El Rey Buckskin. Garage door will be stain grade cedar fencing. .

The applicant also proposes to add a 6' tall coyote fence where the maximum allowable height is 6'. The latillas will have staggered tops to create a new parking space for the existing guest house. The new fence will tie into the existing coyote fence that separates the driveway from the yard.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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.

October 14, 2020

VIA HAND DELIVERY

Angela Bordegaray
Historic Preservation Office
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 586 Camino Del Monte Sol
New Freestanding Garage and Coyote Fencing

Dear Angela

It was great meeting with you at 586 Camino Del Monte Sol. We are proposing to add a new freestanding garage to the property.

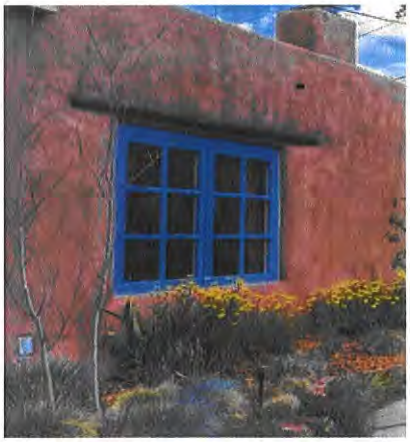
The new freestanding garage will have an 18'-0" wide x 9'-0" tall garage door with decorative wood panel and exposed wood lintel on the south elevation. The east elevation we will have a decorative wood panel man door 3'-0"x6'-8" and a 3'-0"x4'-0" double casement window with TDL's. Both window and door to have exposed wood lintel. The north elevation will have a 3'-0"x4'-0" double casement window with TDL's and exposed wood lintel. The west elevation there will be no windows or doors. We will be installing a new coyote fence to create a 3rd parking space for the existing guest house. The new coyote fence will tie into the existing coyote fence that separates the driveway from the yard.

The new coyote fencing will be 6'-0" tall with staggered tops.

The new windows will be wood exterior and wood interior, the windows will be painted blue to match the existing main house, see photos below.

The new wood doors, and lintels to be stained to match the main courtyard gate, see photos

The color of stucco will match main house and yardwalls

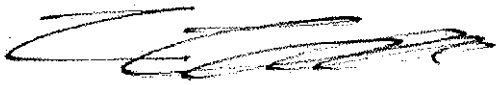




612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

We look forward to presenting to the Board.
Please let us know if you have any questions or concerns.

Sincerely,



Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Site Address: 532 Camino del Monte Sol

Date Submitted: 10/14/20

Property Owner of Record: David Kirshner + Teresa Fe

Proposed Development Description: New Treated Storage

Applicant/Agent Name: Enfield Alliance Eric Enfield

Contact Person Phone Number: 505 [illegible] 2172

Total Roof Area: 530 sq. ft.

Zoning District: R-5

Lot Coverage: 28.8 %

Open Space Required: 25% Provided

Overlay: ☐ Escarpment
☐ Flood Zone
☒ Other: Historic

Setbacks:
Proposed Front: 8' Minimum: 15'
Proposed Rear: 25' Minimum: 25'
Proposed Side: 5'-0" Minimum: 5'

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Height: Proposed 10'-9"
Maximum Height: 22'-0"
☒ Required by Historic Districts Standards
☐ Required by Exception Process

Supplemental Zoning Submittals Required for Building Permit:
N/A = Zero Lot Line Affidavit

Access and Viability: ☒ Arterial or Collector**
N/A Visibility Triangle Required

Parking Spaces:
Required: 2 Accessible
Minimum: 2

Use of Structure: ☒ Residential
☐ Commercial Type of Use:

Bicycle Parking**:
Required: N/A Minimum:
** Commercial Development

Terrain: N/A 15% slopes

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

Eric Enfield Architectural Alliance Inc. ☐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.

SIGNATURE

10/28/2020
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:** ___/___/___

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

* PZR Approval

Daniel Lujan Jr

From: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Sent: Friday, October 23, 2020 10:52 AM
To: Daniel Lujan Jr
Cc: Eric Enfield
Subject: FW: 586 Camino Del Monte Sol Garage
Attachments: 586 Camino Del Monte Sol Garage Historic Submittal 101620.pdf

Daniel:

Approved PZR email

From: LOGSTON, LEE R.
Sent: Wednesday, October 21, 2020 2:58 PM
To: ROACH, LISA X. <lxroach@santafenm.gov>; MCCULLEY, LANI J. <ljmcculley@santafenm.gov>; BORDEGARAY, ANGELA S. <asbordegarary@santafenm.gov>; SCHWAB, DANIEL N. <dnschwab@santafenm.gov>
Cc: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: FW: 586 Camino Del Monte Sol Garage

* Historic:

This email is to signify my approval of the PZR for the attached project at 568 Camino del Monte Sol. Legal lot, height, setbacks, lot coverage, etc. all checks out. Plan set dated 10/8/20.

Lee

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Friday, October 16, 2020 3:35 PM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: FW: 586 Camino Del Monte Sol Garage

Hi Lee,

Can you please handle this request? Thanks

Noah Berke, AICP, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

https://www.alltogethersantafe.org/

From: Daniel Lujan Jr <daniel@archallinc.com>
Sent: Friday, October 16, 2020 2:07 PM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Cc: Eric Enfield <eric@archallinc.com>
Subject: 586 Camino Del Monte Sol Garage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noah
Hope you're doing well.
We have a historic submittal package that needs the PZR signed off on.
See attached package and let me know if you have any questions.

Thanks
Daniel Lujan
Architectural Alliance, Inc.
612 Old Santa Fe Trail
Santa Fe, New Mexico, 87505
505-988-5269
www.archallinc.com

586 Camino Del Monte Sol

Historic Design Review Board Photographs

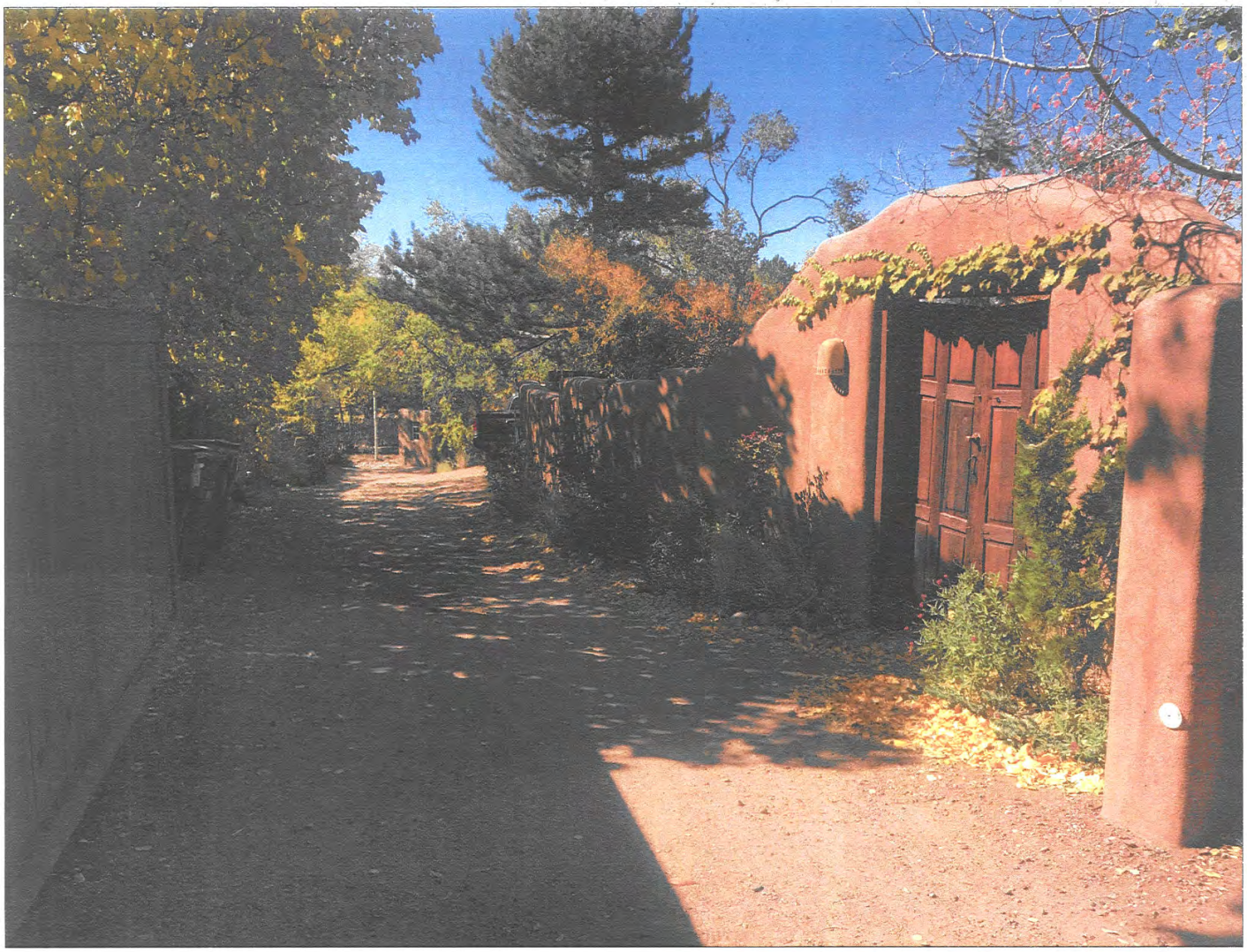


Existing Residence Street North
Elevation

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1293
WEBSITE www.archalliance.com

586 Camino Del Monte Sol

Historic Design Review Board Photographs



View South Down Driveway

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-983-5269
FAX 505-986-1270
WEBSITE www.archalliance.com

586 Camino Del Monte Sol

Historic Design Review Board Photographs



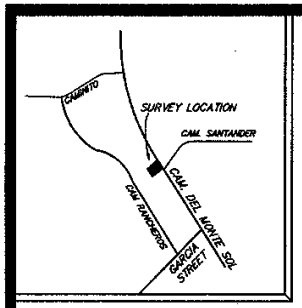
New Garage Location
East View

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5209
FAX 505-986-1250
WEBSITE www.archallinc.com

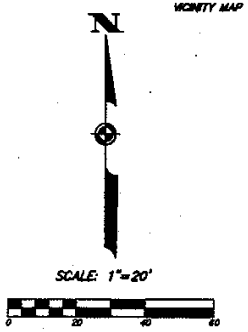
PLAT OF BOUNDARY SURVEY
FOR
MICHAEL EMON MAHONY
&
MADELEINE J. SAUER

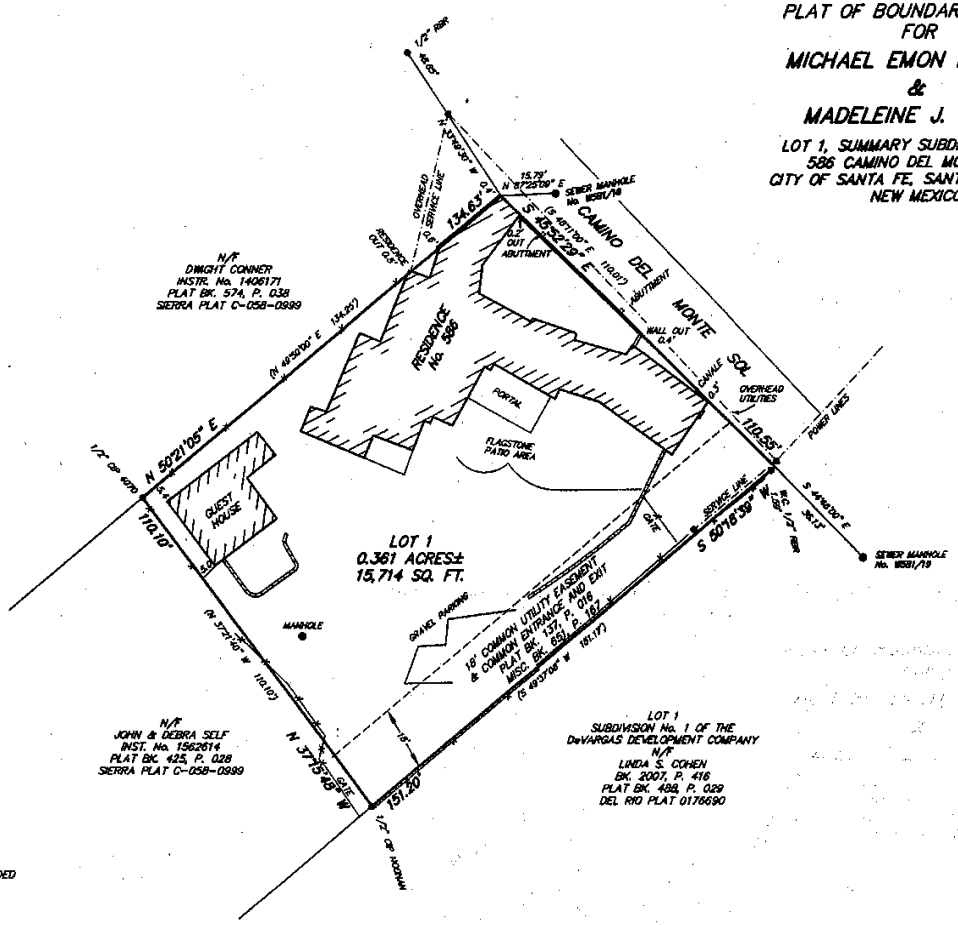
736006

LOT 1, SUMMARY SUBDIVISION PLAT,
586 CAMINO DEL MONTE SOL,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP





LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE SOUTH BOUNDARY OF LOT 1, (S 50°16'39" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF SURVEY PREPARED FOR ROGER LIVINGSTON AND DAVID S. ARTHUR AND RUTH CHRISTINE ARTHUR, BY PAUL A. ARMIJO, PS 13604, DATED MARCH, 2000, RECORDED IN PLAT BK. 438, P. 008. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT. REFERENCE PLAT OF "SUMMARY SUBDIVISION PLAT, 586 CAMINO DEL MONTE SOL..." BY GUY HAYDEN, PS 4070, RECORDED IN PLAT BK. 137, P. 016. REFERENCE DEED: BK. 493, P. 433.

3. FIRM PANEL No. 35049C-0416D, ZONE "X".

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent 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 plat of an existing tract or tracts.

Philip B. Wiegel 16 August, 2011

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MAY APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 22nd day of Sept A.D. 20 11, at 12:11A o'clock M., and was duly recorded in Book 736 Page 006 of the records of Santa Fe County
INST # 1641873
Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico
Deputy

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: DAVID & RUTH ARTHUR
LOCATION: 586 CAMINO DEL MONTE SOL
SEC. 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-142-233

DEL RIO SURVEYS, INC.		
P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 1108.412	Dwg. PW / Chk. DV / Date: 8/16/11 / Rev. 1	

Land Records Corp. SFTC ALB11607 SF 1644373.001

New Garage at 586 Camino Del Monte Sol

586 Camino Del Monte Sol
Santa Fe, NM 87505

Building Criteria

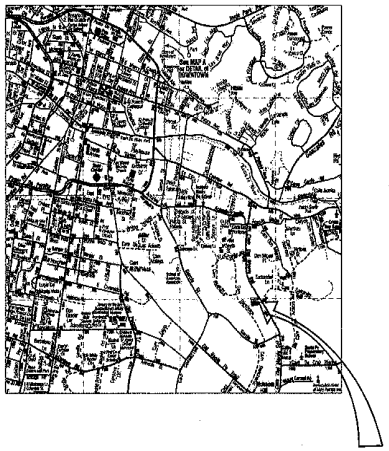
OWNER:

SITE: 586 Camino Del Monte Sol Santa Fe, NM 87505

CONSTRUCTION STYLE: New Garage

Proposed Building Area

GARAGE ROOFED:	576 SF
TOTAL ROOFED:	576 SF



SITE

Vicinity Map

NORTH
N.T.S.

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-3269 FAX 505-986-1270
WEBSITE: www.archalliinc.com

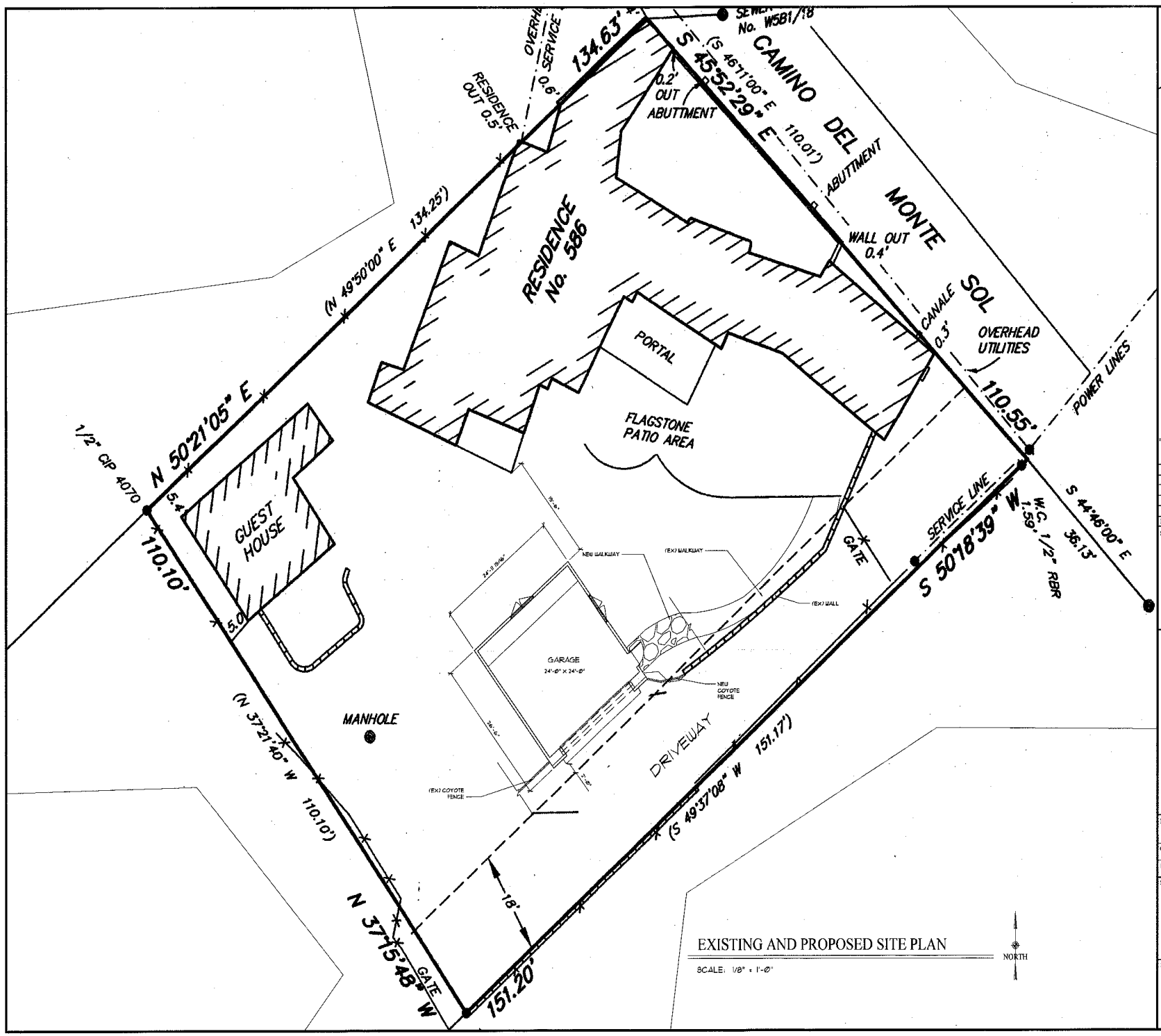
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Drawing Index

C-0	COVER SHEET
C-1	EXISTING AND PROPOSED SITE PLAN
A-1	PROPOSED GARAGE FLOOR PLAN AND ELEVATIONS

SCHEMATIC DRAWING SET
DRAWINGS DATED: OCTOBER 8TH, 2020
REVISION DATE:

586 CAMINO DEL MONTE SOL



EXISTING AND PROPOSED SITE PLAN

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

NORTH

ARCHITECTURAL ALLIANCE INC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archalliinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

New Garage at 586 Camino Monte Del Sol

586 Camino Monte Del Sol
Santa Fe, NM 87505

PROJECT NO.

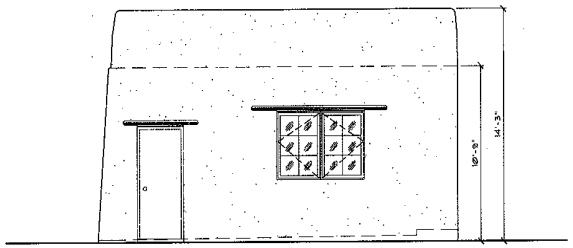
CHECKED BY	DL	DATE	10/08/20
DRAWN BY	JH	DATE	10/08/20

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

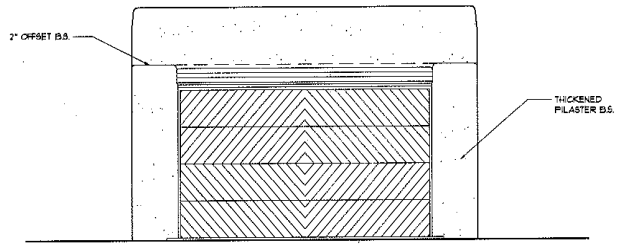
SHEET NO.

C-1



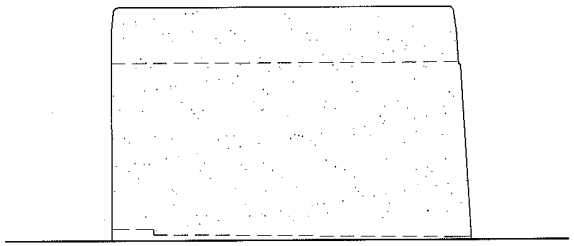
PROPOSED GARAGE EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



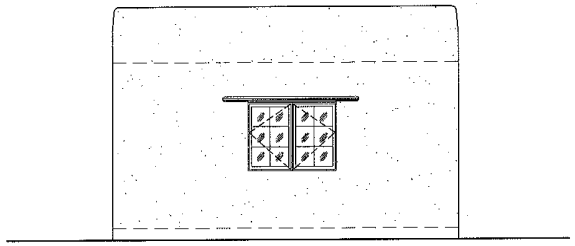
PROPOSED GARAGE SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



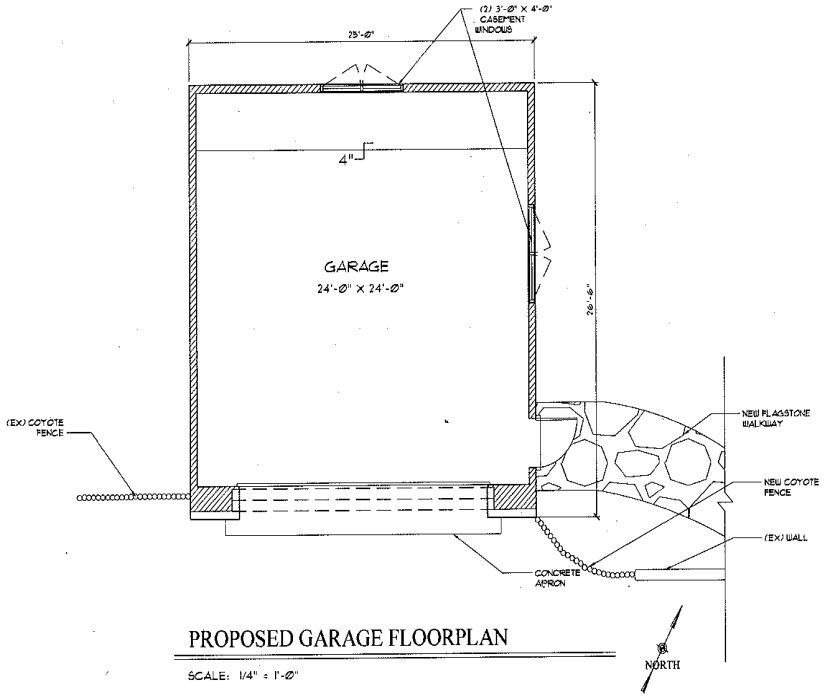
PROPOSED GARAGE WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



PROPOSED GARAGE NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



PROPOSED GARAGE FLOORPLAN

SCALE: 1/4" = 1'-Ø"

SQUARE FOOTAGE:

613 SQ. FT.

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5209
FAX 505-986-1730
WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

NEW GARAGE

586 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

PROJECT NO.

CHECKED BY	DL	DATE	10/07/20
DRAWN BY	JH	DATE	10/07/20

SHEET TITLE

PROPOSED FLOOR PLAN AND ELEVATIONS

SHEET NO.

A-1

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: David C. Betzler, agent/owner, proposes to demolish, reconstruct and extend an awning on the non-primary facades of a contributing structure.

Case number: **2020-002818-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 324 McKenzie Street

OW/AP – David C Betzler and Paula Nixon 324 McKenzie Street, Santa Fe, NM 87501 dbetzler@msn.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: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002818-HDRB

Address: 324 McKenzie
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ 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:

324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. Primary façades have not been designated for this structure, however, staff recommends that this is not necessary for the consideration of this application, as the proposed changes are not publicly visible and would thus not be on primary façades. The structure is rectangular, of one-story, and faces north on McKenzie Street. The structure has a pitched roof with a street-facing gable, adobe walls with deeply recessed windows and a territorial-style portal on the front. On the east side, the rear portion of the property is gated and hidden from public view. Behind this gate is a wood awning and trellis that is not attached to the structure. The awning and trellis are not historic.

The applicant proposes to remove the non-publicly visible awning structure and replace it with an oxidized steel frame awning, similar in scale to the one to be removed, with pre-finished Pro Panel metal roofing in a brown color. This structure will extend around the non-publicly visible south side of the house to shade from sunlight. The roof of the awning will be bolted to the exterior wall, and will be partially supported by steel posts in a rust-brown color, partially by the ledger strip which will be connected to the wall.

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 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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2691

building threatened?	surveyed	county	ID no.
yes	date 9/18/84 by HMW	SANTA FE	051610012
field map	number	UTM reference easting	northing
SFHD #1	0012	zone 12 13	

location description: 324 McKENZIE

city/town: SANTA FE

land ~~grant~~/reservation

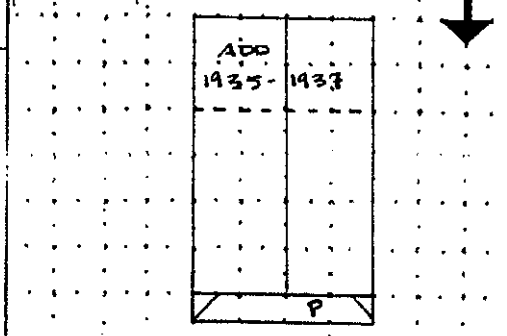
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 1	16	HPB



plan shape



date of construction: 1921-27 estimate + 1935-37 ADD. ___ actual

source: SANBORNS; SF. DIR.

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: BUNGALOW/COL. REV.

foundation material: UNK. (CONC?)

wall material/surface: ADOBE/STUCCO

architectural features
LOW PITCH FRONT GABLE RF, COMPO. RF PAPER.
EXP. RAFTERS W/ NO FASCIA; EXP. PURLINS/LOOKOUTS IN FRONT.
9/1 D.H. WD. WDWS, BUNG. STYLE.
TWO SGL LEAF FRONT DOORS, E ONE IS ADDED.
FRAME PORCH W/ HIPPED RF, EXP. RAFTERS, STOCK CLASSICAL COLUMNS, ENGAGED COLUMNS ON HOUSE WALL, CONC. FLR.

comments:

surroundings: OFFICE/RESIDENTIAL

relationship to surroundings
✓ similar ___ not similar

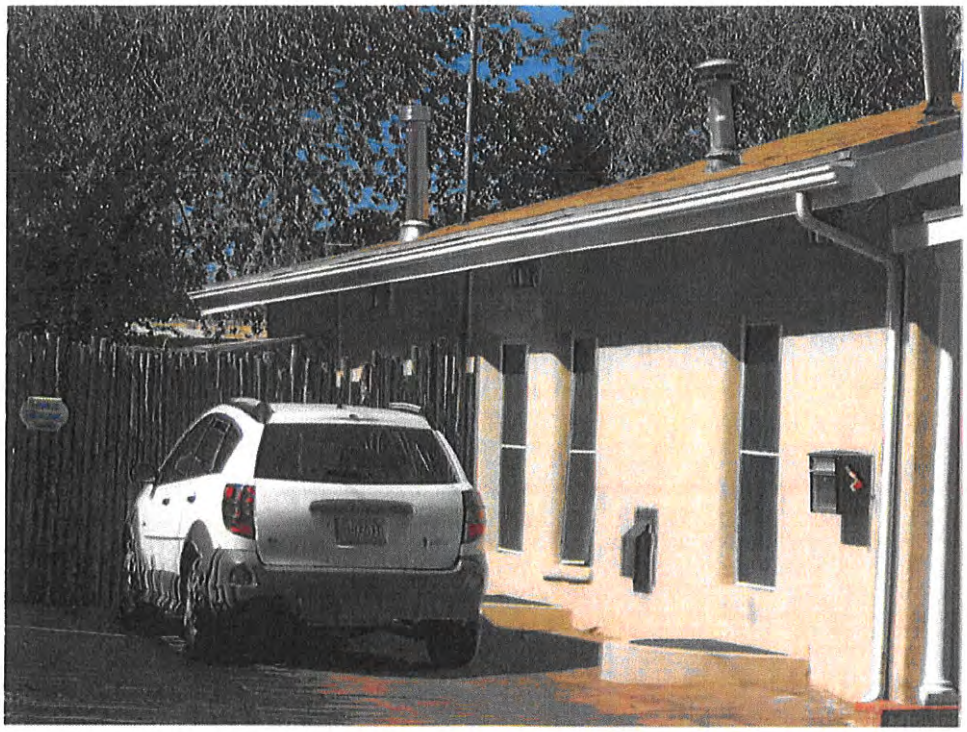
district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

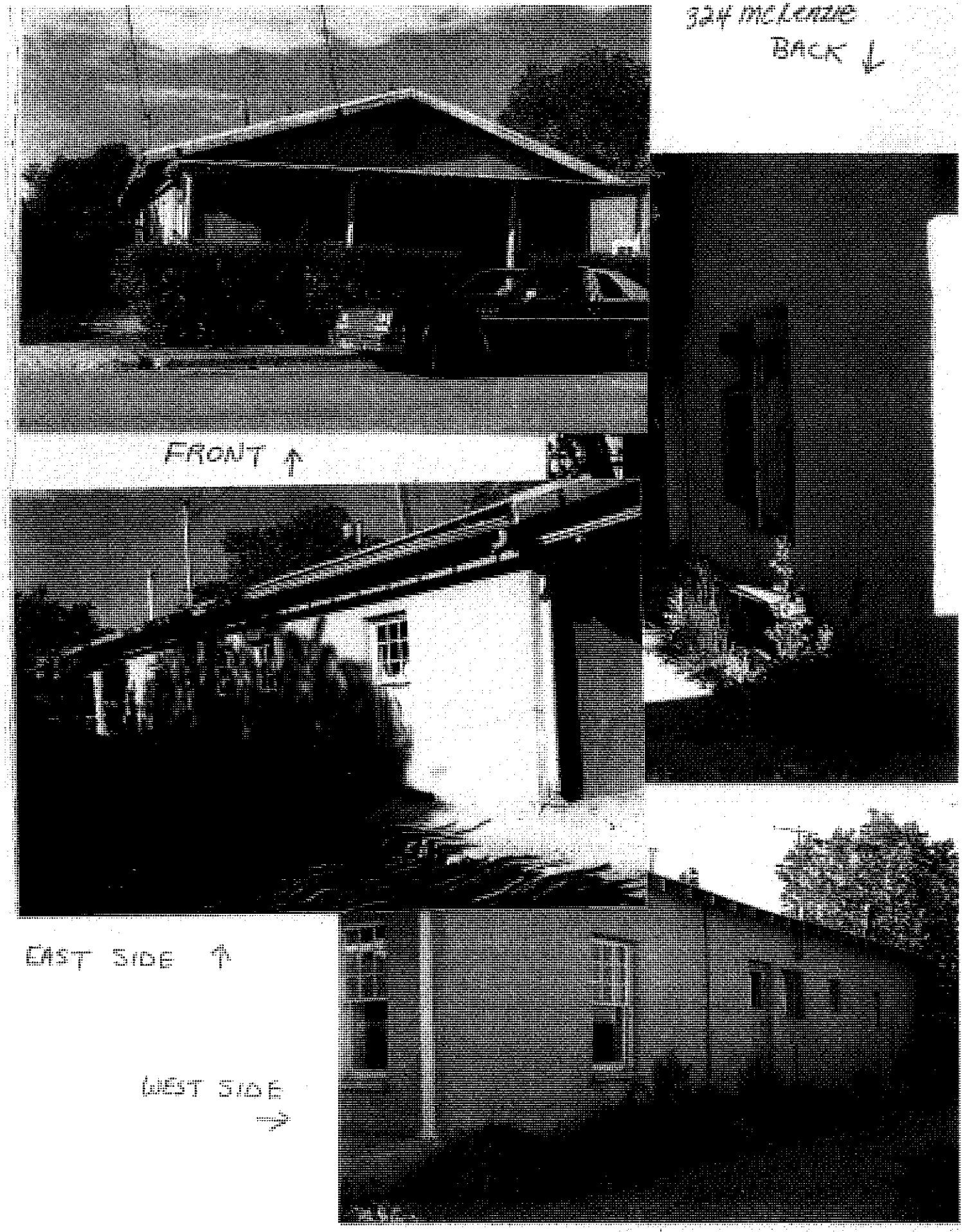
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes




OPEN


324 McLeroze
BACK ↓
FRONT ↑
EAST SIDE ↑
WEST SIDE →

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: OCTOBER 28, 2020

Property Owner of Record: DAVID BETZLER & PAULA NIXON

Applicant/Agent Name: DAVID BETZLER, AIA

Contact Person Phone Number: 505 983-7192

Site Address: 324 MCKENZIE ST.

Proposed Construction Description: REPLACE EXISTING WOOD AWNING/TRELLIS WITH NEW STEEL FRAME AWNING/TRELLIS, EXTENDING IT NORTH AND WEST FOR SHADE & WEATHER PROTECTION

TOTAL ROOF AREA: 1,720 SF

Zoning District: MCKENZIE AREA

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

Submittals Reviewed with PZR:
☐ Legal Lot of Record ☐ Development Plan ☐ Building Plans
☐ Existing Site Plan ☐ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes_____

* Requires an additional review conducted by Technical Review Division
** Requires an additional review conducted by the Traffic Engineering Division

Lot Coverage : 54 %
☐ Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: 5'-0" Minimum: 5'-0"
Proposed Sides: L___ R___ Minimum: 5'-0"

Height: Proposed 9'-0"
Maximum Height: 14'-0" 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.

DAVID BETZLER & PAULA NIXON ☐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.

David C. Betzler, AIA APPLICANT OCTOBER 28, 2020
SIGNATURE **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:** ___/___/___

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

Historic Design Review Board
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

October 28, 2020

RE: HDRB Application and Proposal Letter – 324 McKenzie Street (Building Permit No. 2020-10794-ADDR)

Dear HDRB Members and City Building Officials,

Thank you for considering my proposal to remove the existing wood awning and trellis at the east elevation of the above referenced property. It is to be replaced with new oxidized steel frame, similar in scale which will feature a pre-finished Pro Panel metal roofing (brown color). Please see Sheets 1 and 2 for additional detail, attached herewith).

The subject property consists of a single-family house on a city lot which was originally built in the early 20th century and features vernacular style architecture, adobe wall construction, pitched asphalt shingle roof, exterior stucco (light brown) finish, painted wood windows, stained wood doors, and a portal at the front elevation facing the street. Original windows were re-conditioned and the few deteriorated wood windows at the front and rear elevations replaced in 1999 in accordance with HDRB's review and approval.

Should you have questions or need additional information, please do not hesitate to call.

Yours truly,

David C. Betzler

David C. Betzler, AIA

Attachments

Word\Cover Letter to City of Santa Fe_Proposal Letter_102820.doc

324 McKenzie Street
Santa Fe, NM
October 28, 2020

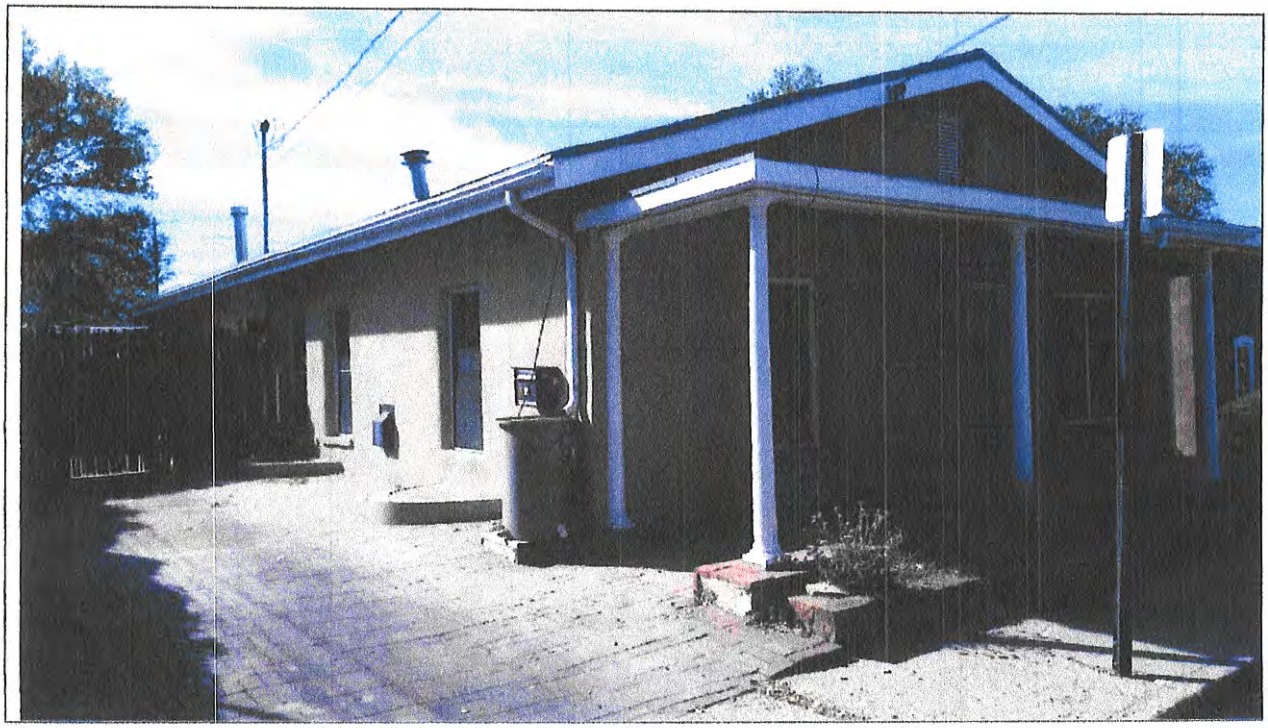


Photo 1 – Front Elevation



Photo 2 – Looking west on McKenzie Street

324 McKenzie Street
Santa Fe, NM
October 28, 2020

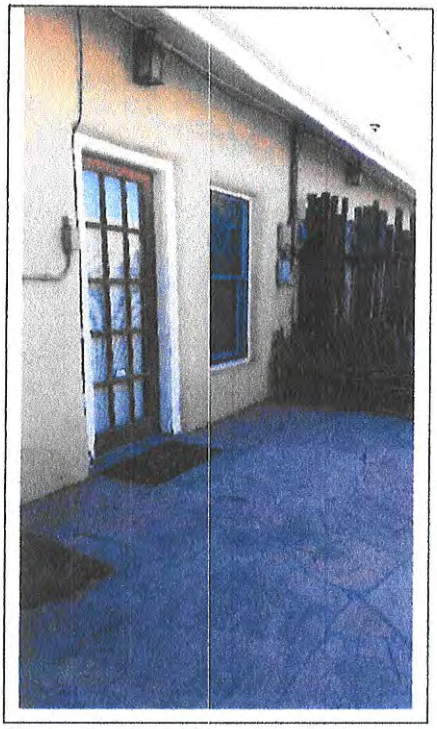


Photo 3 – East Elevation with coyote fence.

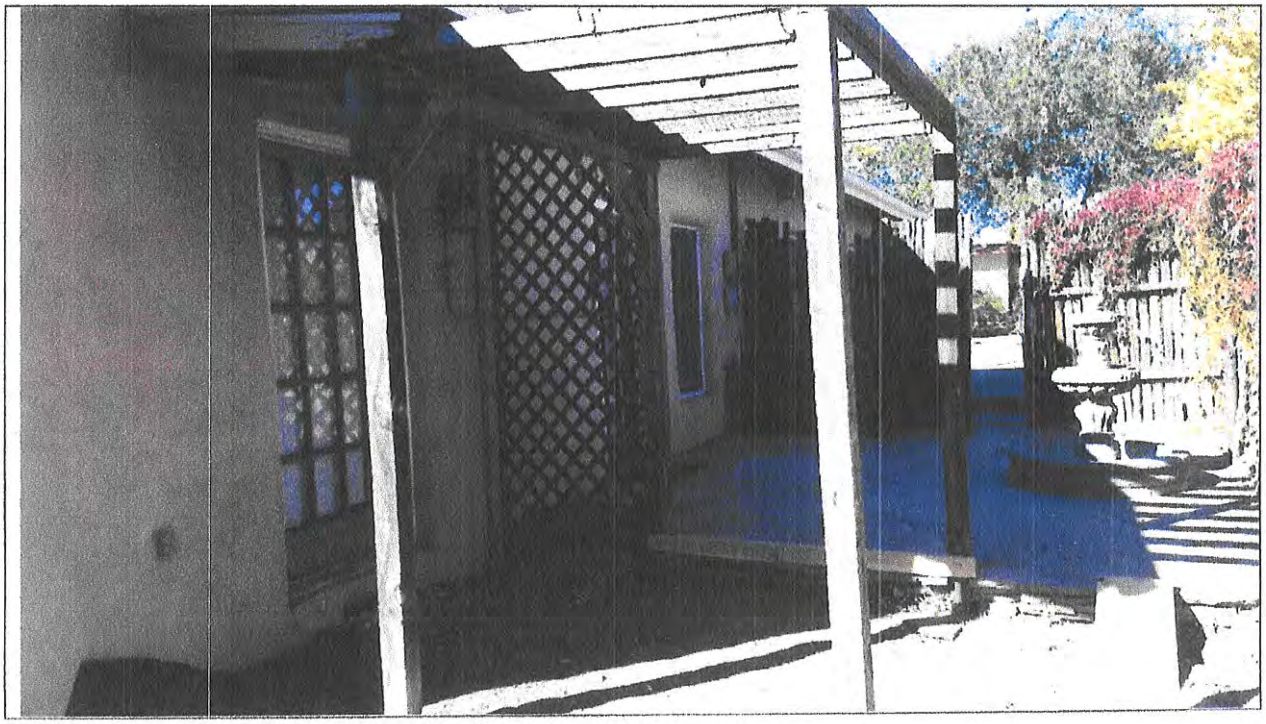


Photo 4 – East Elevation with wood trellis and awning.

324 McKenzie Street
Santa Fe, NM
October 28, 2020

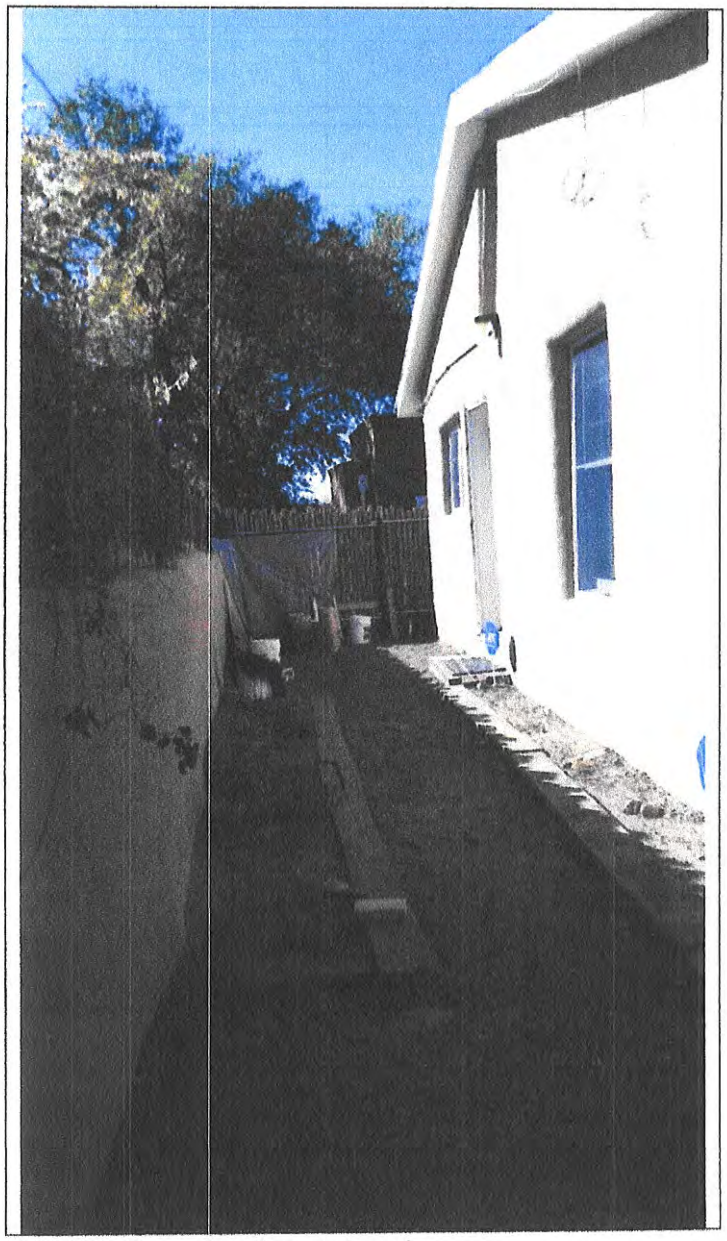


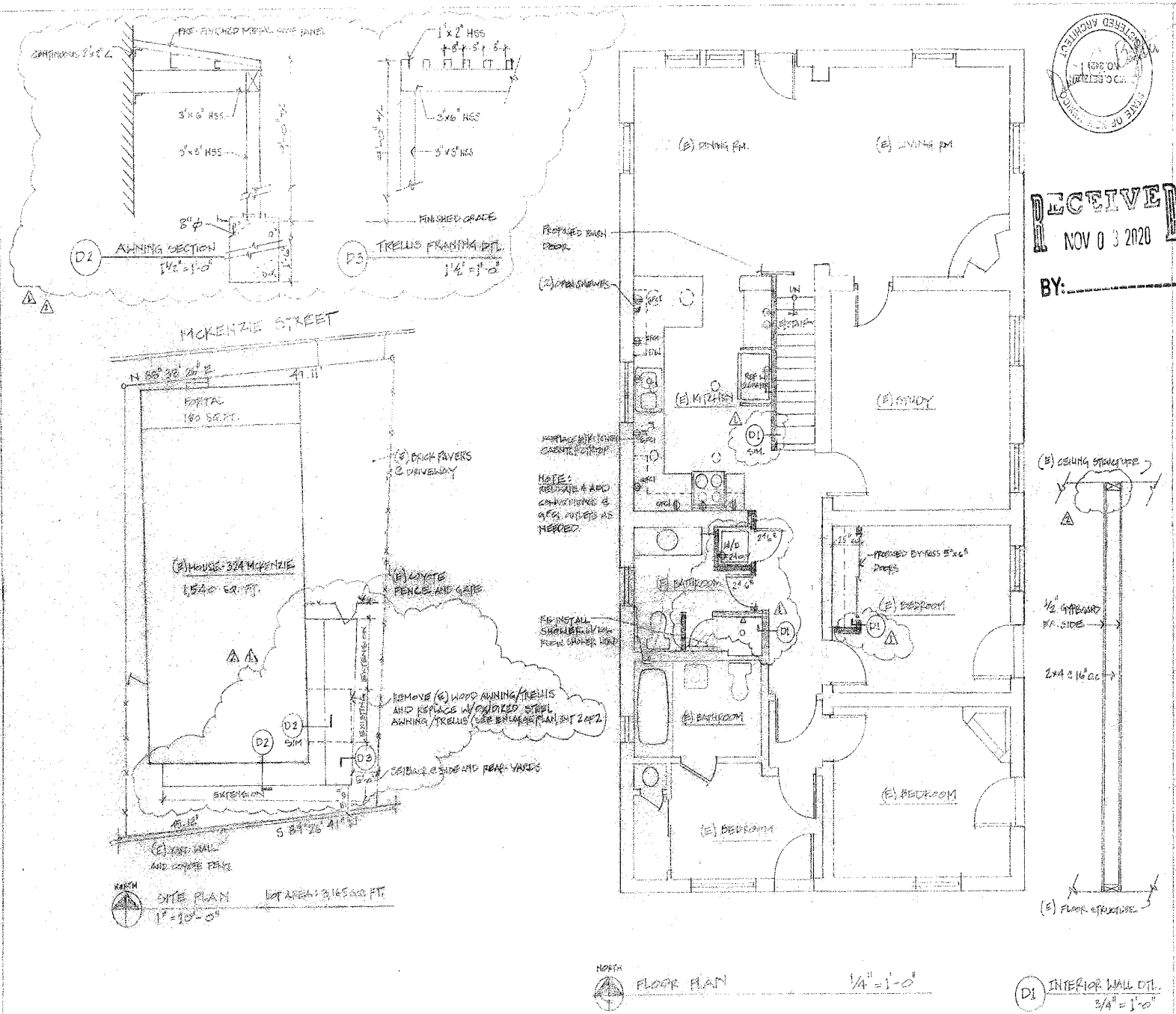
Photo 5 – Rear elevation and yard.

Pro-panel



Oxidize steel



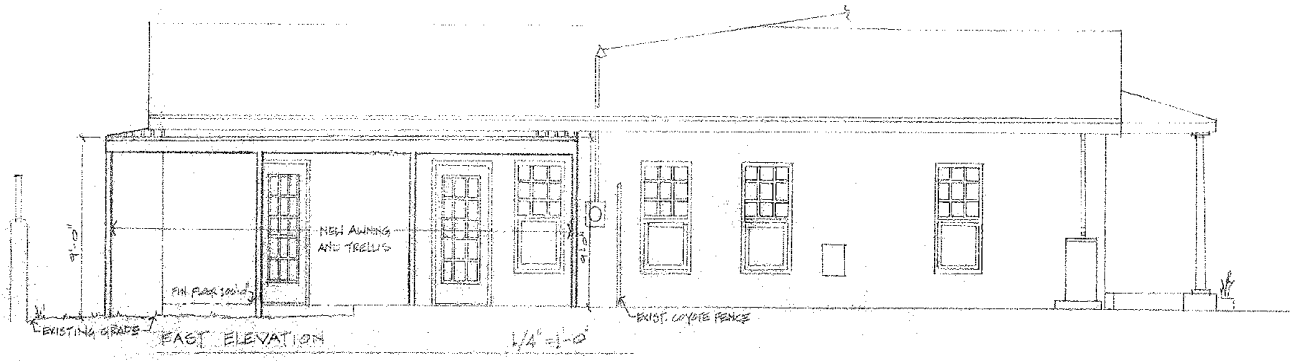


RECEIVED
NOV 03 2020
BY:

PROPOSED KITCHEN AND BATH REMODEL : 324 MCKENZIE ST.
REPLACE EXIST. TRELLIS/AWNING + EXTENSIONS SANTA FE, NM 87501

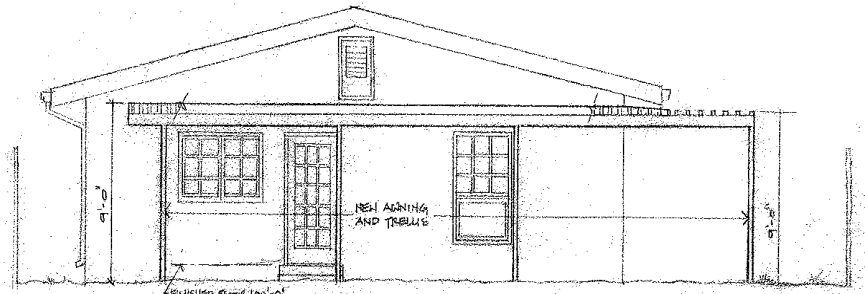
DAVID C. ROTZLER, ARCHITECT · 324 MCKENZIE ST. · SANTA FE, NEW MEXICO, 87501 · 505.466.7192

SHT. 1 OF 2
AUGUST 17, 2020
REVISED CITY COMMENTS 10/29/20

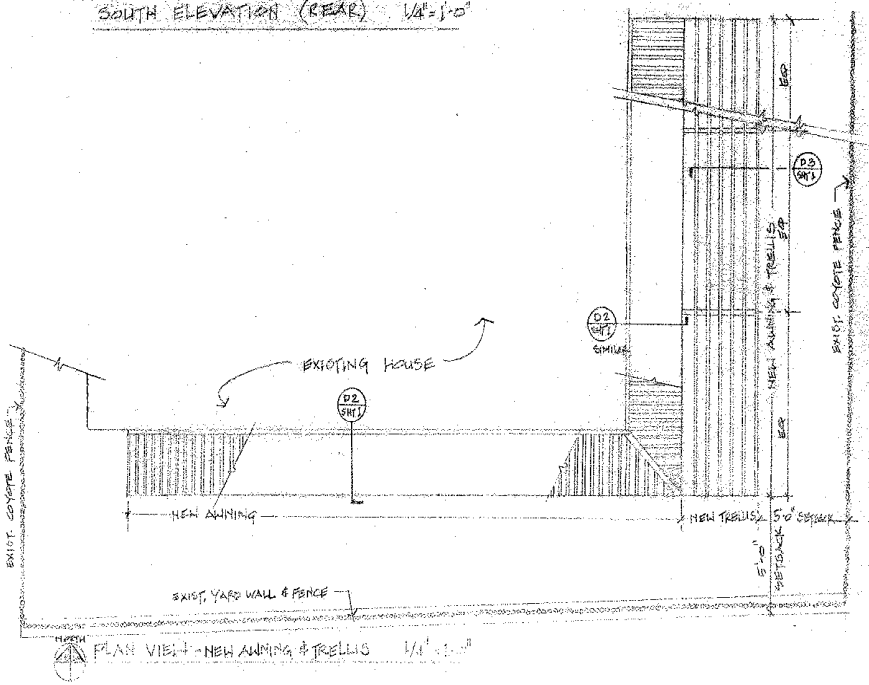


EAST ELEVATION 1/4"=1'-0"

NEW MATERIALS SCHEDULE	
AWNING & TRELLIS FRAME	A36 STEEL W/OXIDIZED FINISH
AWNING ROOFING	PBR PANEL ROOFING - DARK BROWN



SOUTH ELEVATION (REAR) 1/4"=1'-0"



PLAN VIEW - NEW AWNING & TRELLIS 1/4"=1'-0"

STATE OF NEW MEXICO
DAVID C. BETTNER
NO. 3431
REGISTERED ARCHITECT

RECEIVED
NOV 0 3 2020
BY:

SHT. 2 OF 2
OCTOBER 28, 2020

PROPOSED KITCHEN AND BATH REMODEL - 824 MCKENZIE ST.
NEW AWNING & TRELLIS - SANTA FE, NM 87501

LOT 1 - 824 MCKENZIE ST. - 0.18 ACRES - 7918 SQ. FT. - SANTA FE, NEW MEXICO

DAVID C. BETTNER - ARCHITECT - 824 MCKENZIE ST. - SANTA FE, NM 87501

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Gene Tison, agent/owners, proposes to construct an addition on a contributing residential structure.

Case number: **2020-002813-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 247 Anita Place

OW/AP – Gene Tison 247 Anita Place, Santa Fe, NM 87505 hedon10@hotmail.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 H 457

YEAR OF CONSTRUCTION 1930-36

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☑ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☑ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☑ **Non-Residential** ☐

HISTORIC BUILDING NAME N/A

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, ASB
Historic Preservation Division

Case # 2020-002808-HDRB

Address: 247 Anita Place
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous HDRB Cases H-15-034A and H-15-034B

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Stucco chart

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

247 Anita Place is a contributing 1,300 sq. ft. Mission Revival style bungalow constructed between 1930 and 1936 and located in the Don Gaspar Area Historic District. Its defining features include an undulating parapet, round arch porch openings, red tile roofed tower over porch, and white, textured stucco. The white stucco has a unique textured pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this streetscape, which is dominated by Spanish-Pueblo Revival style homes and structures. There is a detached garage at the end of the driveway to the west of the house that was constructed along with the house.

In 2015 the HDRB (case #H-15-034A) designated the south and west façades primary and approved window replacements in the kitchen and bathroom (H-15-034B).

The applicant proposes the following:

1. Construct a 310 sf addition onto the northeast corner of the house. The addition extends 35' from the front (south) façade flush and 24'- 6" into the backyard to the north. The height of the addition is 12 feet and is proposed to have a flat roof and straight parapet. Its height is 12', three feet lower than the existing parapet of the house. The windows on the addition will have a 3/1 lite patter and will be white aluminum clad. They propose to install a French door with a side panel on the addition's west façade. A skylight, which will not be visible above the parapet, is proposed for the addition.
2. Re-stucco the entire house. The existing stucco has several layers of paint ranging from medium tan to creamy white. As the stucco color and texture are character-defining features of this house, staff suggests that the applicant repair and match existing stucco texture and color as best possible.

No other changes are proposed at this time.

RELEVANT CODE CITATIONS:

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
  (i) raising the parapet;
  (ii) setting back from the edge of the roof;
  (iii) framing the collector with wood;
  (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  (v) in case of ground solar collectors by a wall or vegetation;
  (vi) in the case of wall collectors by enclosing by end or other walls;
  (vii) other means that screen the collector or integrate it into the overall structure.
  Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

(f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to

the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H457

building threatened? yes	surveyed date 8 82 by E.T.	county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood 424		UTM reference zone 12 (13)	easting	northing

location description: 247 Anita

city/town: Santa Fe

land grant/reservation:

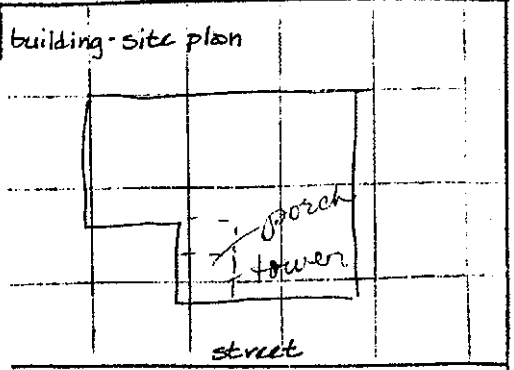
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 14 | negative nos. 25 26 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1930 estimate 1930-36 actual

source:

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Mission Revival

foundation material: N/V

wall material/surface: stucco/adobe

architectural features
tower-tile covered roof
undulating parapet
round arcade porch
wd d/h 3-1

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

associated buildings? X yes
what type? Ga
if yes, ID nos.

comments
Street trees

1936 ca (915) Wash. 7 12
1946 Sanborn update

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To be Completed By Applicant:

Site Address: 2 [illegible] Place

Date Submitted: _____

Property Owner of Record: Eugene F. & Sharon K. Tison

Proposed Use/Project Narrative: Remodel & Two Additions 337 sq. ft.

Applicant/Agent Name: Eugene Tison

Contact Person Phone Number: 505 690-1556

TOTAL ROOF AREA: 1575 sq. ft.

Zoning District: R-3a

Lot Coverage: 33 %

Overlay: ☐ Escarpment

☐ Flood Zone*

☒ Other Dyer Canyon Special District

Off-Street Spaces Required: _____

Setbacks:

Proposed Front: 24' Minimum: _____

2nd Front: _____

Proposed Rear: 32' Minimum: _____

Proposed Sides: L 12' R 8' Minimum: _____

Submittals Reviewed with PZR:

☐ Legal Lot of Record ☐ Development Plan ☐ Building Plans

☐ Existing Site Plan ☐ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

Height: Proposed 12' 4" Average 12' 4"

Maximum Height: 28' 0" Grade**: Flat

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Access and Visibility: ☐ Access at Corner**

☐ Visibility Triangle Required

Parking Spaces:

Proposed: _____ Accessible: _____

Minimum: _____

Use of Structure: ☒ Residential

☐ Commercial Type of Use: _____

Bicycle Parking**:

Proposed: _____ Minimum: _____

Terrain: ☐ 30% slopes

* Regulated by Ordinance No. 1987-13, Section 14-8.2(D)

** Regulated 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.

Eugene F. Tison (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.

Eugene F. Tison (SIGNATURE) 10-27-20 (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:** ___/___/___

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

Revised 7/4/13

Gene Tison
226 Anita Pl.
Santa Fe, NM 87505
505-690-1056
hedonia10@hotmail.com

October 28, 2020

Historic Preservation Division
City of Santa Fe
200 Lincoln Ave.
P.O. Box 909

Members of Historic Preservation Board:

This application is for addition of a bedroom and bath of approximately 310 square feet on the Northeast corner of our house at 247 Anita Place. The height of the addition from finished grade will be 12 feet with a flat roof and parapets. We plan to install a skylight over the bedroom area. . The 2 windows will match those in the house, clad with white. The entry door will be a French patio style with one door and a side panel matching the door. Exterior stucco finish will match the house.

The current house stucco shows several layers of paint from medium tan to creamy white with a texture. It is in bad shape and needs restoration. We would like to include this work in the application and will need guidance on how we should proceed on the exterior finish.

As can be seen on the floorplan, the North bedroom window and the glass enclosed back porch will be removed to accommodate the addition. None of this is visible from the contributing South and West facades. The stairs to the basement are very steep with a concrete lintel at the bottom that has resulted in numerous falls, head bruises and scrapes. To remedy this problem, the back porch floor level will be stepped down to a landing and a new set of steps that meet current residential stair code will be built.

The house was built around 1930 by the Louis Carellas family with tile and undulating parapet details that are similar to their family home at 220 Anita Place which Mrs. Carellas told me was built in 1926. We purchased the 247 house in 2011. Since then we have updated wiring, plumbing, heating system, interior finishes and replaced 3 seriously deteriorated windows with H Board approval. In 2019 we replaced the roof and installed solar panels.

Sincerely,

Gene Tison

Gene Tison

Attachments 5: Site Plan, Existing Floor Plan Full Scale, Floor Plan with Proposed Addition Full Scale, Reduced Floor Plan, Reduced Floor Plan with Proposed Addition

Tison Residence 247 Anita Place 10/29/20 South Façade



Tison Residence 247 Anita Place 11/29/20 Garage



Tison Residence 247 Anita Place 10/29/20 West Facade

colorColor



Tison Residence 247 Anita Place 10/29/20 North Facade



Tison Residence 247 Anita Place 10/29/20 Northwest View

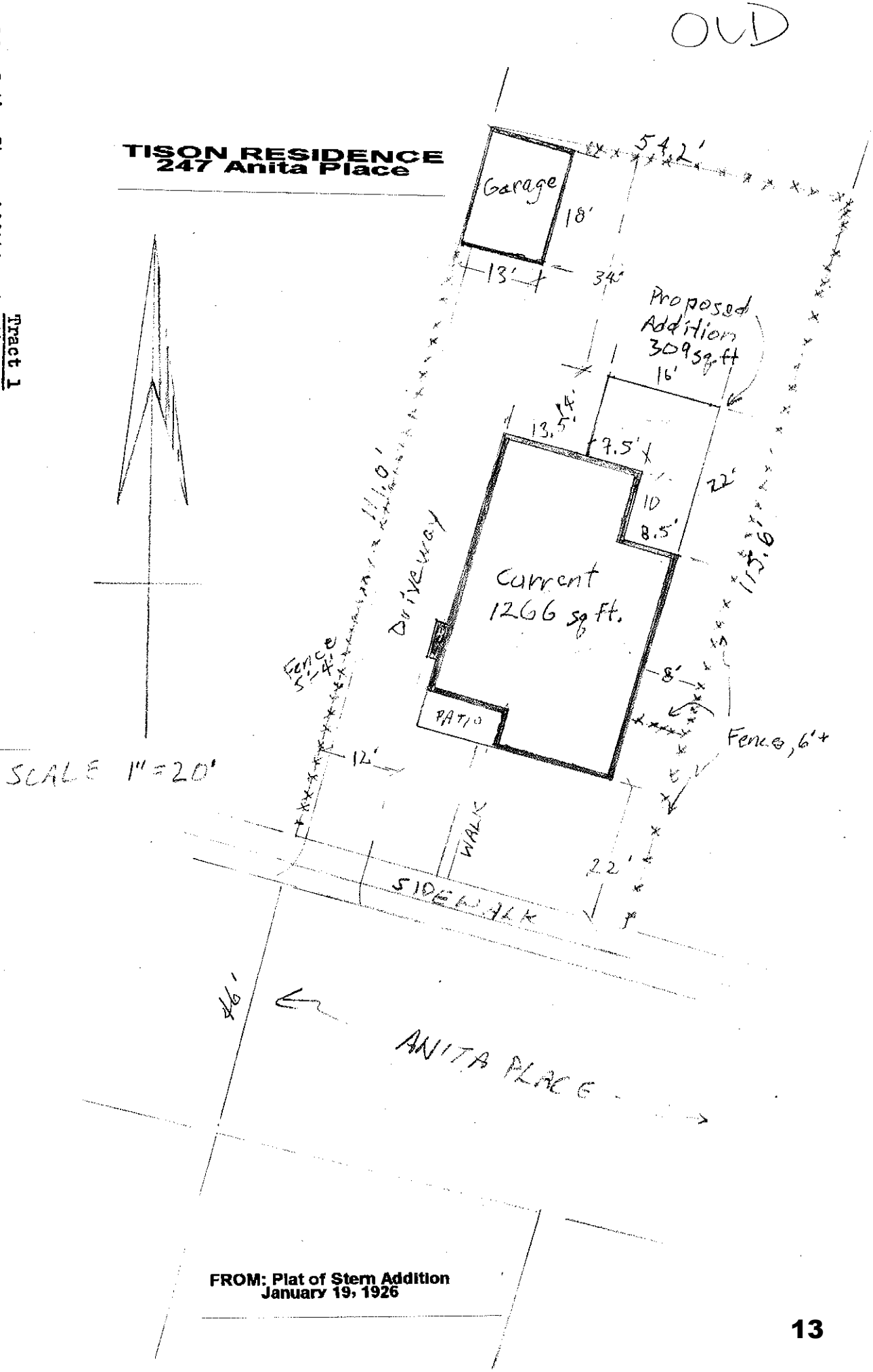


Tison Residence 247 Anita Place 10/29/20 East Façade



Tract 1

Lot 12 of the Stern Addition to the City of Santa Fe, New Mexico, as th same appears dedicated and platted of record in the office of the Count Clerk and Recorder of Santa Fe County, State of New Mexico, said lot ha ing a frontage of fifty feet on Anita Place by a depth on the easterly line of one hundred fifteen and six tenths feet (115.6) and a depth on the westerly line of one hundred eleven and eight tenths feet (111.8).

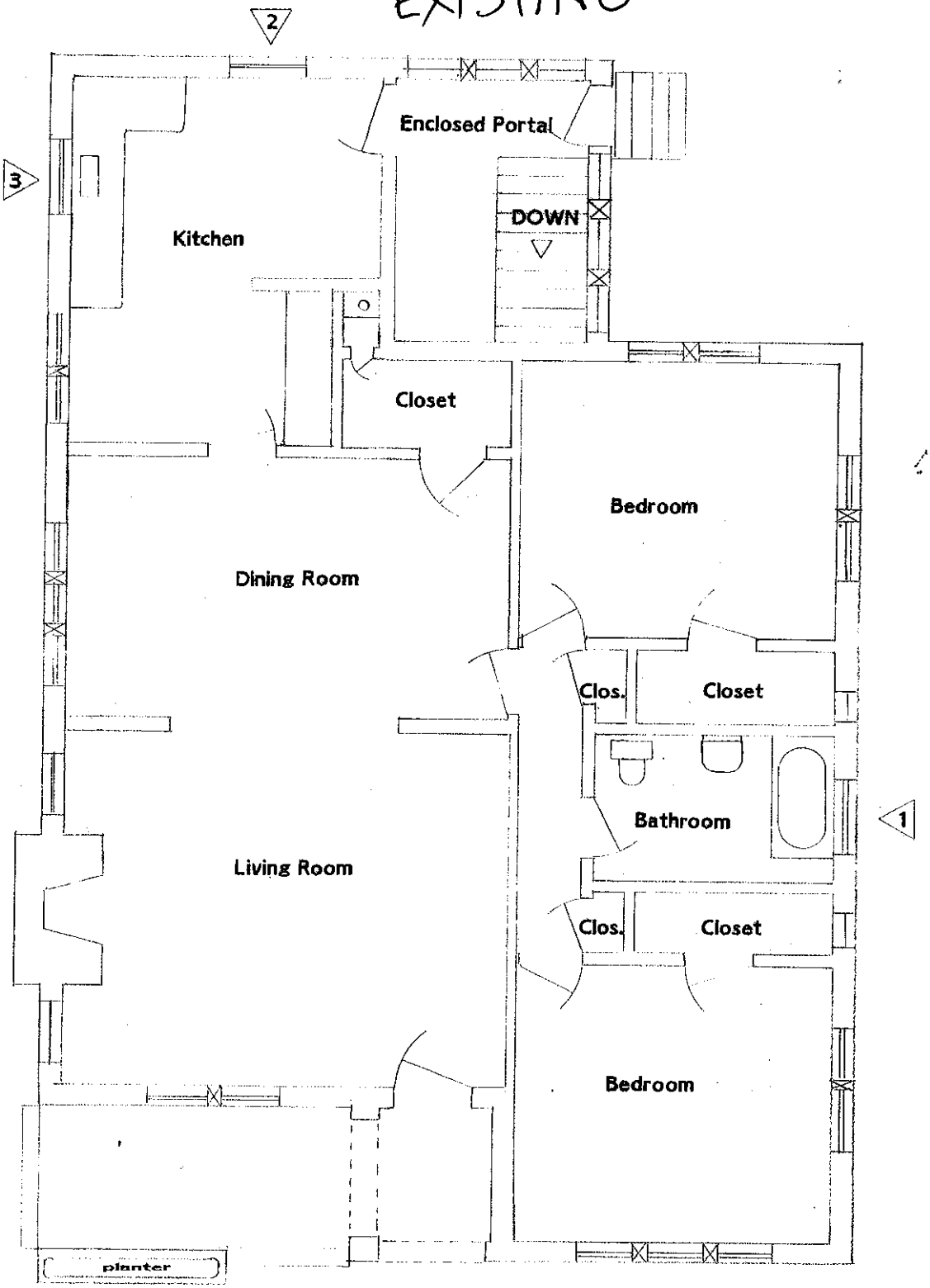


FROM: Plat of Stern Addition
January 19, 1926

TISON RESIDENCE 247 Anita Place

FLOOR PLAN SCALE 1/4"= 1'

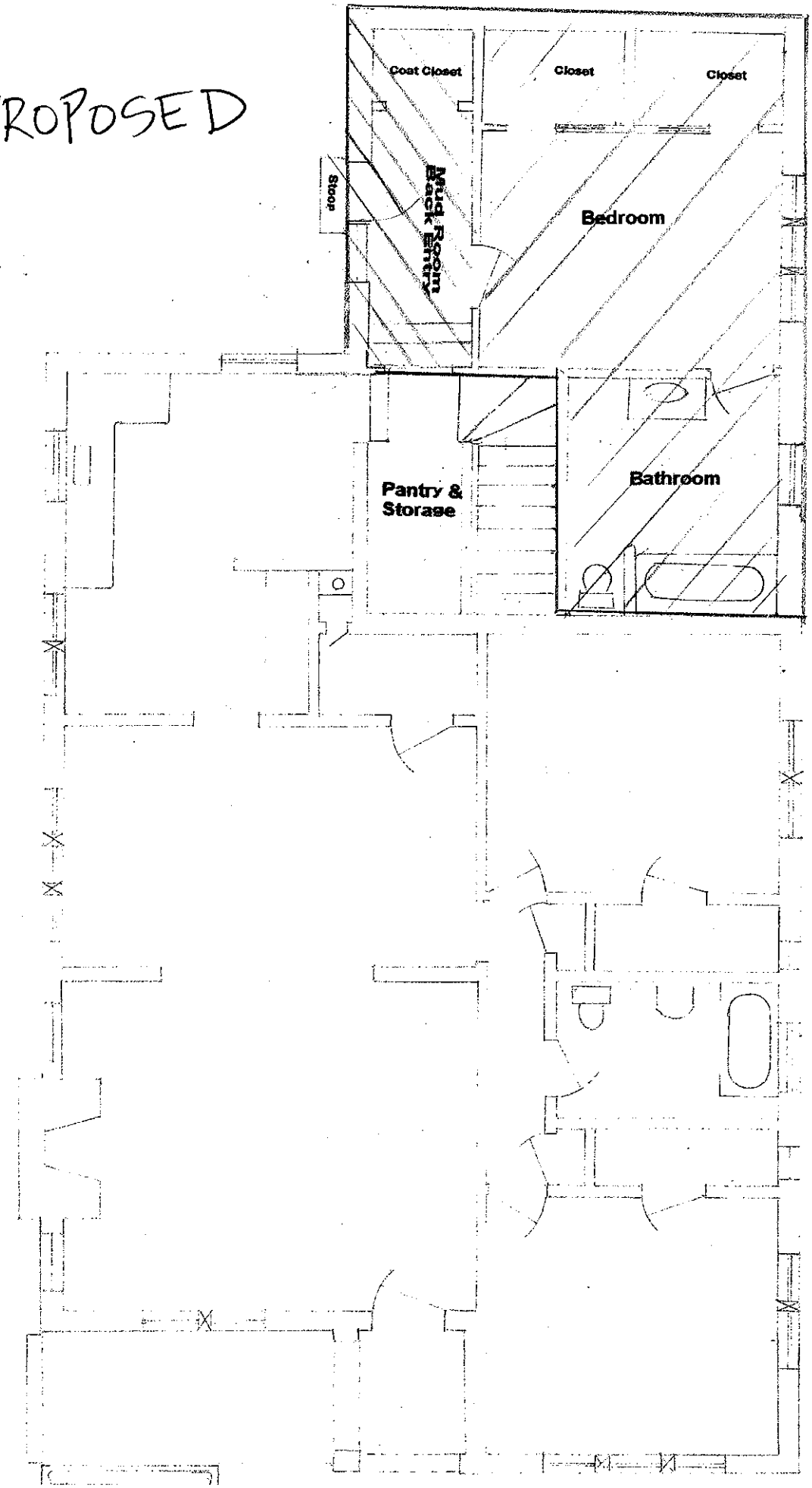
EXISTING



TISON RESIDENCE 247 Anita Place

FLOOR PLAN with PROPOSED ADDITION **Scale 1/4" = 1'**

PROPOSED



TISON RESIDENCE 247 Anita Place

SOUTH ELEVATION **SCALE 1/4"= 1'**

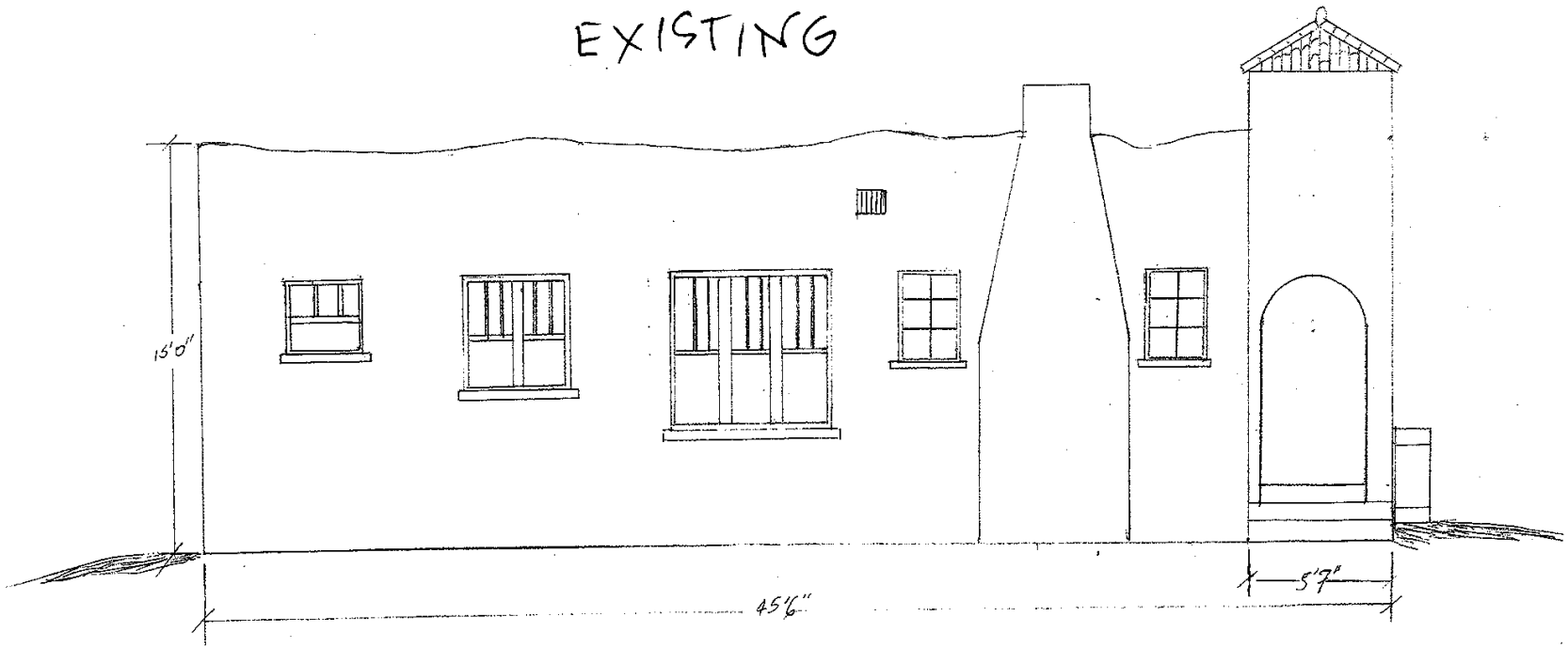
FRONT



TISON RESIDENCE 247 Anita Place

WEST ELEVATION SCALE 1/4"= 1'

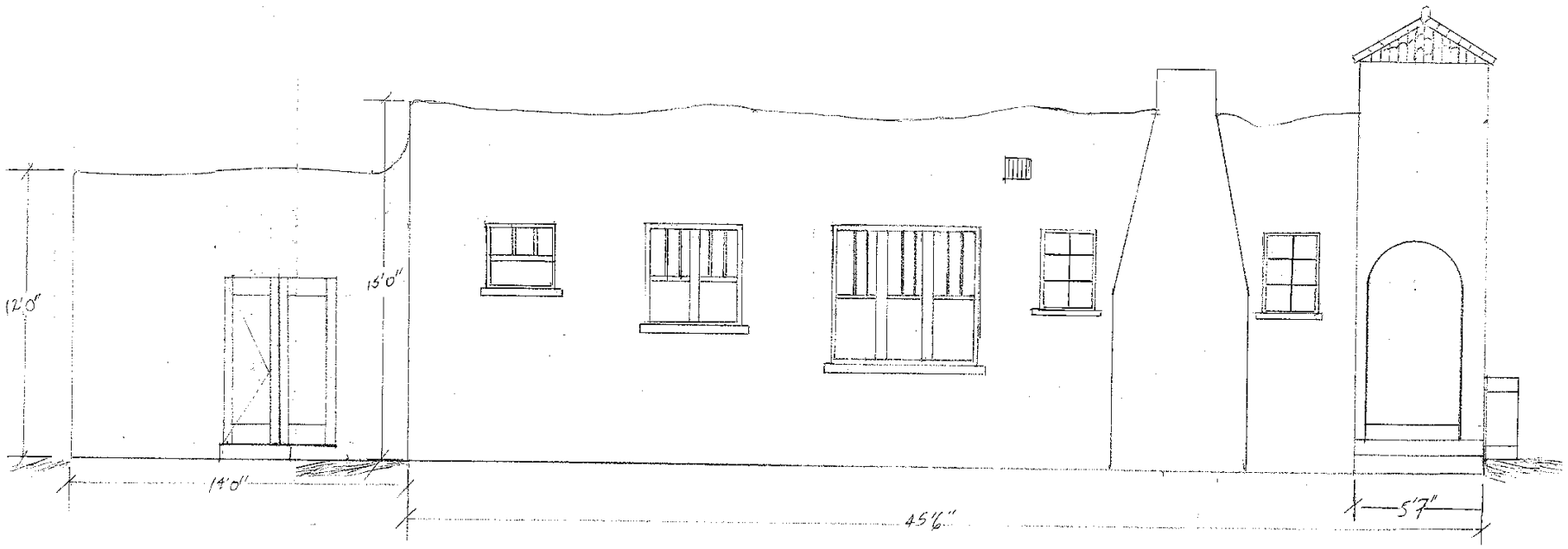
EXISTING



TISON RESIDENCE 247 Anita Place

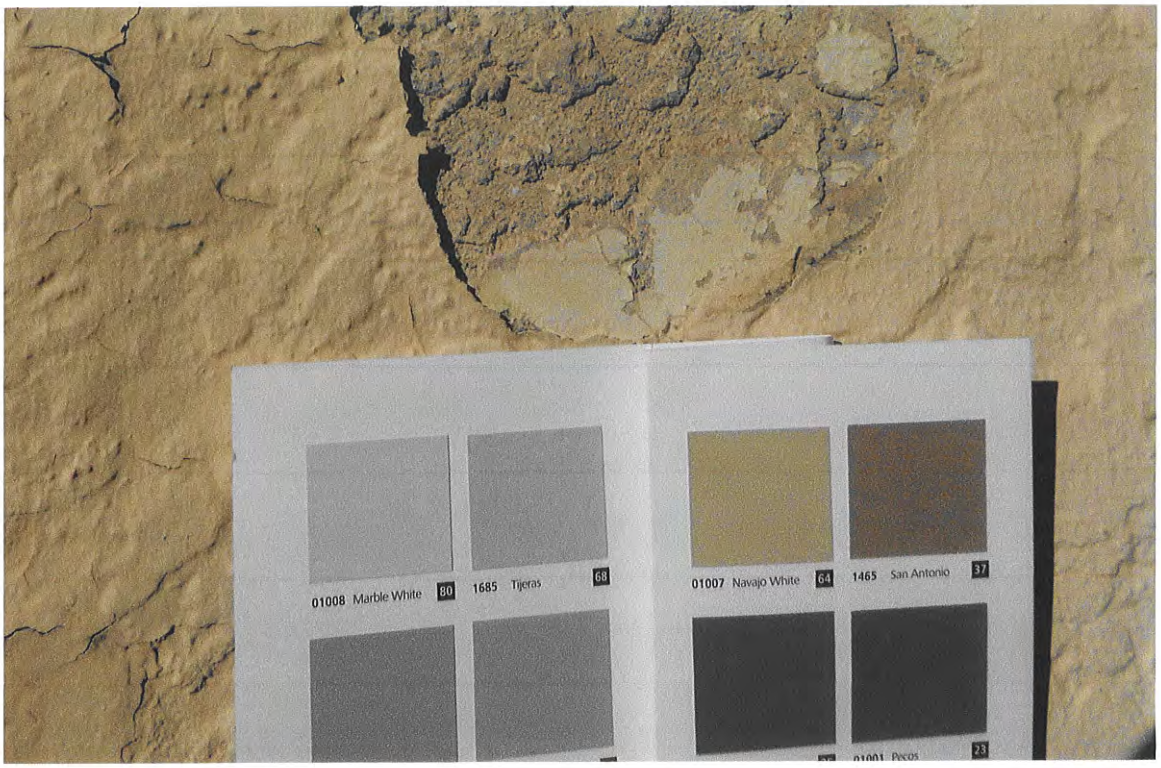
WEST ELEVATION SCALE 1/4"= 1'

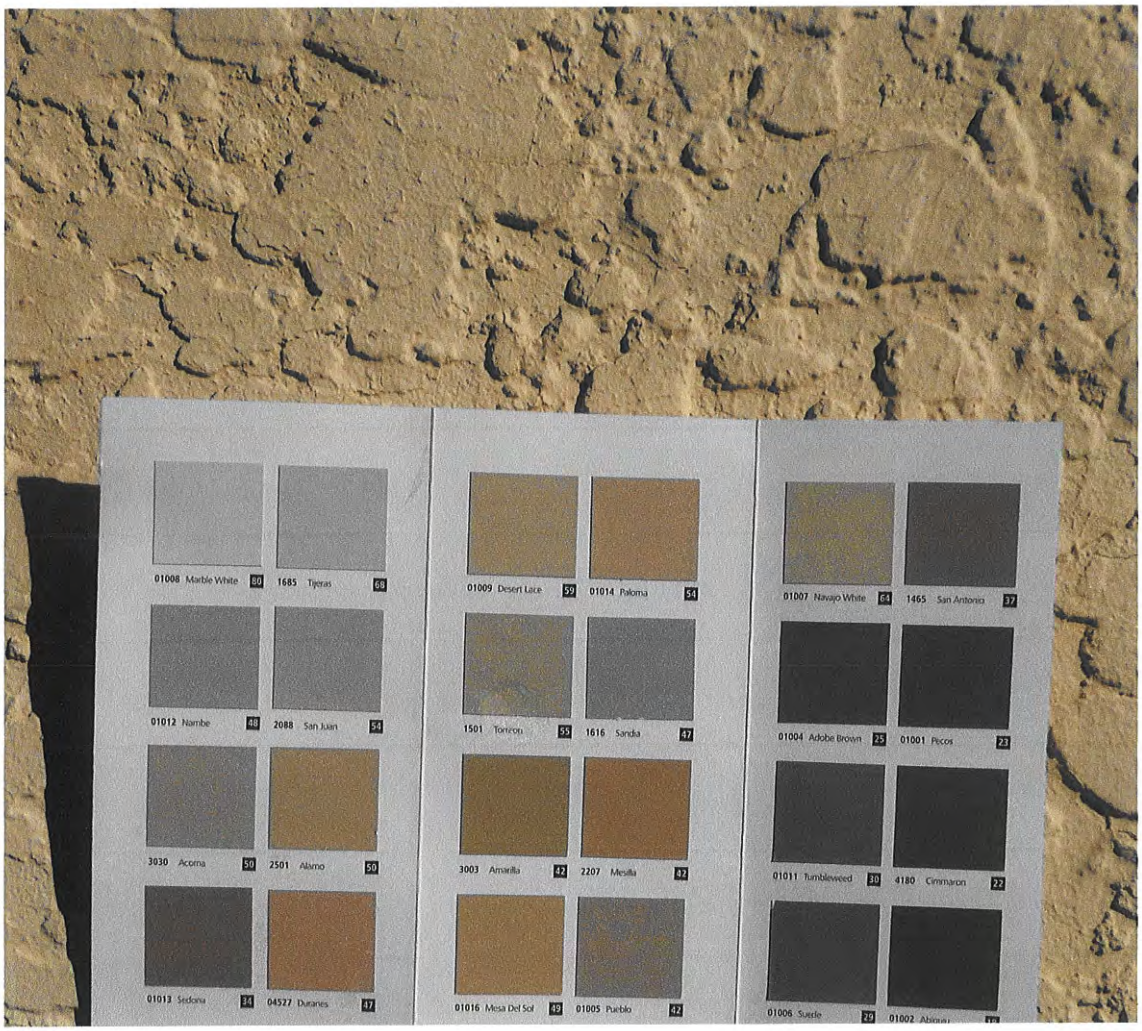
with Proposed Addition



PROPOSED

Tison Residence 247 Anita Place 10/29/20 Stucco samples against current wall colors 10/29/20





TISON RESIDENCE 247 Anita Place

WEST ELEVATION SCALE 1/4"= 1'

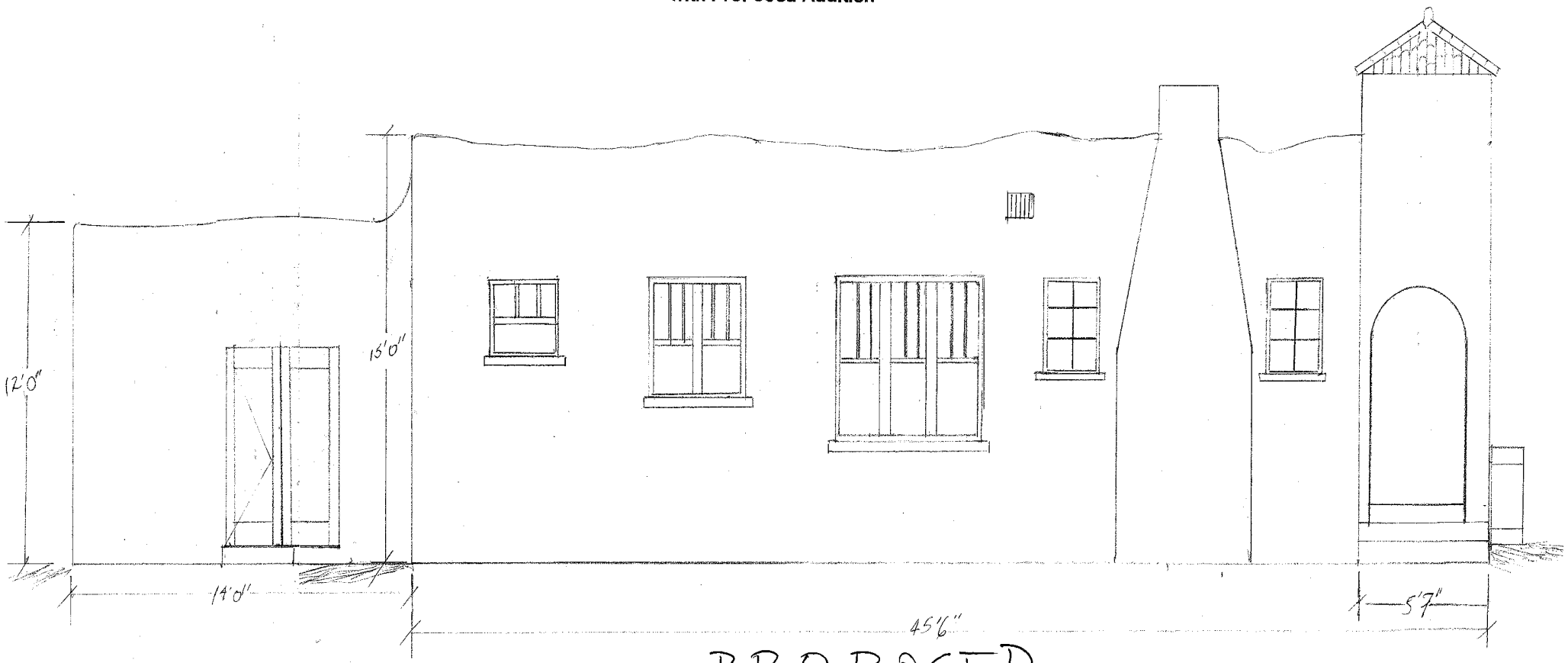


EXISTING

TISON RESIDENCE 247 Anita Place

WEST ELEVATION SCALE 1/4"= 1'

with Proposed Addition



PROPOSED

TISON RESIDENCE 247 Anita Place

NORTH ELEVATION SCALE 1/4"= 1'

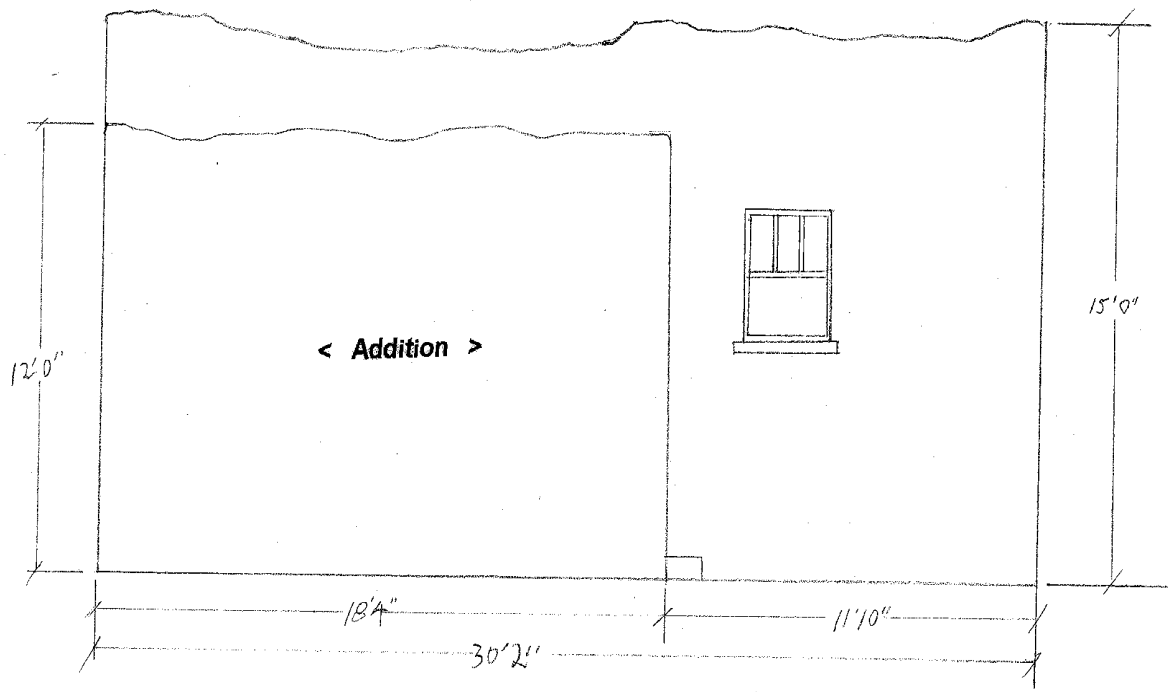


EXISTING

TISON RESIDENCE 247 Anita Place

NORTH ELEVATION **SCALE 1/4" = 1'**

with Proposed Addition



PROPOSED

TISON RESIDENCE 247 Anita Place

EAST ELEVATION SCALE 1/4"= 1'

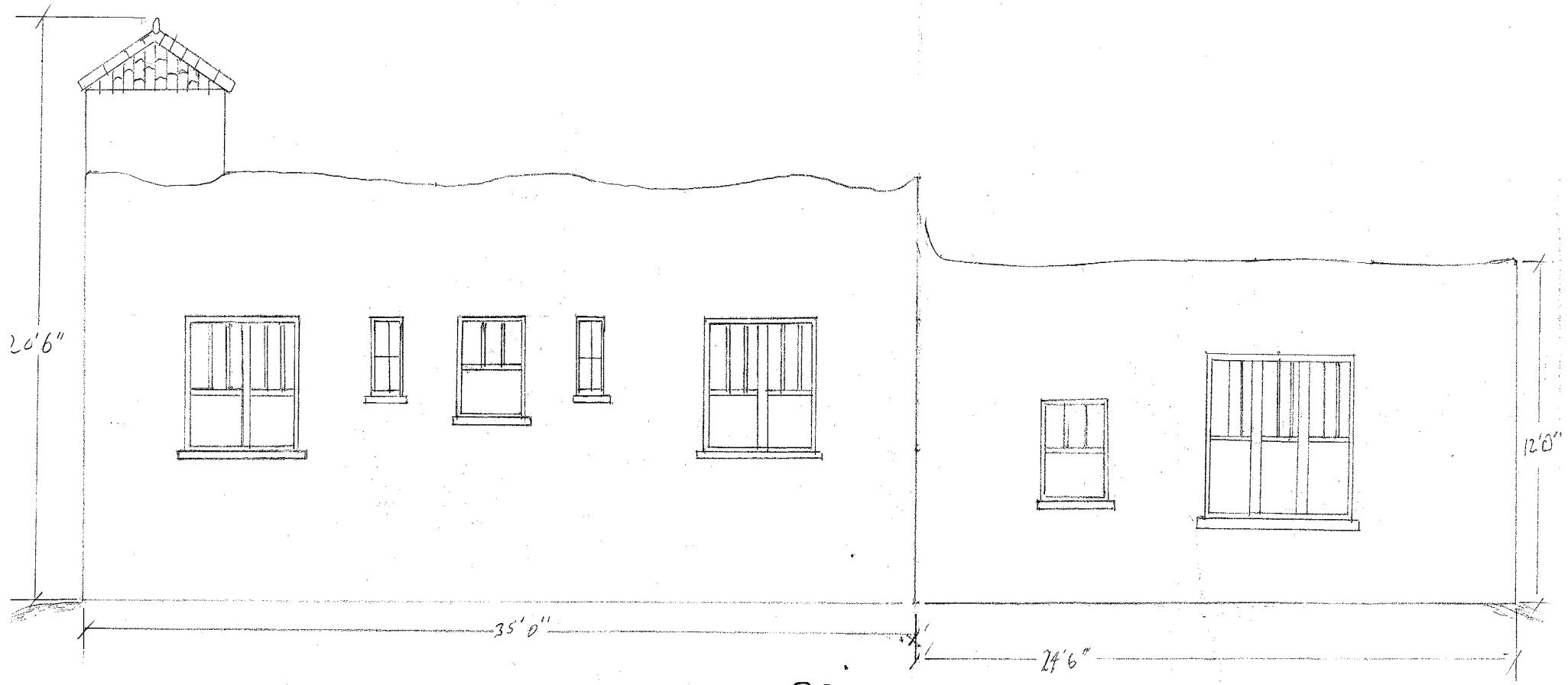


EXISTING

TISON RESIDENCE 247 Anita Place

EAST ELEVATION SCALE 1/4"= 1'

with Proposed Addition



PROPOSED

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Martinez Architecture Studio, agent for Marian and Daniel Knowles, owners, proposes to construct a carport on a non-contributing structure.

Case number: **2020-002819-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 425 Hillside Avenue

OW – Marian and Daniel Knowles 425 Hillside Avenue, Santa Fe, NM 87501

AP -- Martinez Architecture Studio PO Box 925, Santa Fe, NM 87504 studio@martinezarch.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: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002819-HDRB

Address: 425 Hillside
Historic Status: Non- Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard & fence standards.

___ Historic Inventory Form

__x__ Preliminary Zoning Review

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

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:

425 Hillside Street is a non-contributing residential structure constructed in the Spanish Pueblo Revival style. The house is located above the hill out of the public right of way with no public visibility. It was built in 1984 with subsequent additions and has a status of non-contributing.

The applicant proposes to construct an attached carport to the north-east side of the structure. The north wall will be stuccoed in the same color as the existing structure, El Rey "Pueblo." Wood elements will be stained a dark brown color. It will be 14 feet high, which is lower than the maximum height of the structure and will have an area of ca. 500 square feet.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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: 10/26/2020

Property Owner of Record: Knowle Family 2018 Trust

Applicant/Agent Name: Richard Martinez / MASPC

Contact Person Phone Number: (505) 989-4958

Site Address: 425 Hillside Ave. Santa Fe, NM 87501

Proposed Construction Description: Add Attached Carport

TOTAL ROOF AREA: 8,359 SF

Zoning District: RC8

Overlay:
- ☒ Escarpment Foothills
- ☐ Flood Zone*
- ☒ Other: Downtown, East Side Historic Mountain Terrain ordinance

Submittals Reviewed with PZR:
- ☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans
- ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
- ☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

Use of Structure: ☒ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes NA

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

Lot Coverage: 10.9 %
☐ Open Space Required: NA

Setbacks:
Proposed Front: 130'0" Minimum: 7'0"
2nd Front? 142'8"
Proposed Rear: 15'2" Minimum: 15'0"
Proposed Sides: L 9'3" R 40'0" Minimum: 5'0"

Height: Proposed 13'0"
Maximum Height: 14'0" or
☐ Regulated by Historic Districts Ordinance
☒ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible NA
Minimum: 3

Bicycle Parking:**
Proposed: ____ Minimum: NA
** 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.

Richard Martinez [☐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.

SIGNATURE Richard Martinez DATE 10/26/2020

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:** 10/29/20

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

Revised 4-4-13

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

PROPOSAL TO ADD AN ATTACHED CARPORT
KNOWLES RESIDENCE – 425 HILLSIDE AVE.
Downtown/Eastside Historic District – Non-Contributing
October 26, 2020

EXISTING CONDITIONS:

An existing house, with an attached existing guest house occupy the lot. There is also a pool and a pool house and a freestanding garage. The house is a single story home built in 1984 and has non-contributing status. The pool, pool house and garage were added at a later date, maybe 2005.
There were additions to the house approved in 2017 (Case # H-17-055).

PROPOSED CONSTRUCTION:

We are now asking to add an attached carport over an existing driveway that is below grade. The carport will not be visible from any public streets.

The stucco will be El Rey "Pueblo" to match existing. All wood will be stained a natural wood color to match existing

Richard Martinez





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

WEST ELEVATION
OCTOBER 22, 2020

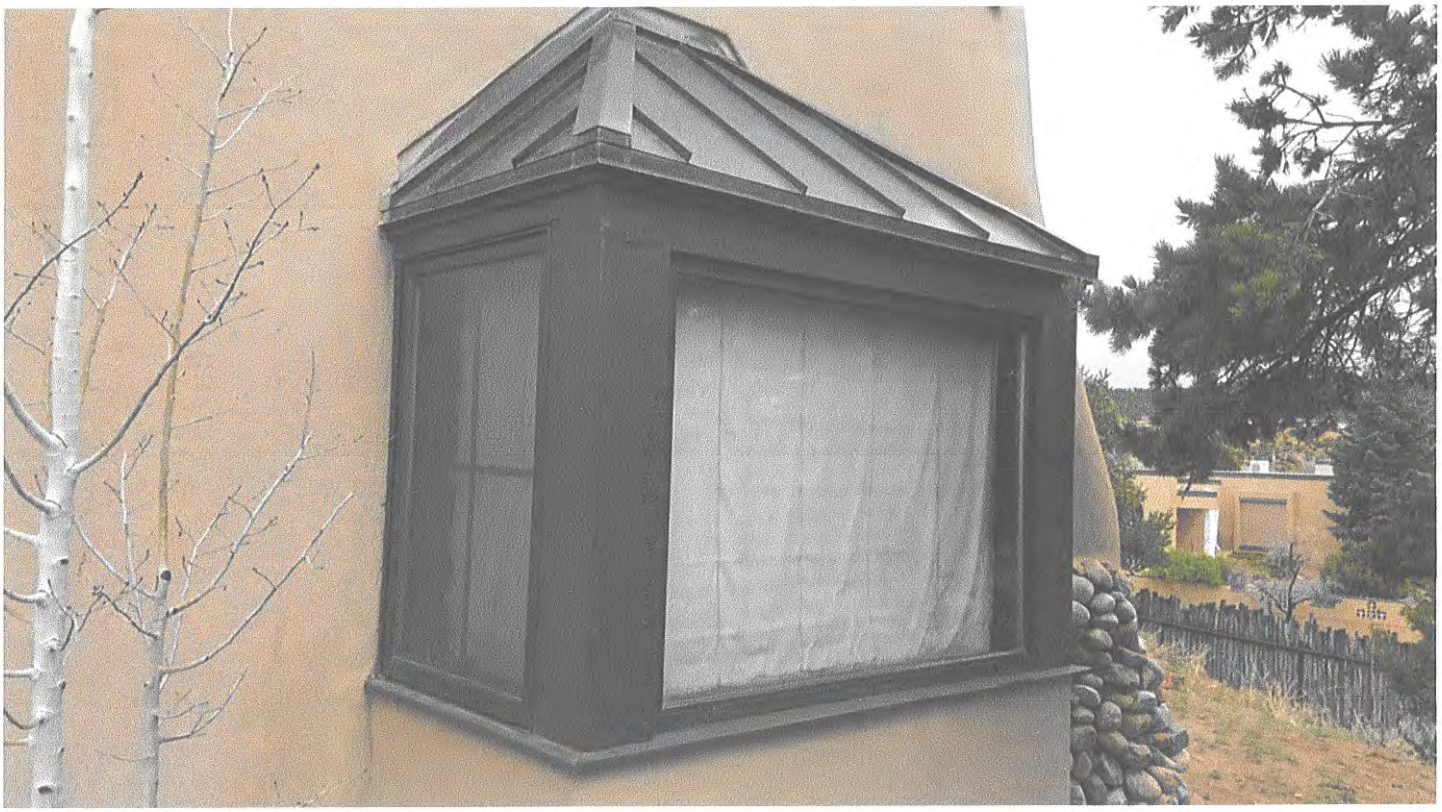




MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

SOUTH & EAST
COURTYARD ELEVATION
OCTOBER 22, 2020





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

SOUTH ELEVATION
OCTOBER 27, 2020





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

EAST ELEVATION
OCTOBER 22, 2020





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

EAST ELEVATION
OCTOBER 22, 2020





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

EAST ELEVATION
OCTOBER 22, 2020





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HILLSIDE RESIDENCE
425 HILLSIDE DRIVE
SANTA FE, NEW MEXICO 87505

NORTH &
ENTRY ELEVATION
OCTOBER 22, 2020

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Exterior Finishes

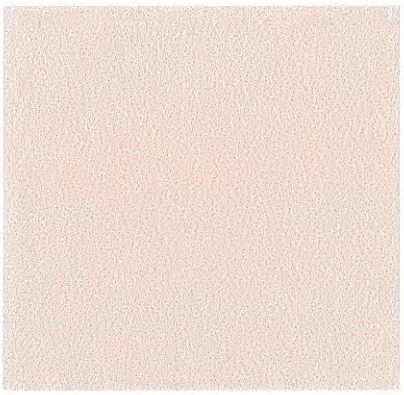
Hillside Residence Carport

425 Hillside Ave

Downtown and Eastside Historic District

October 26, 2020

Adobe (to match existing)



Natural Wood Stain (to match existing)



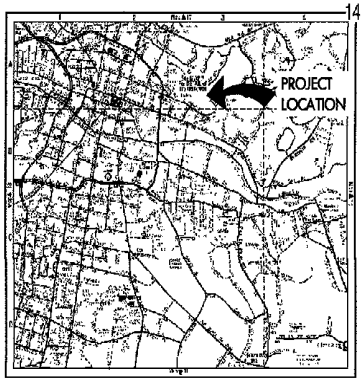
HILLSIDE RENOVATION

425 HILLSIDE AVENUE
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. CONTINUE ONTO HILLSIDE AVE. DESTINATION WILL BE ON THE LEFT AT 425 HILLSIDE AVENUE.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (IEBC AS AMENDED), 2012 NM PLUMBING CODE (UPC AS AMENDED), 2012 NM MECHANICAL CODE (UMC AS AMENDED), 2017 NM ELECTRICAL CODE (NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2009 NM ENERGY CONSERVATION CODE (IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE PHASE III (USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2009 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: CARPORT ADDITION

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

MAX BUILDING HEIGHT: 14'-0"

NET AREAS: (EXISTING)

HEATED:	5,630 S.F.
GARAGE:	1,080 S.F.
PORTALS/OVERHANGS:	654 S.F.
CABANA:	480 S.F.
TOTAL ROOFED AREA:	7,844 S.F.

NET AREAS: PROPOSED (CARPORT)

CARPORT:	515 S.F.
TOTAL ROOFED AREA:	8,359 S.F.

LOT AREA: - 1.75 ACRES (76,550.85 S.F.)

LOT COVERAGE: - EXISTING - 10.3%
PROPOSED - 10.9%

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	UNDERGROUND
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: RC-8

PARKING REQUIREMENTS: 3 SPACES (PROVIDED)

HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

BUILDING STATUS: NON-CONTRIBUTING

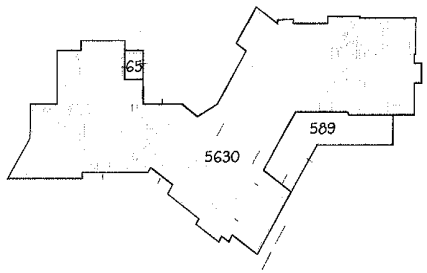
DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 989-4958, Fax (505) 989-8933

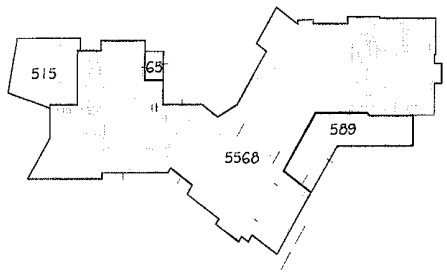
DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING FLOOR PLAN
A-2.1 PROPOSED FLOOR PLAN
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



EXISTING



PROPOSED

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505.989.4958 studio@martinezarch.com

HILLSIDE RENOVATION
425 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

COVER SHEET & PROJECT DATA

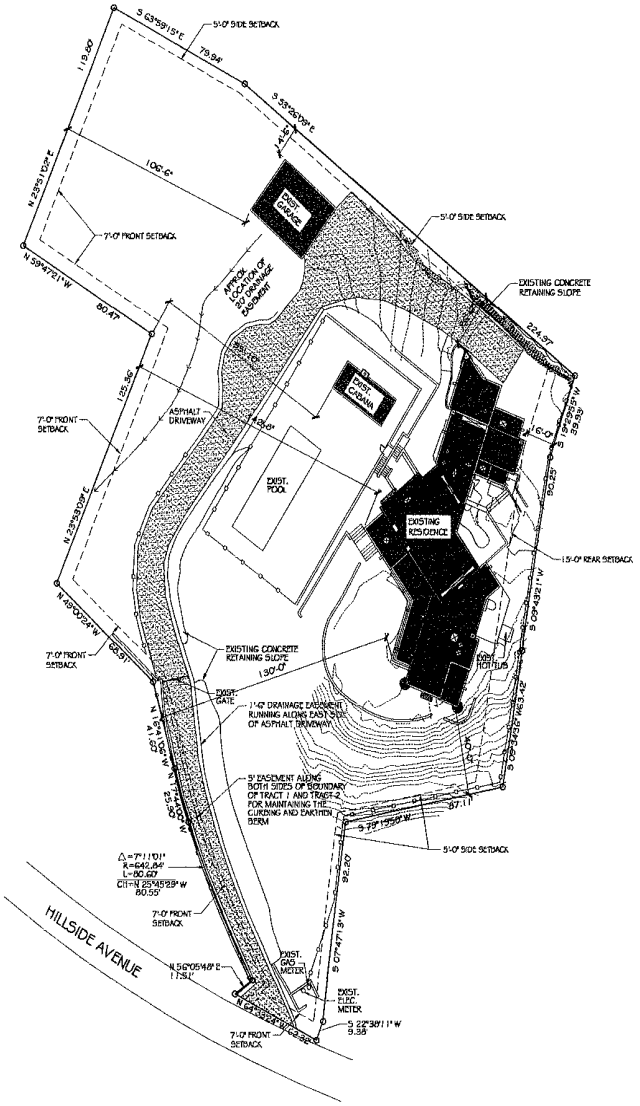
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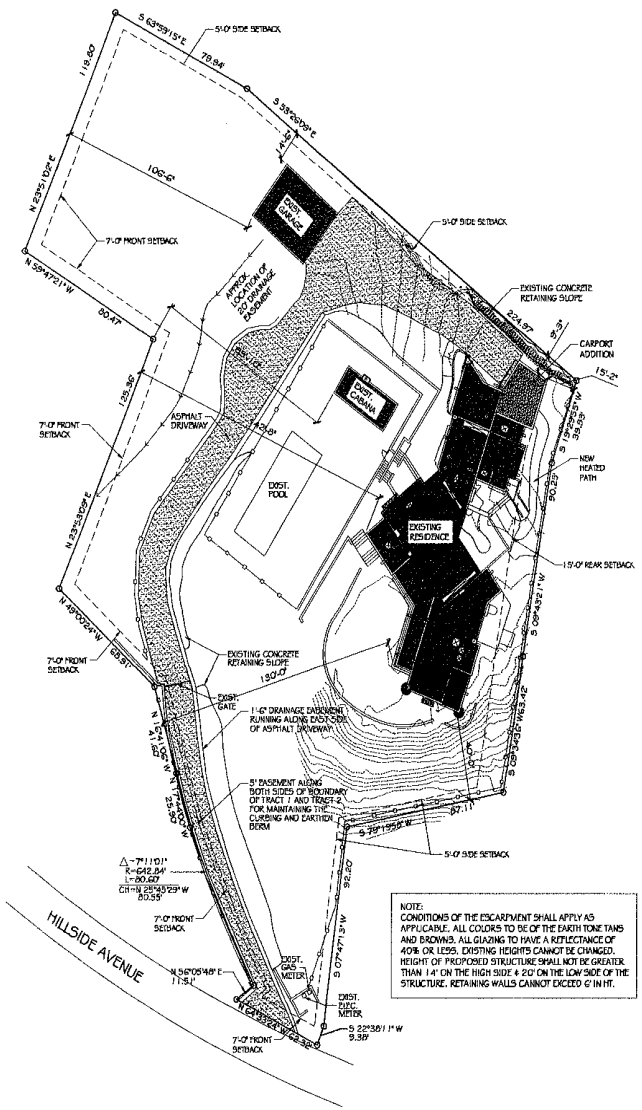
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HILLSIDE-2012

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GRAPHIC SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505.988.4668 studio@martinezarch.com

HILLSIDE RENOVATION
425 HILLSIDE AVE
SANTA FE, NEW MEXICO

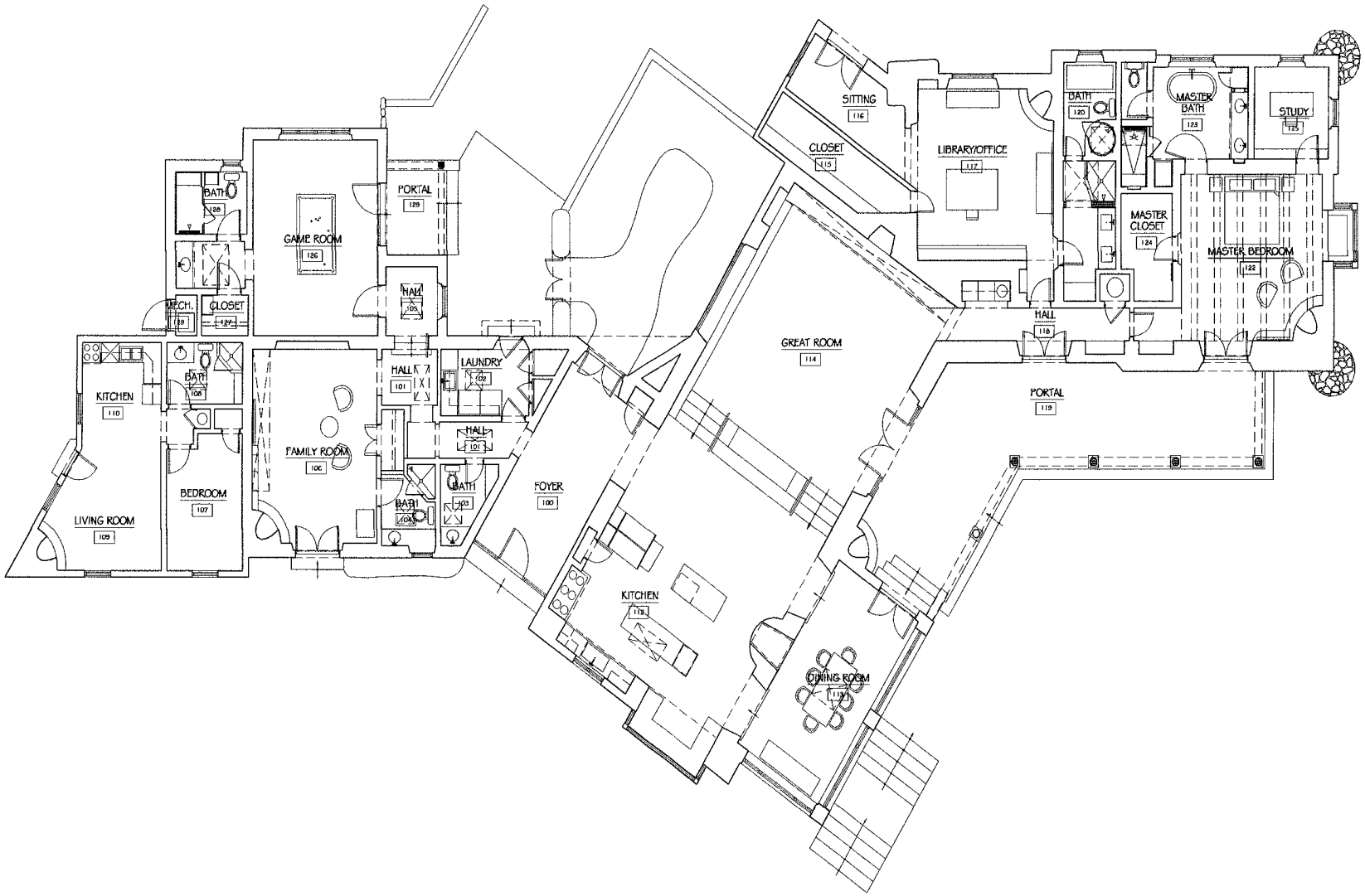
OCTOBER 28, 2020

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

HILLSIDE - 2012



MARTINEZ ARCHITECTURE STUDIO PC
1824 PASEO DE PERALTA SANTA FE
505.988.4958 studio@martinezarch.com

HILLSIDE RENOVATION
425 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

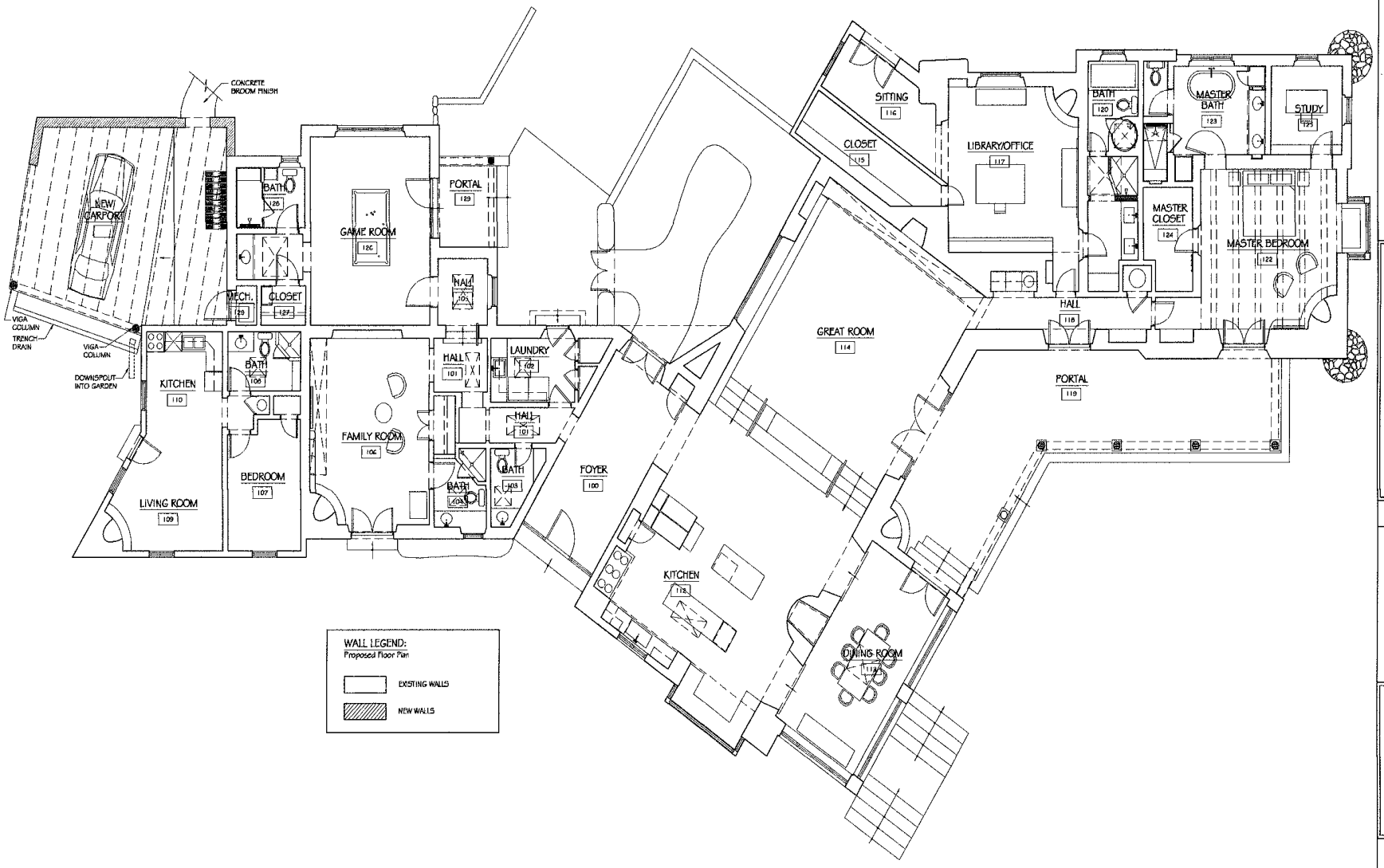
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1524 PASEO DE PERALTA SANTA FE
505.989-4958 studio@martinezarch.com

HILLSIDE RENOVATION
425 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

PROPOSED FLOOR PLAN

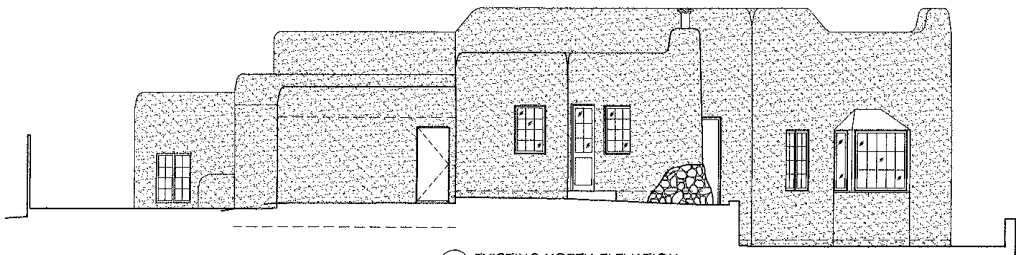
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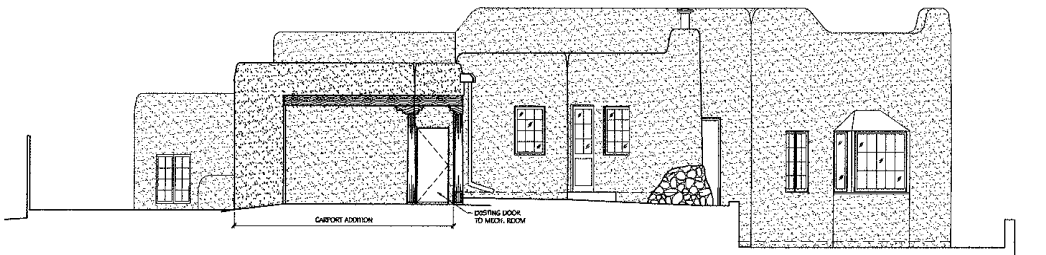
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1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:
Elevations
EXISTING
NEW



3 A-3.0 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 16'

MARTINEZ ARCHITECTURE STUDIO PC
1824 PASEO DE PERALTA SANTA FE
505.989.4858 studio@martinezarch.com

HILLSIDE RENOVATION
425 HILLSIDE AVE
SANTA FE, NEW MEXICO

OCTOBER 28, 2020

EXISTING & PROPOSED NORTH & EAST ELEVATIONS

A
3.0

SET #

HILLSIDE - 2012

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure.

Case number: **2020-002820-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo Road

OW – J. Midyette 1369 Cerro Gordo Road, Santa Fe, NM 87501 jnoldmidyette@gmail.com

AP -- Doug McDowell 1317 B Cerro Gordo Road, Santa Fe, NM 87501 doug@mcdowellsantafe.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 None

YEAR OF CONSTRUCTION Unknown

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☑ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME N/A

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner
Historic Preservation Division

Case # 2020-002820-HDRB

Address: 1369 Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

____ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous cases H-16-038B, H-16-038C

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1369 Cerro Gordo is a large lot located away from the public way that has three structures listed as non-contributing to the Downtown and Eastside Historic District. The property's structures include an adobe residence and an adobe shop and garage, all in Spanish-Pueblo Revival style. The board approved a garage addition to the main house in 2016.

The applicant proposes the following changes:

Main House

- Add on to the kitchen on the north elevation. The north wall will be extended to enlarge the kitchen by 260 sf. Two new windows will be installed on this wall. The expanded kitchen will have a portal with corbels and beams.
- Revise the main entry. The new entry will feature double doors with windows. Patio will be reconfigured around the remodeled entry.

Guest House

- Addition of a 148 sf portal on the west side of the guesthouse. The portal will have wood beams and corbels. The existing doors and windows of the guesthouse will remain.
- The house's gate entry and yard wall will be shifted to the south realigning the exterior gate and walkway to the proposed portal addition to the west elevation of the guesthouse. The gate and yard wall will not change in material or style.

Add exterior lights that will be night sky-approved.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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.

OLD PZR

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:

Date Submitted: 2 MAY 2016

Property Owner of Record: J Nold Midyette

Applicant/Agent Name: J Nold Midyette

Contact Person Phone Number: (303 489-0427 CELL 505-984-8183 Residence

Site Address: 1369 Cerro Gordo, Santa Fe 87501

Proposed Construction Description: MASTER BEDROOM ADDITION

TOTAL ROOF AREA: 7,635 (ENTIRE RESIDENCE INCLUDING ADDITION)

Zoning District: R-1

Lot Coverage: 3,348 %

☐ Open Space Required: NA

Overlay: ☐ Escarpment ☐ Flood Zone* ☑ Other: DOWNTOWN & EASTSIDE HISTORIC

Setbacks:
Proposed Front: 256' Minimum: 7
2nd Front? ____
Proposed Rear: 409' Minimum: 15
Proposed Sides: L30 R300 Minimum: 5

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans
☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Height: Proposed 16'
Maximum Height: 19'-21' or EXISTING 19'-21'
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Parking Spaces: 8 EXISTING
Proposed____ Accessible____
Minimum:____

Use of Structure: ☑ Residential
☐ Commercial Type of Use: ____

Bicycle Parking**:
Proposed:____ Minimum:____

Terrain: ☐ 30% slopes NONE

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

J Nold Midyette [☑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.

J Nold Midyette 2 MAY 2016
SIGNATURE 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: [signature] DATE: 5/3/16

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

McDOWELL FINE HOMES
DESIGNERS BUILDERS
Since 1976

November 2, 2020

Ms. Angela Bordegary
Historic Preservation Division
City of Santa Fe
Re 1369 Cerro Gordo RoaD

Dear Ms. Bordegary,

We are requesting Board review and approval approval for the following revisions and additions to the residence located at 1369 Cerro Gordo Road.

These revisions and additions are not publicly visible from the public right of way.

1. Remodel and additions to the existing Kitchen
2. Revisions and additions the existing Main Entry.
3. Add a new Portal on the west facade of the Guest House.
4. Replace non contributing windows with windows in a similar style to the approved windows being used on the previously approved and currently under construction Master Bedroom Addition.
5. Modify the existing Courtyard wall and gate by moving it to the west to allow entry to the west of the proposed Portal Addition to the Guest House

All finishes will be similar as the finishes approved for the Master Bedroom Addition.

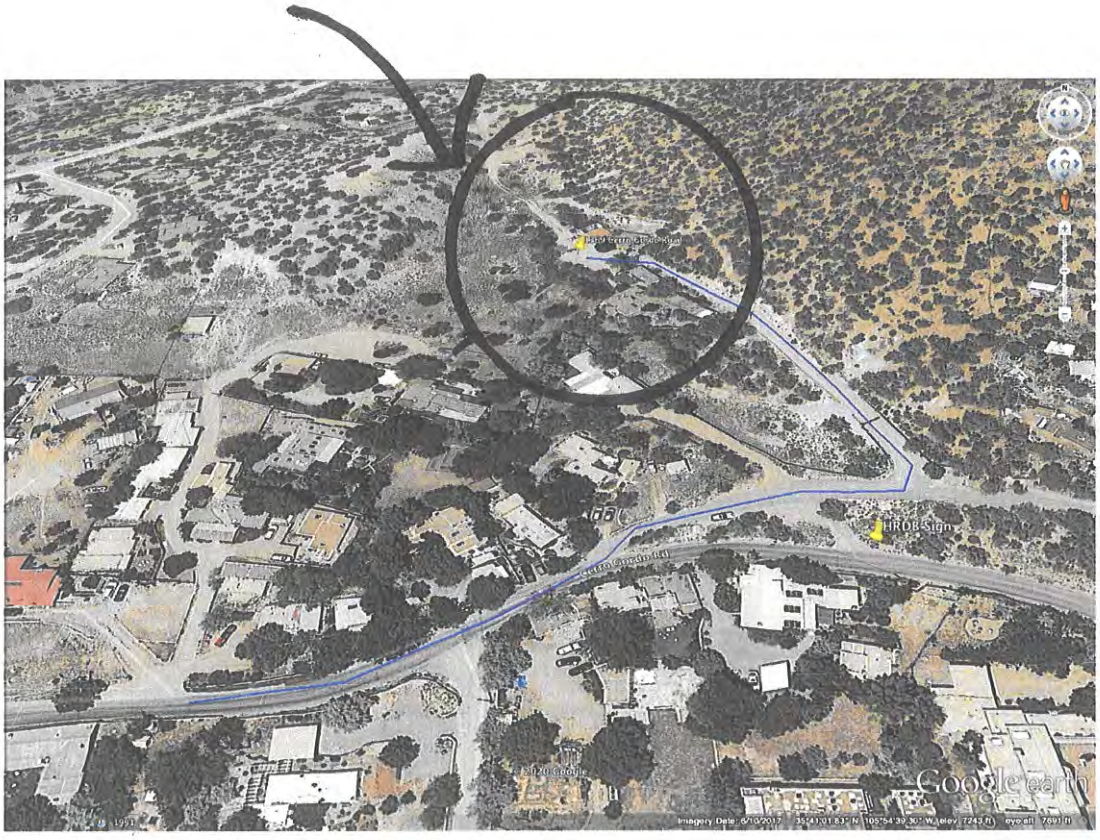
All exterior lights shall be night sky approved.

Thank you for your kind consideration of this request.

Take Care

Doug McDowell

Doug McDowell
President
McDowell Fine Homes
Agent For,
J and Kay Midyette
Owners
1369 Cerro Gordo Road



1369 CERRO GORDO

AERIAL VIEW

1369 CERROGORDA



EXISTING
KITCHEN ADDITION REMODEL NORTH

MAIN HOUSE

1369 CERRO GORD



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 · Cerro Gordo



EXISTING
COURTYARD WALL AND GATE REVISION

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 Cerro Gordo



EXISTING
KTCHEN REMODEL ADDITION NORTH
MAIN HOUSE

1369 Cerro Gordo



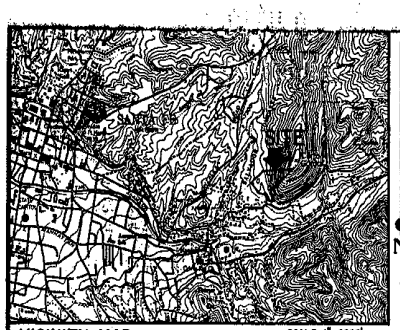
EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
MAIN ENTRY REMODEL



VICINITY MAP

SCALE 1" = 2000'

VALLE LEJANO UNIT 3

LOT 1 SALVADOR

LOT 2 GONZALES

GRANT

N/F KELLIHIN

LOT 10 OF

LOT 11 BOUNDARY

S89°47'32"E 553.58'

S88°44'14"E 926.58' 115.36'

S40°27'0"W 772.35'

MAR. IN ROCK PILE S.E. CORNER SALVADOR GONZALES GRANT

SOUTH BEARING BASE 460.30'

VALLE LEJANO UNIT 4

LOT 13

LOT 14

N47°15'00"E 401.31'

40' WIDE PUBLIC INGRESS AND EGRESS EASEMENT

40' WIDE R/W NORTH RAMALLO LANE

LOT 1 MEDRANO SUBDIVISION

N/F JOSE MEDRANO

N60°29'09"E 141.96'

NEW LOT LINE

OLD LOT LINE

S33°29'51"E 408.56'

NEW TRACT 'A'
11.6595 Ac.±

NEW TRACT 'B'
6.3112 Ac.±

SHED

DIRT DRIVEWAY

ADOBE SHOP and GARAGE

7'x7' WELL COVER

ELEC. METER

ELEC. TRANS.

ADOBE RESIDENCE

PORTAL

ADOBE GUEST HOUSE

ADOBE WALL

BLOCK WALLS

STONE WALL

N/F WILLIAM BARKER

S29°53'33"E 29.43'

S14°28'47"W 384.37'

FENCE

LOW WALLS

N/F CRAIT SCHRAMM

ENCROACHMENTS

DOCK WALL

N/F WALDO SANCHEZ

N38°32'22"W 215.91'

N77°42'47"W 246.68'

N/F JOSE T. SANCHEZ

N/F PORFIRO LUCERO

N35°16'16"W 166.75'

N59°38'56"W 2.58'

N42°00'51"W 42.13'

N77°09'58"W

W. P. A. ROAD

N/F KUEL THAU

MANHOLE No. W-14-B-3

CERRO GORDO ROAD

TOTAL AREA:
17.9707 Ac.±

SCALE 1"=50'

TECHNICAL REVIEW LOT OF RECORD CREATED

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON AND LYING SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO, PURSUANT TO SECTION 3 - 20- 2, N.M.S.A. 1978.

JOAN NOLD MIDYETTE — DATE 2/6/89

ATTEST BY NOTARY PUBLIC: NOTARY — DATE 02-06-89 — COMM. EXP. 01/23/91

APPROVAL OF THIS PLAT, BY THE CITY OF SANTA FE DOES NOT CONSTITUTE APPROVAL OF ANY LOT LINE ENCROACHMENTS, (IF ANY).

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY SAMUEL P. DAVALOS, N.M.P.E. AND L.S. NO. 564, DATED AUG. 7, 1948, JULY, 1949, AND JULY, 1971, TITLED: "PLAT SHOWING SURVEY OF PROPERTY FOR TULSA RIG, REEL AND MANUFACTURING CO., 1353 CERRO GORDO ROAD, SANTA FE, NEW MEXICO, SCALE: 1"=100'."

- ● DESIGNATES POINTS FOUND AND USED AS NOTED.
- ○ DESIGNATES NO. 4 REBAR WITH ALUMINUM CAP SET WITH THIS SURVEY.
- • DESIGNATES CALCULATED POINT NOT SET.
- ◎ DESIGNATES CITY OF SANTA FE SANITARY SEWER M.H.
- —+— DESIGNATES FENCE LINES.

THESE LANDS ARE SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD.

APPROVALS

CITY ENGINEER — DATE 3/1/89

CITY PLANNER — DATE 3/1/89

6.2.89

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 3rd day of March A.D. 19 89 at 1:04 o'clock PM. and was duly recorded in book 154 page 012 of the records of Santa Fe County.

Witness my hand and Seal of Office Sonia G. Arrello

County Clerk, Santa Fe County, N. M.

Deputy

RICHARD E. SMITH NEW MEXICO 5831 REGISTERED LAND SURVEYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1988, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Richard E. Smith
RICHARD E. SMITH, N.M.P.L.S. #5831

ATTEST BY NOTARY PUBLIC: NOTARY — DATE 6-15-88 — COMM. EXP. 5-24-89

OFFICIAL SEAL
NORMAN LUCIEN LAGASSE
NOTARY PUBLIC - NEW MEXICO
My Commission Expires 5-24-89

SMITH WILLIAMSON & ASSOCIATES
1210 Luna Street Suite 3 Santa Fe, New Mexico 87501
505/983-5324

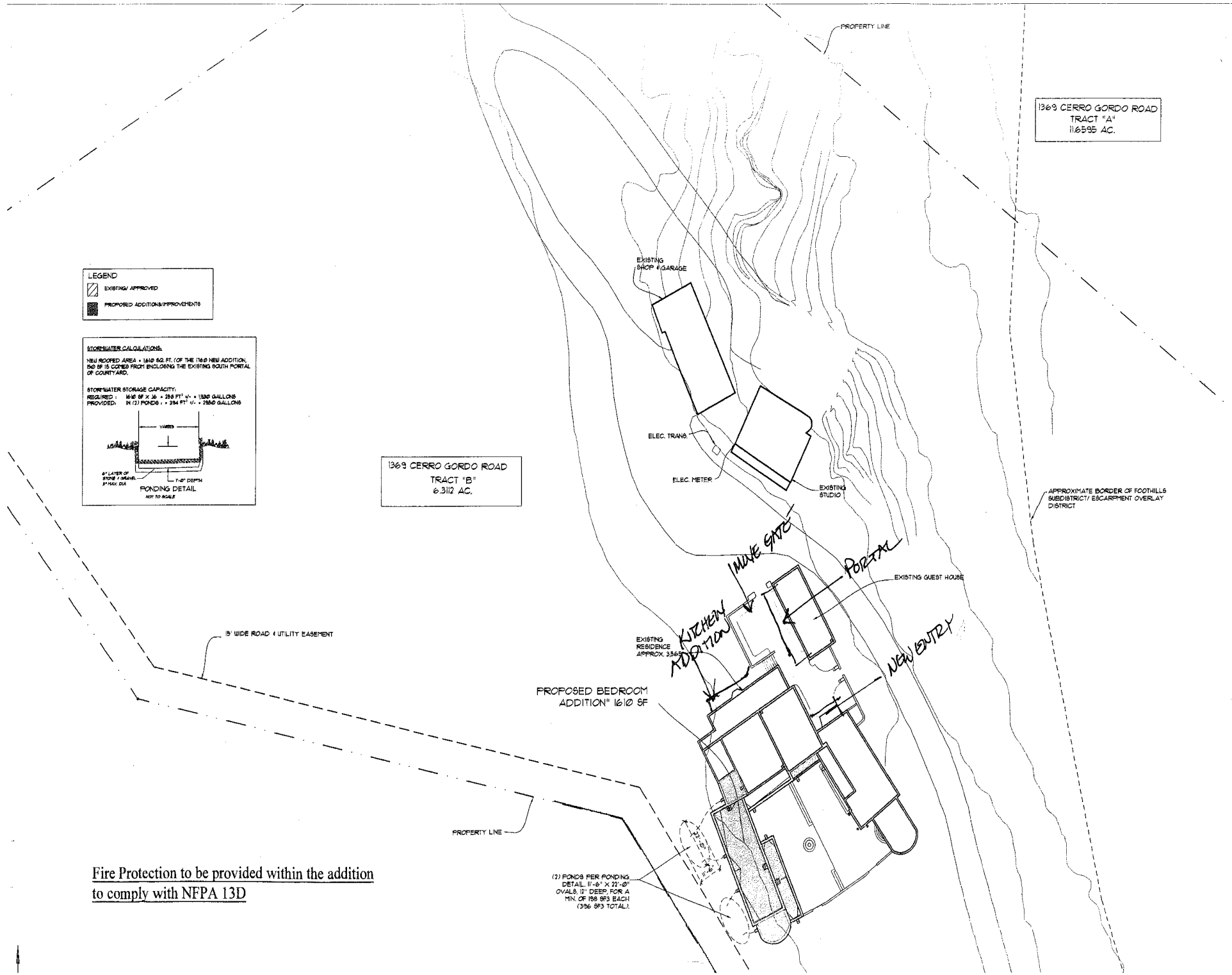
LOT LINE ADJUSTMENT PLAT OF SURVEY FOR

JOAN NOLD MIDYETTE

LANDS WITHIN THE SANTA FE GRANT, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

17

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.
1"=50'	APR, 1988	NORM	RES	2913



Fire Protection to be provided within the addition to comply with NFPA 13D

Midyette architects p.c.
Architecture · Planning · Interior Design
Boulder Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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JOB NO.

ROBERT E. BOOKWALTER
NEW MEXICO
13847
REGISTERED PROFESSIONAL ENGINEER

Proposed Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr.,
Santa Fe, NM 87501

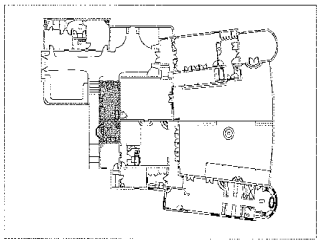
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PROPOSED ENLARGED SITE PLAN

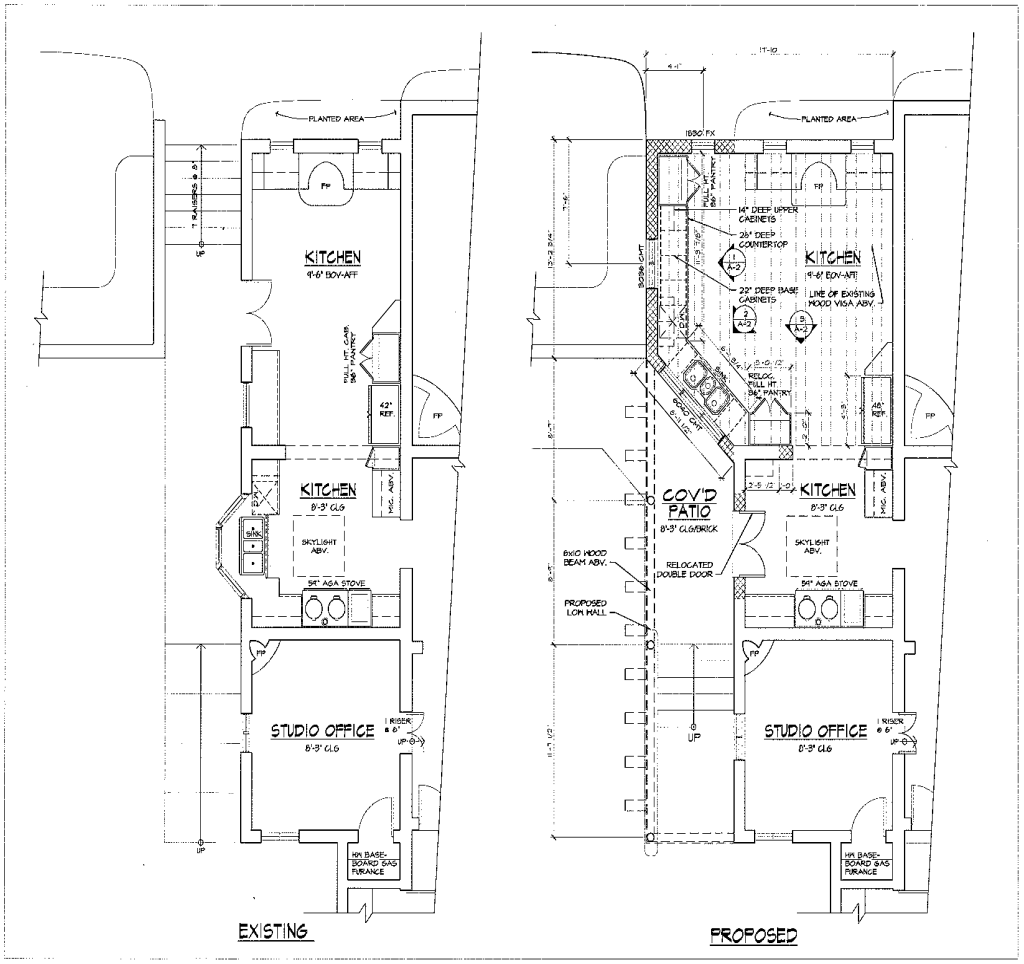
DRAWN: SJ
DATE: 09/23/19
CHECKED: EE
DATE: 09/23/19
ISSUE RECORD:

KITCHEN REMODEL

1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"



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

REFERENCES
NEW WALL
EXISTING WALL

Midyette architects p.c.
Architecture - Planning - Interior Design
Boulder Santa Fe
1711 Pearl Street, Suite 200
Boulder, Colorado 80302
(303) 443-3860 Fax 443-3920

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JOB NO.
2057

Kitchen Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS

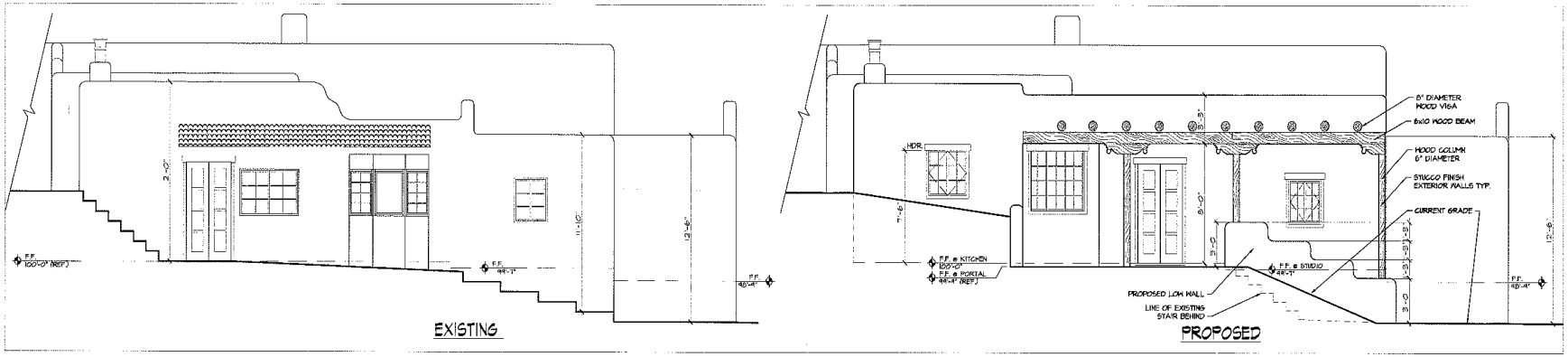
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CHECKED:	DATE
JNM	07.02.20

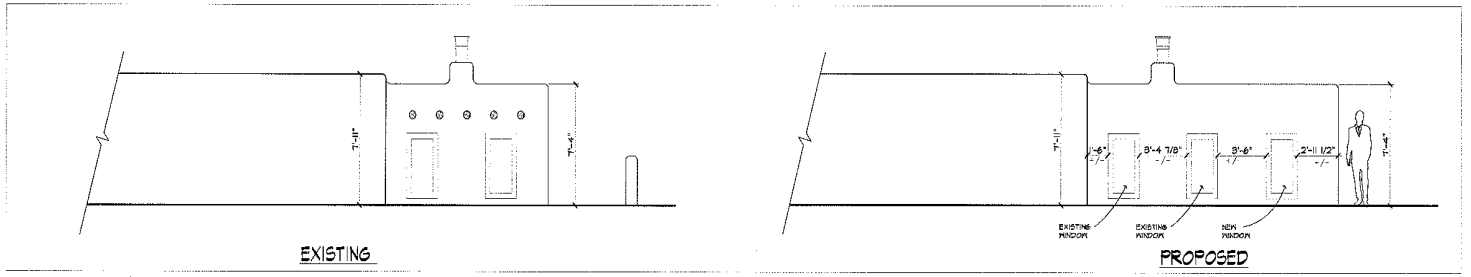
REVISED:
1 08-06-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

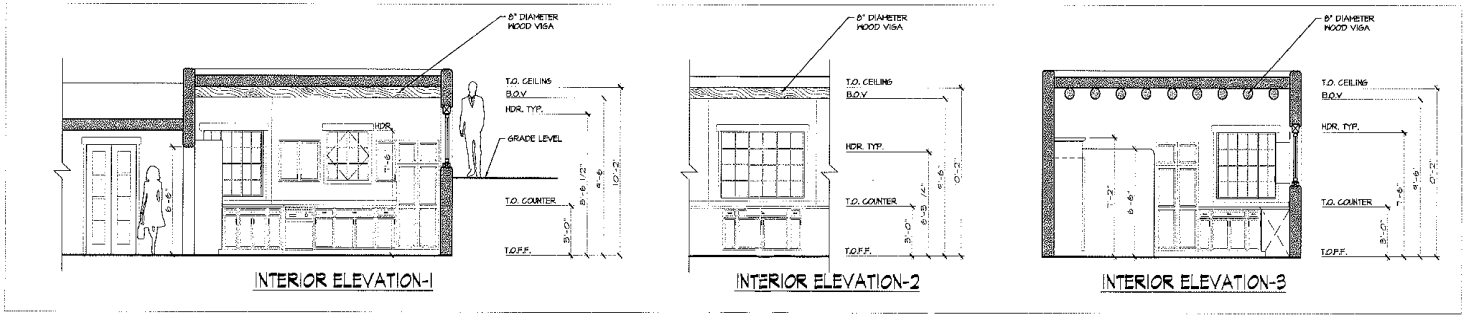
SHEET NO.
A-1



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



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



3 PROPOSED INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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JOB NO.
2057

Kitchen Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
ELEVATIONS & INT. ELEVATIONS

ISSUE RECORD:

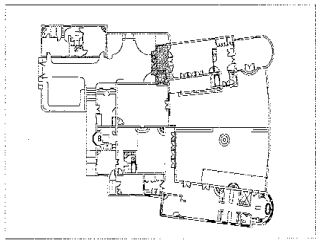
DRAWN: OG DATE: 07.02.20
CHECKED: JNM DATE: 07.02.20
REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

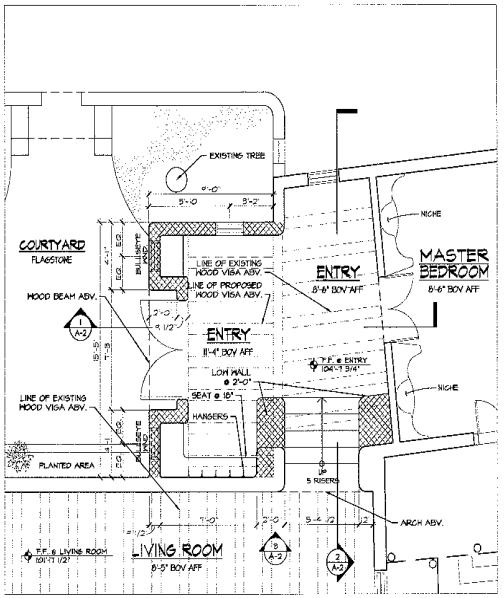
SHEET NO.
A-2

MAIN ENTRY - REMODEL

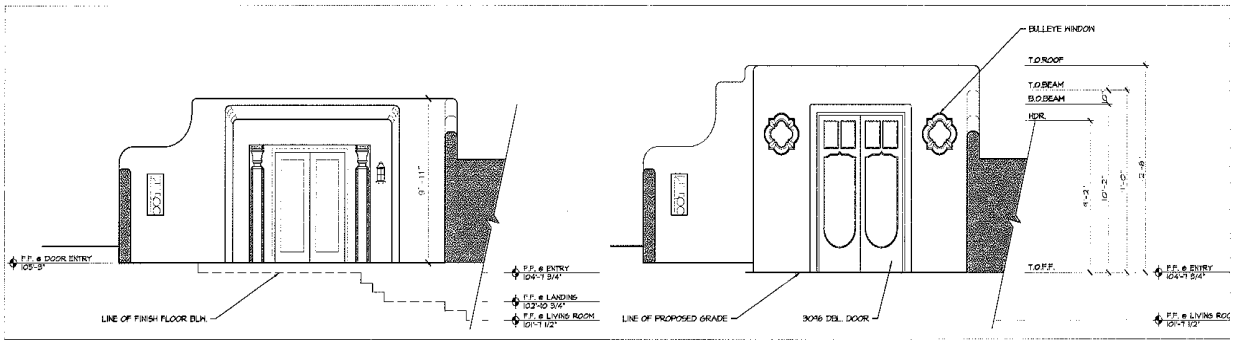
1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"

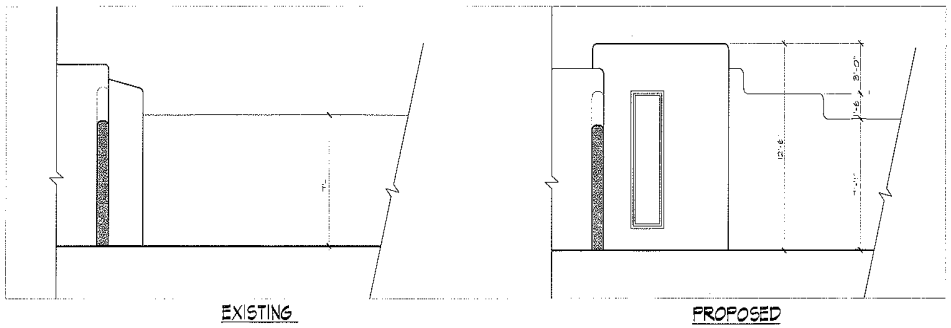


PROPOSED



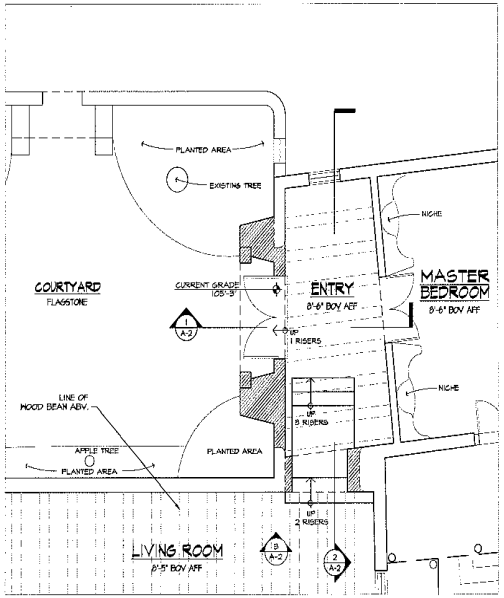
EXISTING PROPOSED

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



EXISTING PROPOSED

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



EXISTING

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

REFERENCES
NEW WALL
EXISTING WALL
WALL TO DEMOLISH

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JOB NO. 2058

Main Entry - Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

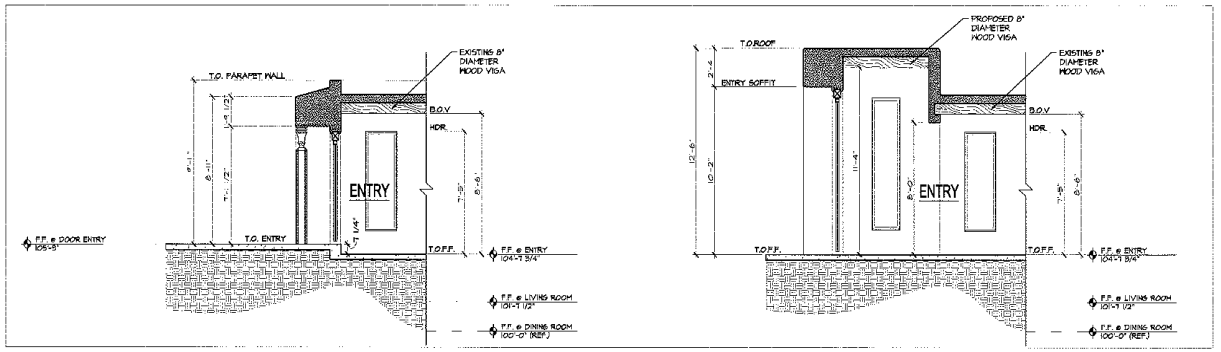
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ISSUE RECORD:

DRAWN: OS DATE: 07.02.20
CHECKED: JNM DATE: 07.02.20
REVISED:
1. 09-08-2020 REVISION
2. 10-12-2020 REVISION

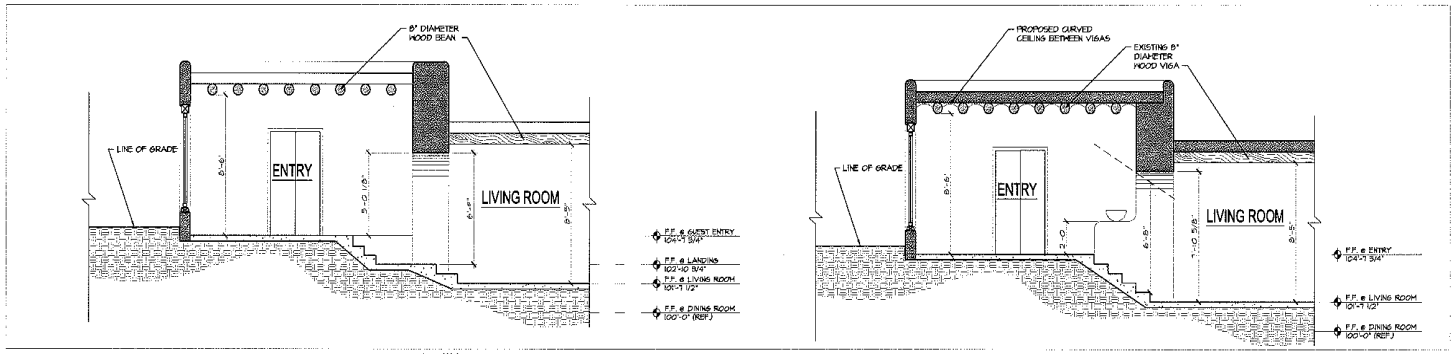
DATE: 10.12.2020

SHEET NO. A-1



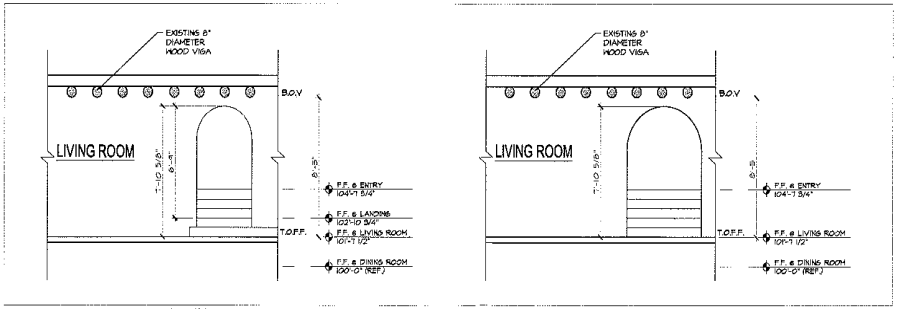
EXISTING PROPOSED

1 SECTION – A
SCALE: 1/4" = 1'-0"



EXISTING PROPOSED

2 SECTION – B
SCALE: 1/4" = 1'-0"



EXISTING PROPOSED

3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NO.
2058

Main Entry - Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
SECTIONS & INT. ELEVATIONS

ISSUE RECORD:

DRAWN	DATE
OS	07.02.20
CHECKED:	DATE
JNM	07.02.20

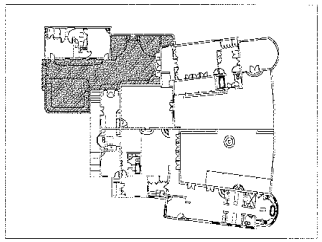
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1 04-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

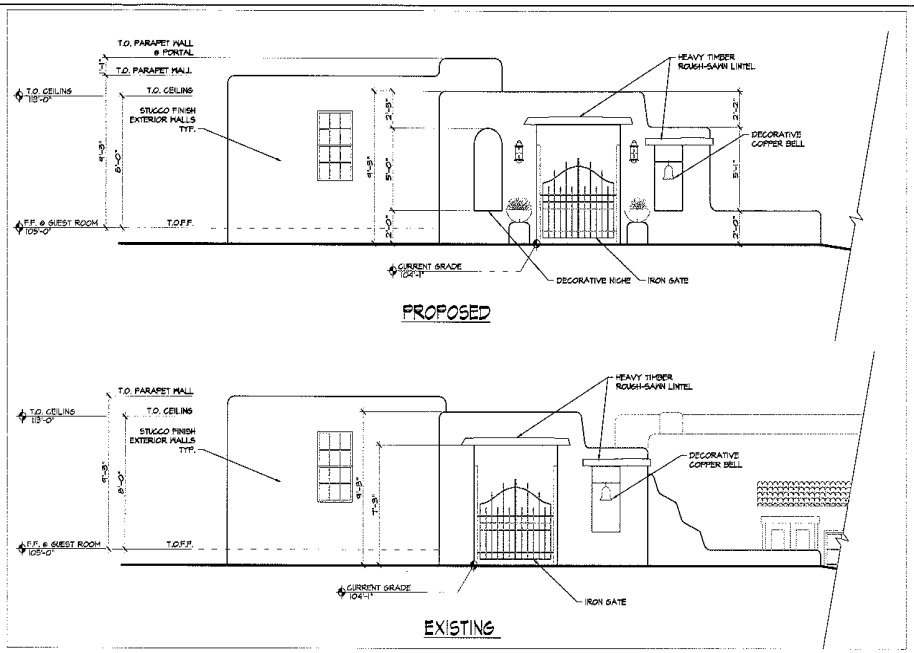
SHEET NO:
A-2

MAIN ENTRY - PATIO REMODELATION

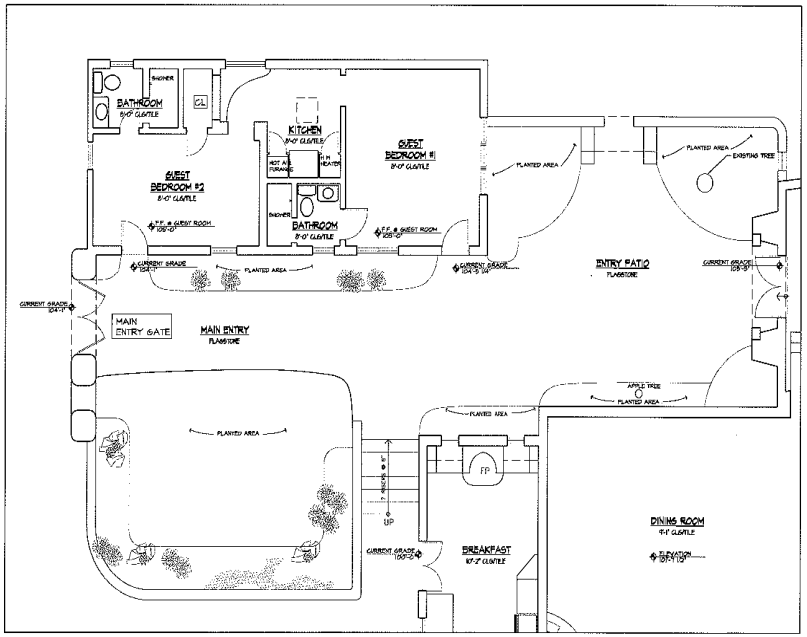
1369 Cerro Gordo
Santa Fe, NM 87501



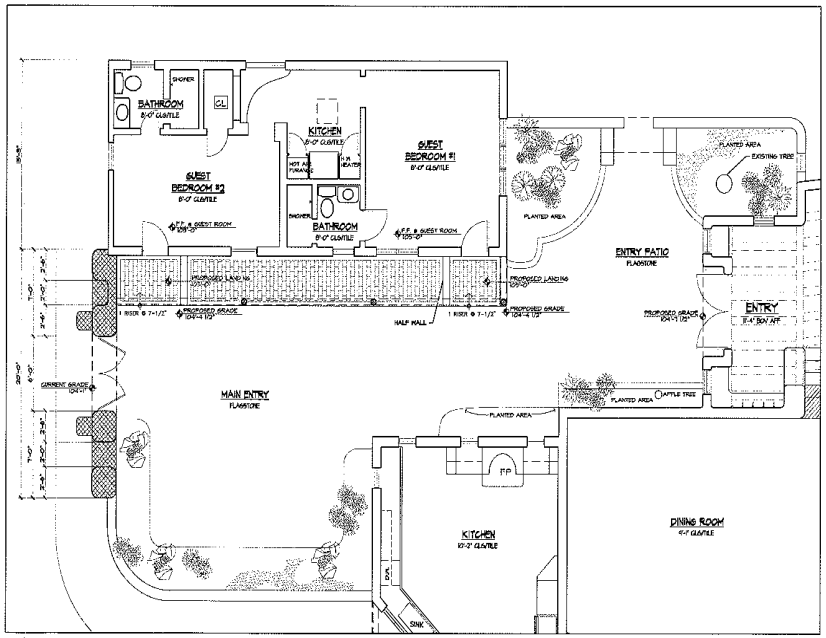
1 KEY PLAN
SCALE: 1/32" = 1'-0"



3 ENTRY PATIO - ENTRY WALL & GATE
SCALE: 1/4" = 1'-0"



EXISTING



PROPOSED

REFERENCES
NEW WALL
EXISTING WALL

2 MAIN ENTRY PATIO FLOOR PLAN
SCALE: 3/16" = 1'-0"

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JOB NO.
2059

Main Entry - Patio Renovation
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

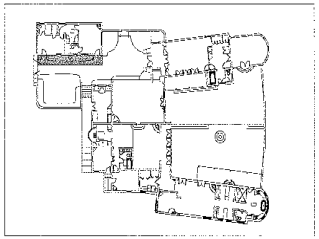
DRAWN: OG DATE: 07.02.20
CHECKED: JNM DATE: 07.02.20
REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

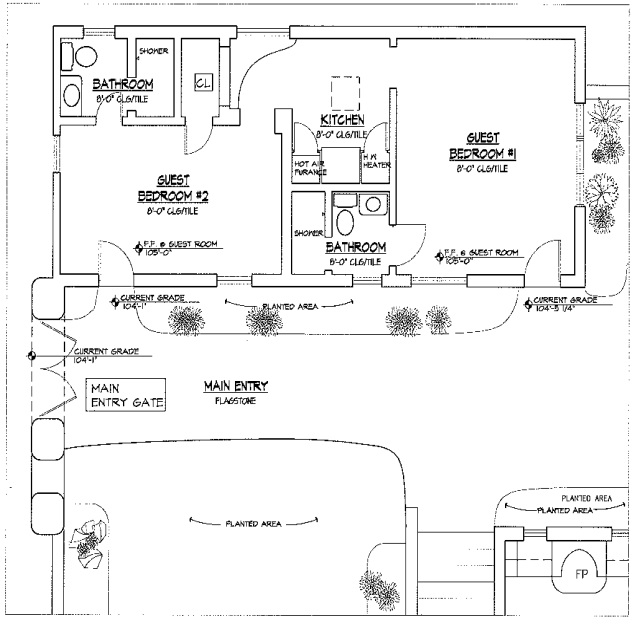
SHEET NO.
A-1

GUEST HOUSE - PORTAL ADDITION

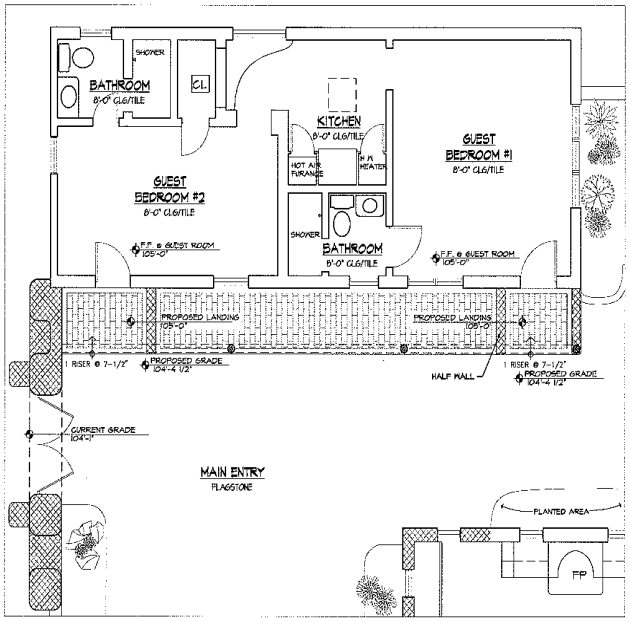
1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"



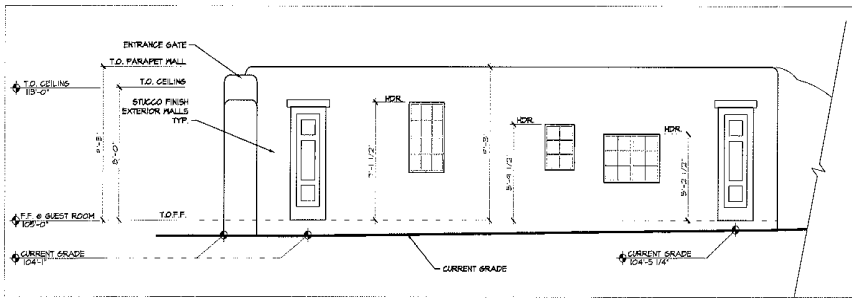
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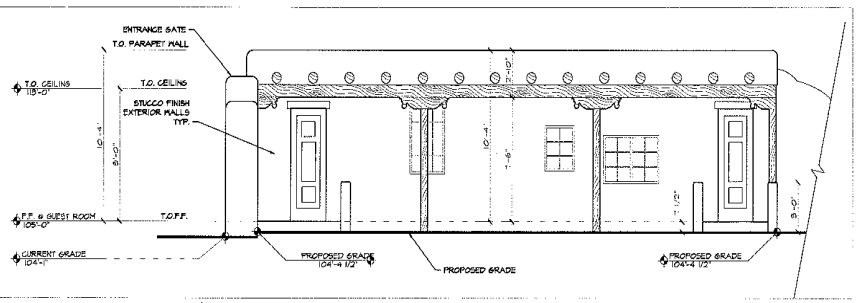
PROPOSED

2 GUEST HOUSE - PORTAL ADDITION PLAN
SCALE: 1/4" = 1'-0"

REFERENCES
NEW WALL
EXISTING WALL



EXISTING



PROPOSED

3 GUEST HOUSE - PORTAL ADDITION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NO.
2060

Guest House - Portal Addition
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

DRAWN DATE
OG 07.02.20

CHECKED: DATE
JNM 07.02.20

REVISED:
1 04-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

SHEET NO:
A-1

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested.

Case number: **2020-002483-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 _____

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: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-2483-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard & fence standards.

_x_ Historic Inventory Form

_x_ Preliminary Zoning Review Sheet

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

_X_ Other: Exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of proposed item numbers 1 – 6 and 8 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.

For item number 7, staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony.

BACKGROUND & SUMMARY:

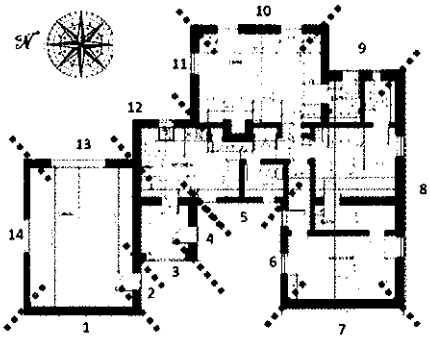
524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the "Hughes Subdivision" probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 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. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

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. The street-lining wall, also a contributing structure, has a vertically symmetrical form that steps down toward the center to a central driveway opening. This stepping vertical symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

The applicant now proposes the following changes:

1. Convert the existing garage (facades 1, 2, 13 and 14) to a new bedroom/bathroom space, raise the roof and parapets 12 inches on a portion of the existing garage. This is set back about 8 feet from the primary façade, but as a remodel does not qualify as an addition. This includes changes to the openings (garage door and steel casement window).



2. Expand the kitchen (façade 5) by converting 84 SF of existing portal on façades space to heated area and relocating the portal further west (facades 4, 5 and 6).

3. Re-stucco of entire structure. The color will be Sandalwood cementious stucco from El Ray, which is a light earth tone.

4. Re-roof of existing structure.

5. Creating new interior yard walls and coyote fencing.

6. Construct a new detached 445 square foot single-car garage at the north end of the property. New windows and doors will be aluminum clad colored Sierra Pacific "Aqua Mist" which is a subdued green color.

7. Create new 12 foot wide driveway opening in the north portion of the existing Contributing street yard wall to serve as access to the proposed driveway. This item requires an exception to section 14-5.2(D)(1)(a).

8. Re-pave the existing driveway with concrete brick pavers and create new patio areas, one to the north of the house of 120 square feet, one to the west, including the new portal of 160 square feet.

Regarding item 7, the proposal to create a new driveway opening for vehicular access from the north, the applicant argues that it is necessary because access to the garage from the existing wall opening would result in two hardships for the owner:

a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.

b) The distance from the garage to the house would be increased from 15 feet in the proposed design to 40 feet.

The applicant has applied for an exception per 14-5.2(D)(1)(a), an exception to remove historic material from the contributing wall. The applicant's responses to the exception criteria are included in this report, as are the responses of the HPD staff.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(1)(a): Applicant requests an exception to remove historic material from the Contributing yard wall along the curve of the street.

(i) *Do not damage the character of the district.*
Applicant Response:
Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44" high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6' in height. The proposed design will create a 12' wide opening in the yard wall at the north end of the property, approximately 52' from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36" height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.
In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50' away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

Staff Response:
The street yard wall has a historic status of contributing. It has a unique design that takes up the full width of the view as one moves through the subdivision and is complemented by a very

similar wall directly opposite, on the opposite side of the street. The design is defined by a v*ertical symmetry* which is higher at the ends, with rhythmic divisions descending to an opening at the center. Staff does not agree with the applicant that there is a "theme of stepping the wall down as the street moves north." It is the opinion of Staff is that a 12-foot wide opening will fundamentally disrupt the integrity of this overall vertically symmetrical design which is unique within the context of the district, as is the development of the Hughes Subdivision itself.

The character of the district is preserved by retaining historic material, preserving historic status, and retaining an accurate sense of history. The proposal undermines the character of the district by removing historic material, threatening the contributing status of the wall and creating a false sense of history in the form of a yard-wall that steps down toward the north.

Staff does not agree with this response.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare.*
Applicant Response: The proposed new driveway will allow for the garage to be only 15' from the house rather than 40' as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

Staff Response: The applicant has asserted that two hardships will arise from not being granted an exception:

a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.

b) The distance from the garage to the house would be increased from 15 feet in the proposed design to forty feet.

Staff finds that these hardships are created by the proposed design. There exists no need for an automobile turn-around on the property of a single-family home that warrants partial demolition of a historic structure. Walking 40 feet instead of 15 feet does not threaten the health or safety of the applicant or the general public, which Staff regards as basis for an exception.

Staff does not agree with this 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: The proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

Staff Response:

Staff does not find that all options were considered. For example, there exists the options to build a free-standing casita while retaining the existing garage or to forgo a parking turnaround area. These options would preserve the contributing wall. These have not been ruled out, thus staff does not see the application warranting and exception.

Staff does not agree with this response.

In summary, Staff finds that the exception criteria for removal of historic material were not met for the following reasons:

The proposed design disrupts the vertical symmetry of the yard wall, thus damaging the character of the district where walls that are congruent with the original design of the house, the lot, and the design intention of the subdivision are found in the Downtown and Eastside;

The need to have a turn around or a decrease in distance between the detached garage and the house do not constitute a hardship typical of those that warrant an exception by the Board; and

While two design options were considered, greater exploration of design options may be necessary to determine how the property might accommodate the removal of the existing garage for an exterior garage or retain the existing garage and construct a casita.

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.

Removal of Historic Material:

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.

14-5.2(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

HCPI Base Form (FORM 1) *(Continued from other side)*

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



North view with associated house

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

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

20. Significance to Current Community: X 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 X No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? No __ X 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 X Yes
If yes: __ Contributing __ Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Downtown and Eastside X State X National

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

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

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

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

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

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☒ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe Both front at L-shape and back in U-shape spaces

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

G. Doorways

☐N/A	**Number of Doorways**:4					
Type:	☒One-leaf	☐Two-leaf				
Style:	☐Diagonal Plank	☐Dutch	☐French	☐Plain	☒Panel	☒Vertical Plank
☐Other, describe:						
Components: Panels/Lights-Number 2 and configuration stepped						
☐Sidelights - number	and configuration		☐Transom			
Material:	☐Aluminum	☐Fiberglass	☐Metal	☐Steel	☐Vinyl	☒Wood
☐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

☒N/A **Number of Window Openings**:13

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☒2Pane Horizontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2/2	☒2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☒Steel	☐3/1	☒3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☒4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☐Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe:2/3, 2/4, 3/3, 4/3		
☐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.

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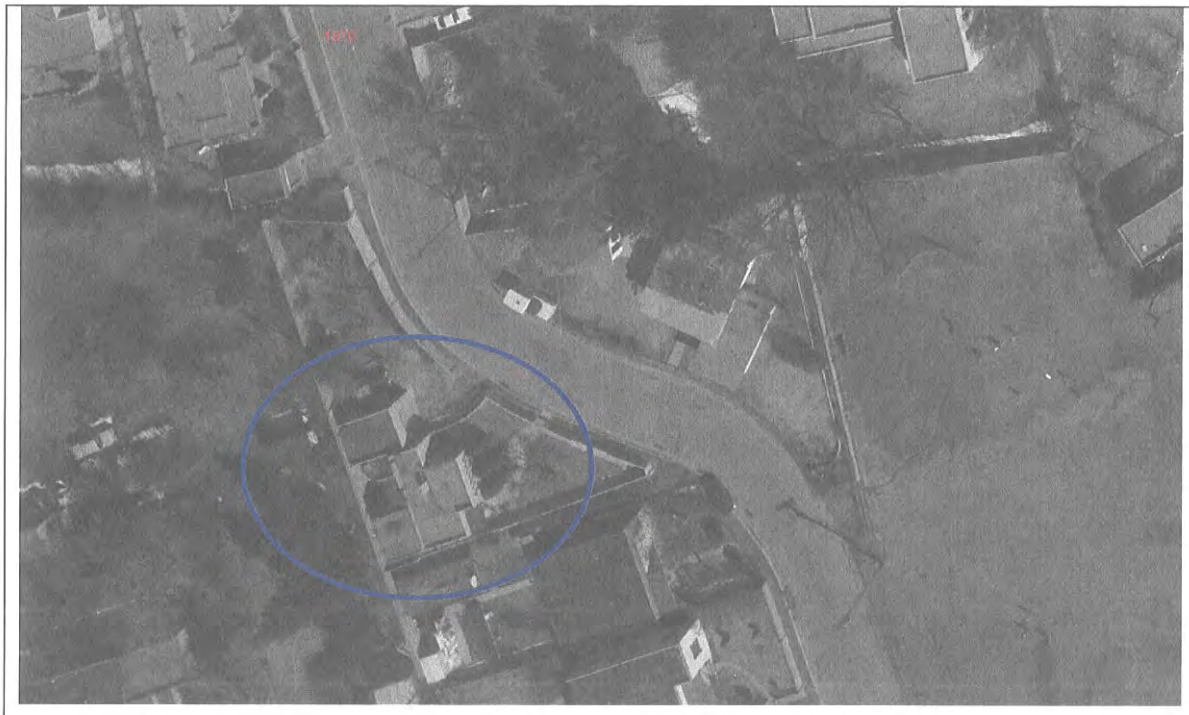


1965 Aerial photograph

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1970 Aerial Photograph

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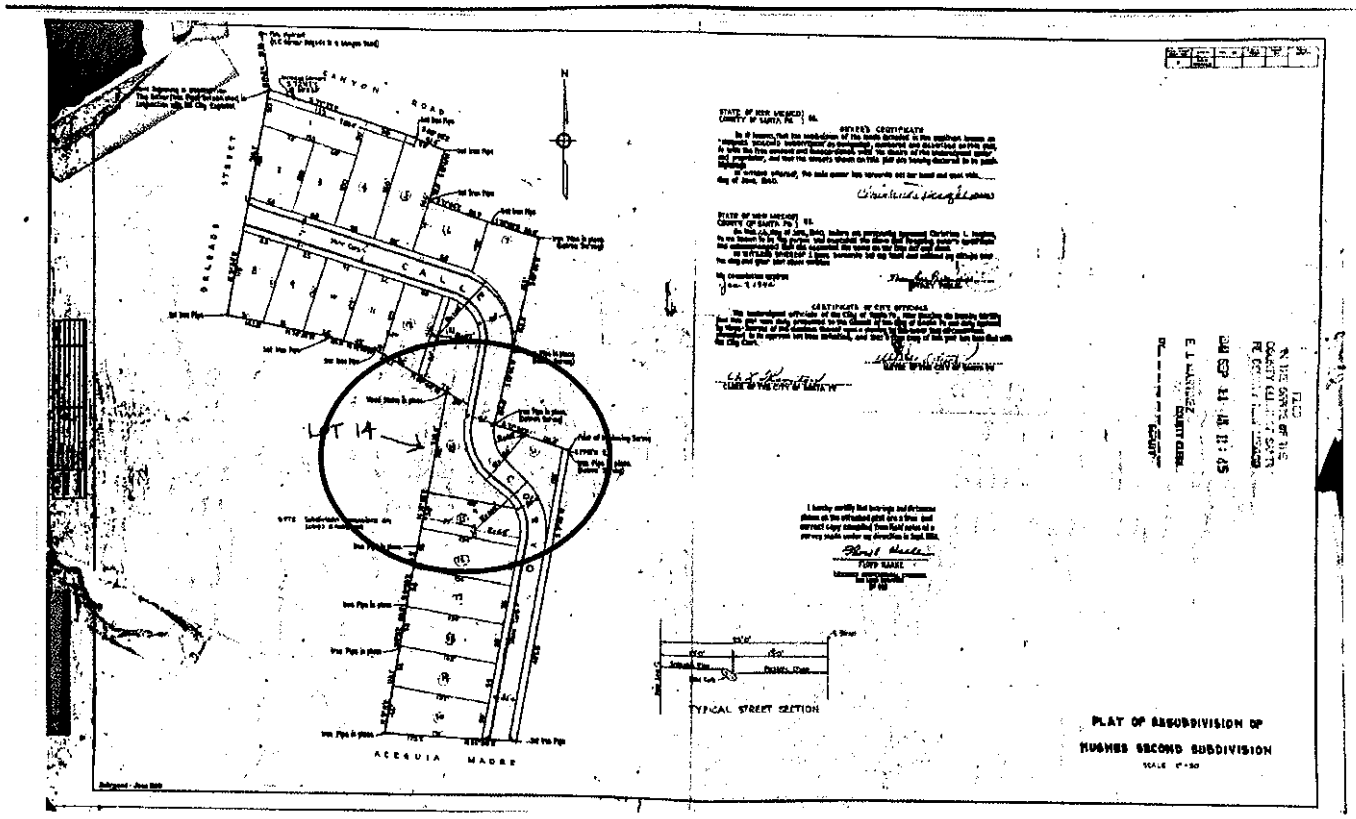


1975 Aerial Photograph

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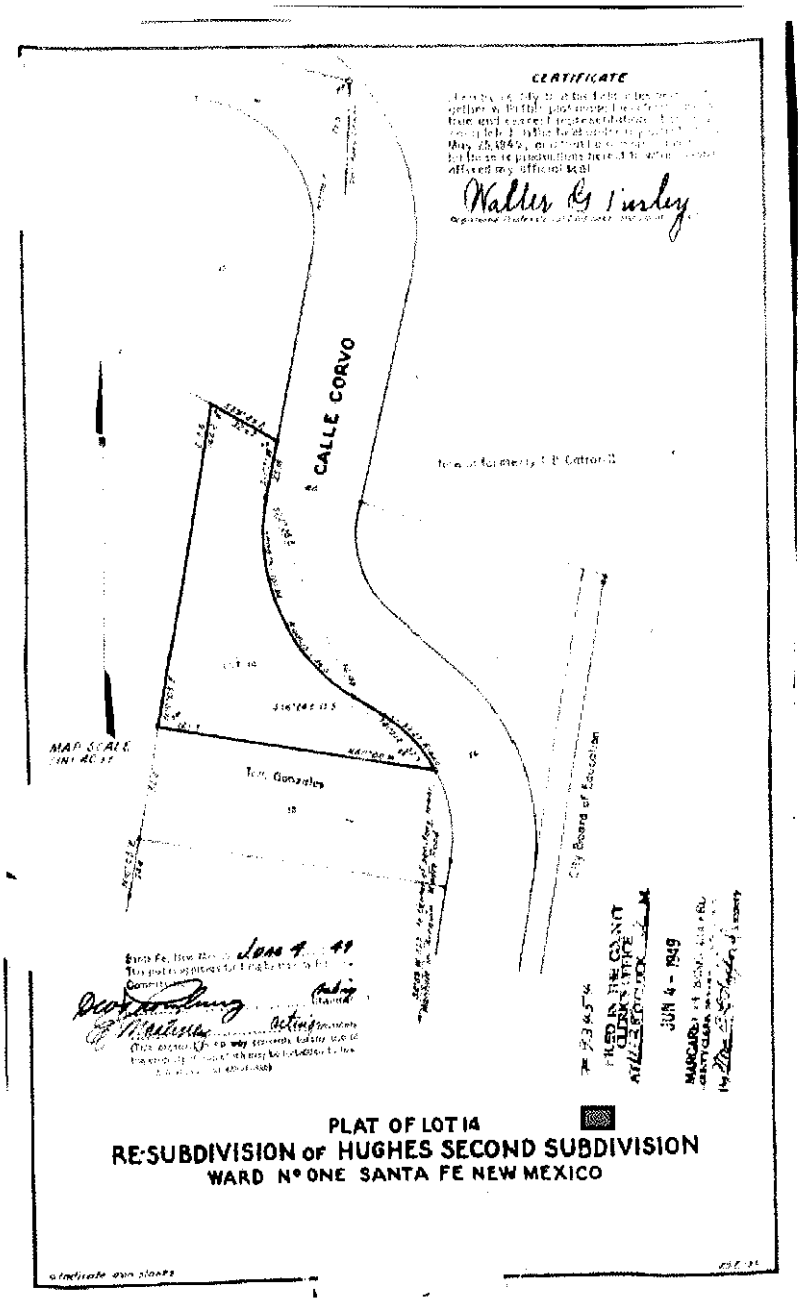
1949 Plat of Resubdivision of Hughes Second Subdivision

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

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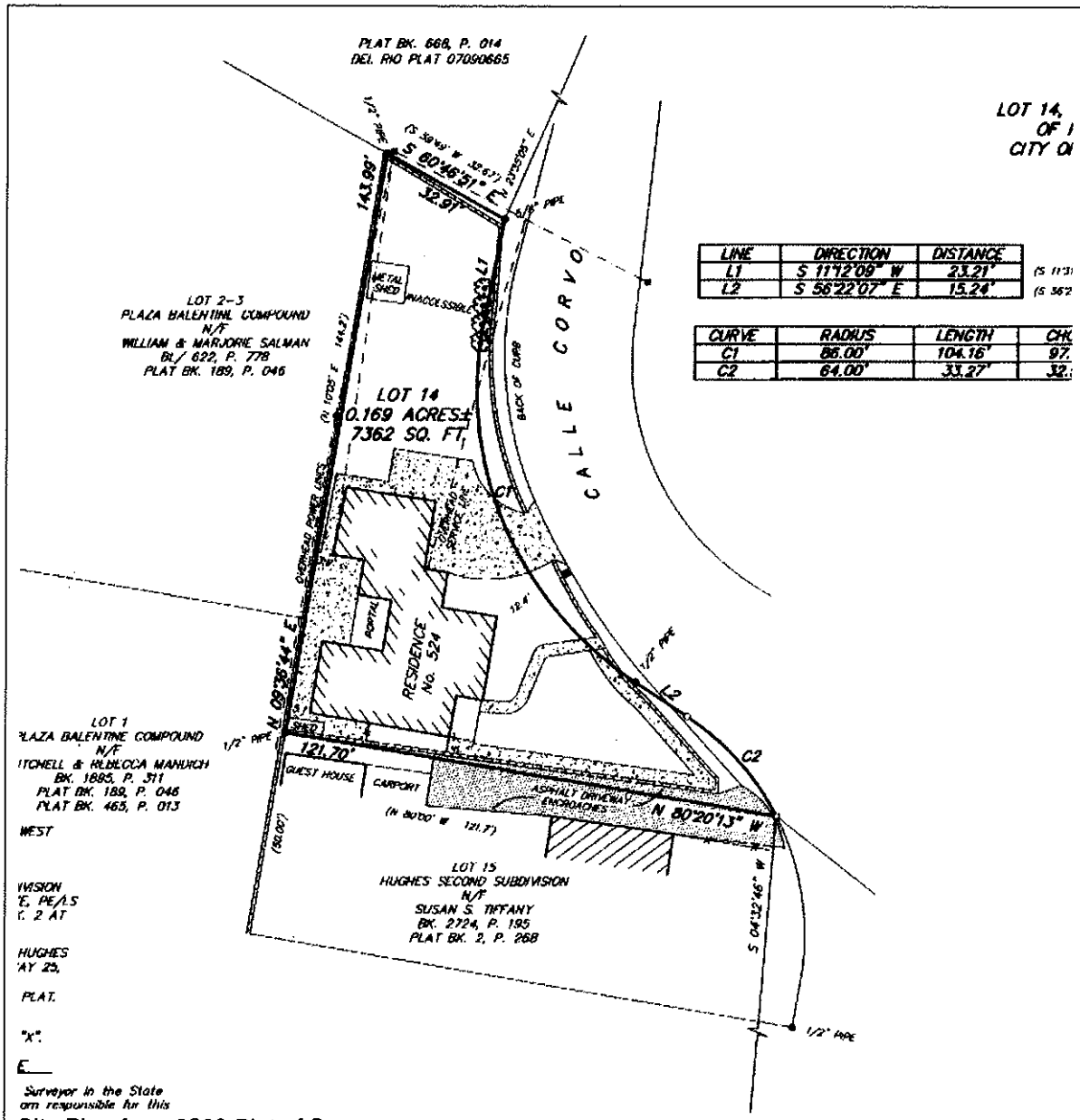


1949 Plat of Lot 14

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Site Plan from 2009 Plat of Survey

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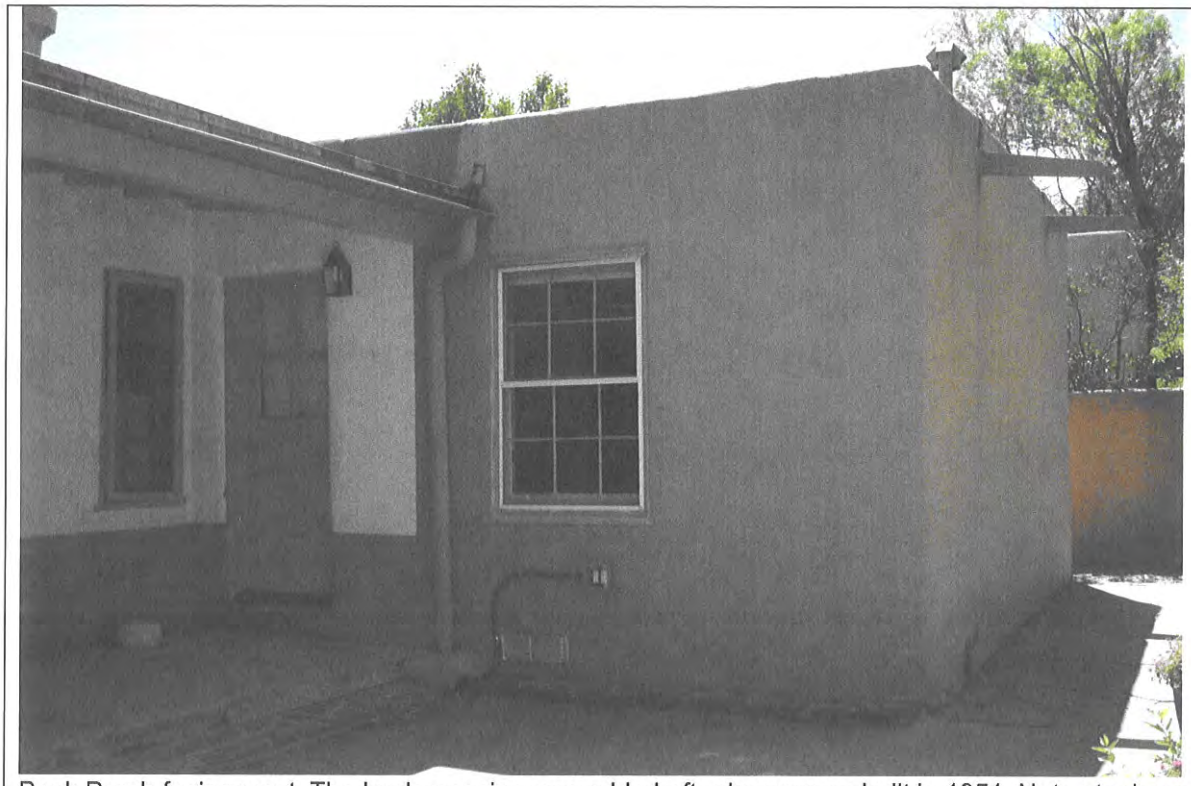


Front Porch facing east and the Street

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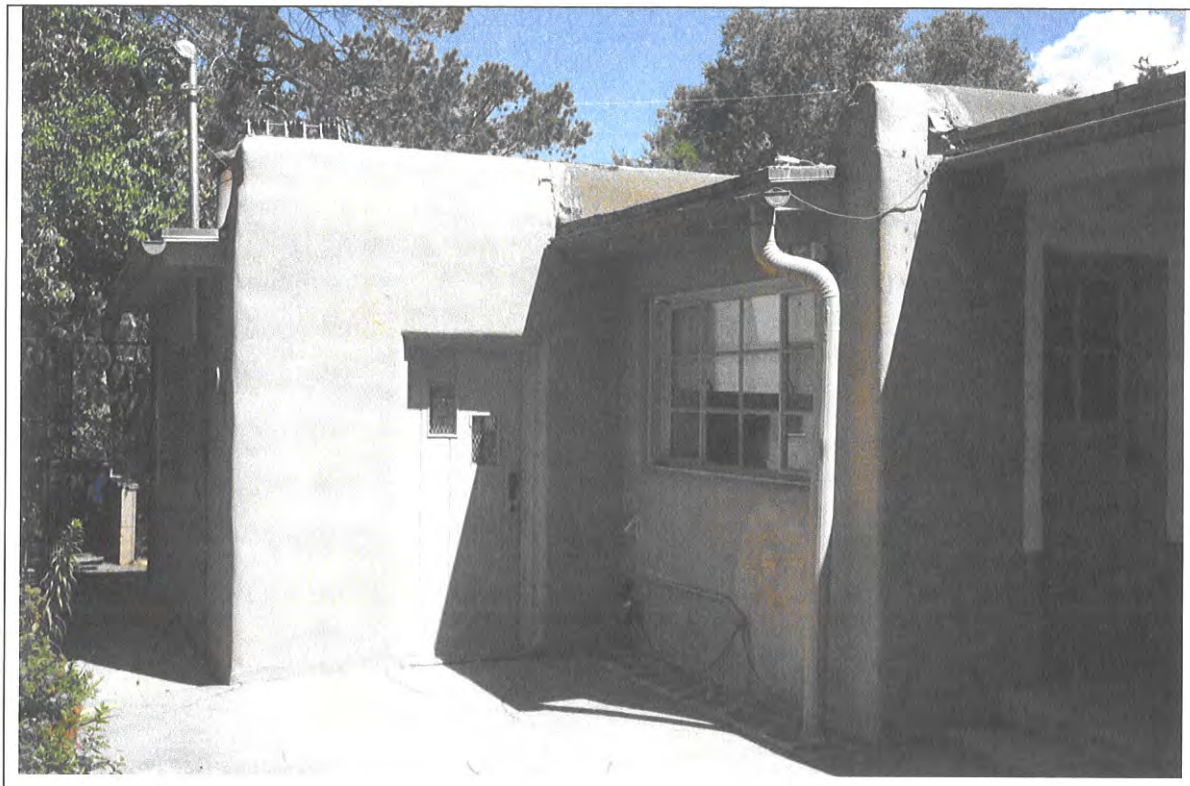


Back Porch facing west. The back massing was added after house was built in 1951. Note steel canals.

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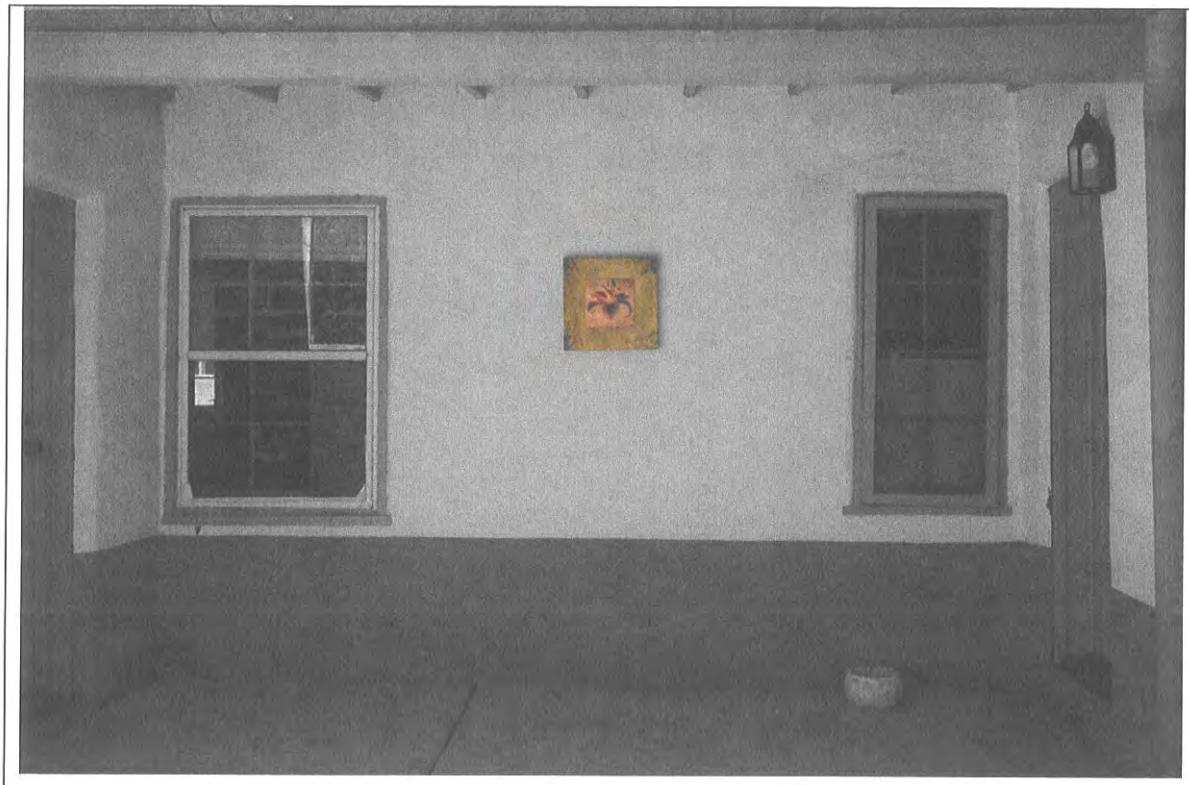


Back porch and garage. Note steel casement windows in utility room. Door to garage matches front door.

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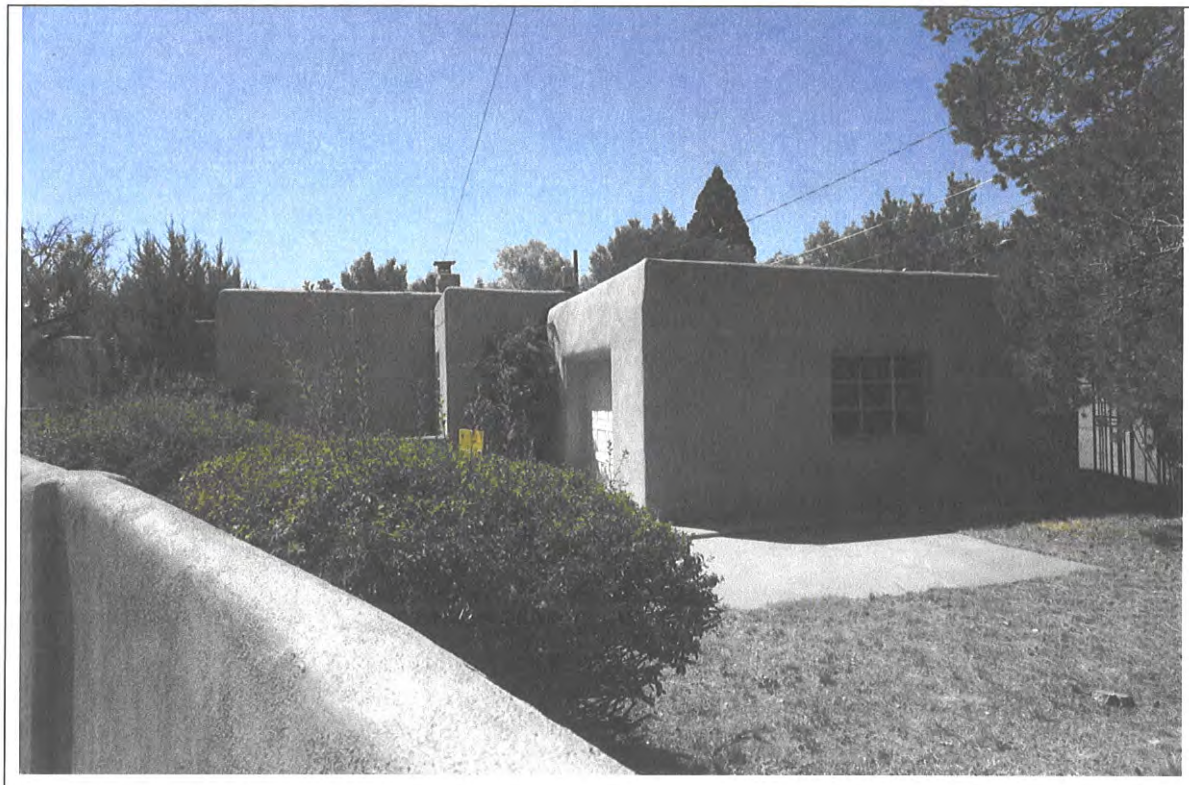


Back porch. Both windows appear original. Note exposed wood framing.

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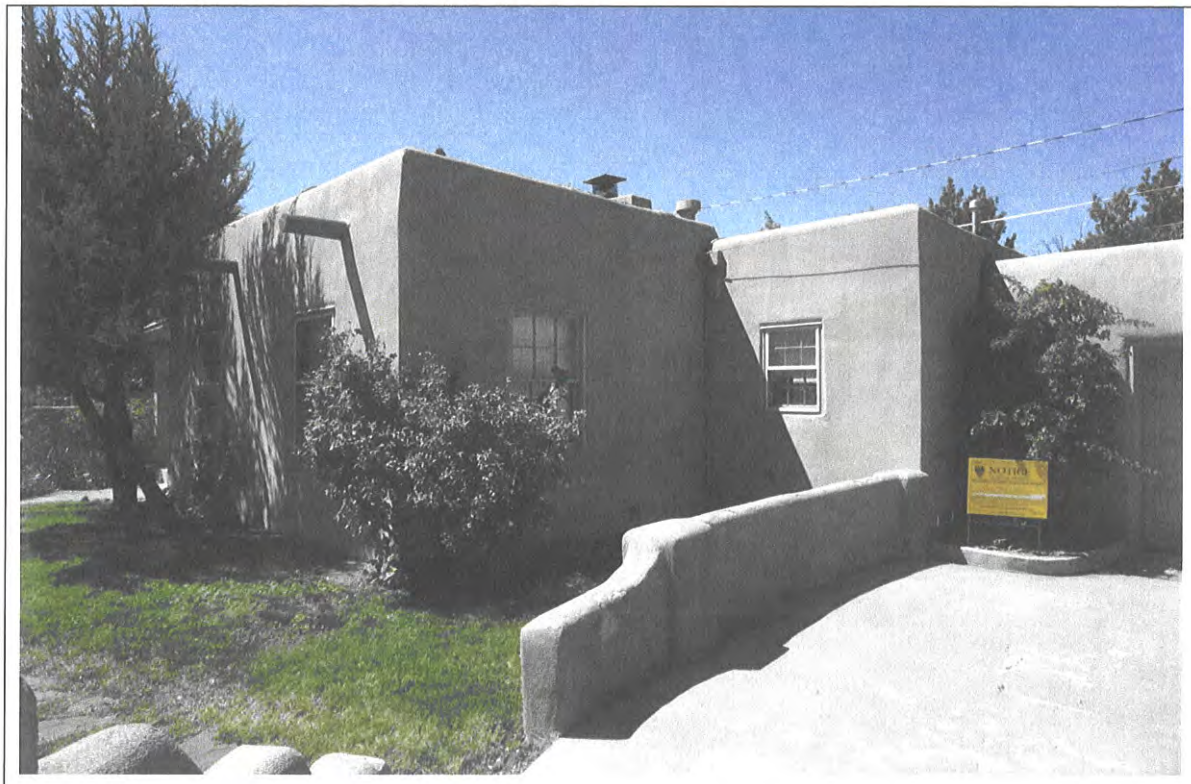


Garage massing to the north with fixed steel windows. Exposed fireplace chimney in middle of house.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

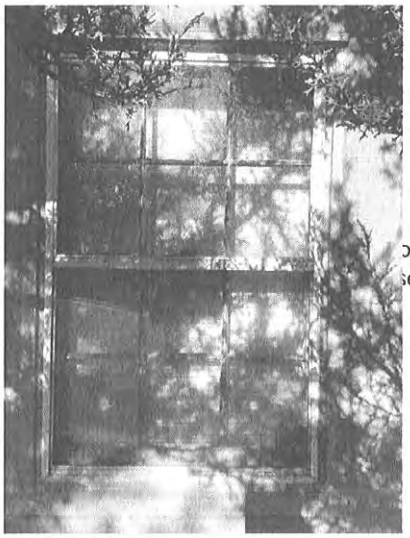
Historic Preservation Division, New Mexico Department of Cultural Affairs

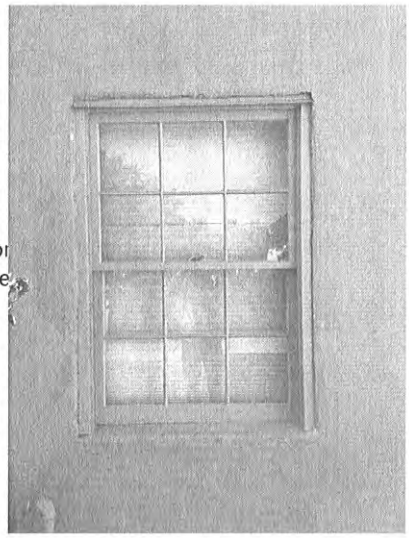
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Remnants of projecting vigas from living room. Windows are original. Garage door was replaced.

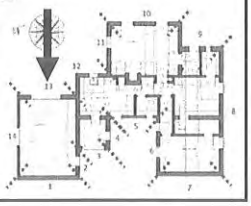
524 Calle Corvo





524 Calle Corvo





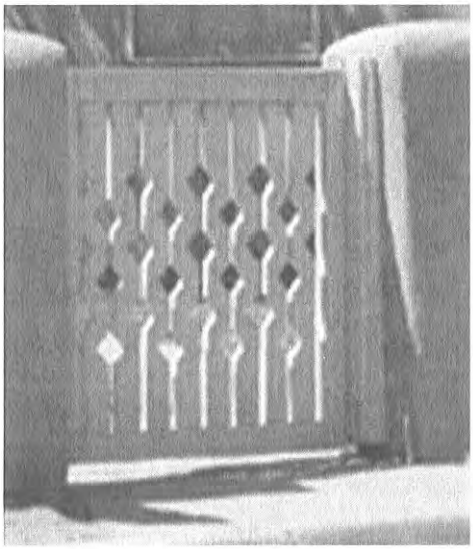
Garage floor frame

524 Calle Corvo



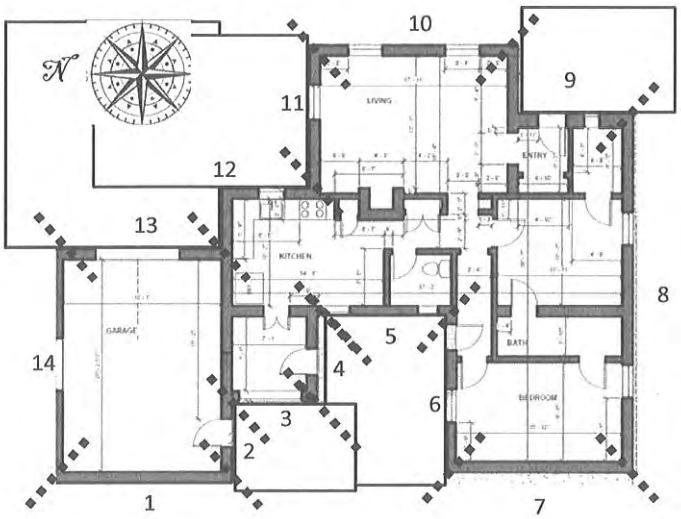
Yard walls

524 Calle Corvo



Pedestrian gate

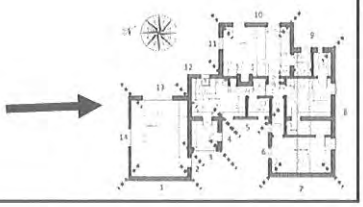
524 Calle Corvo



Façade diagram

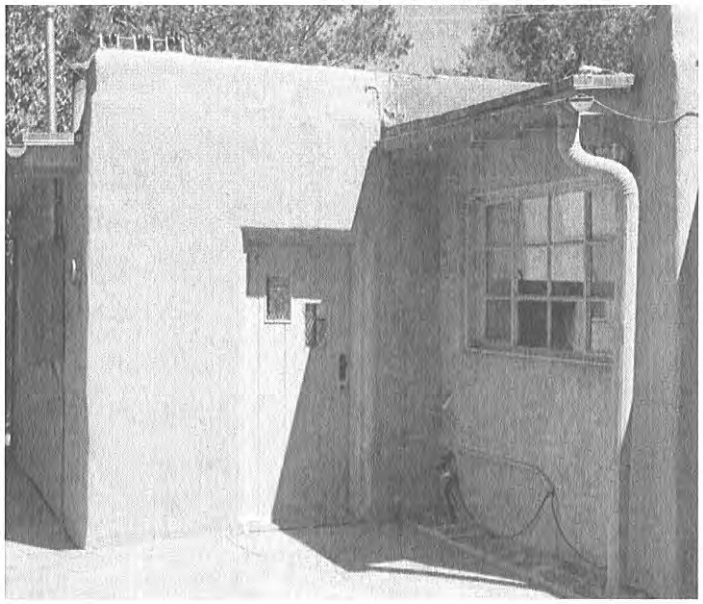
524 Calle Corvo

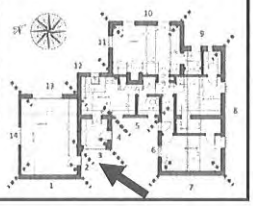




North facades

524 Calle Corvo

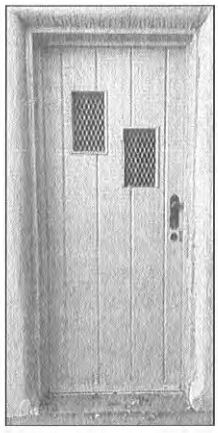




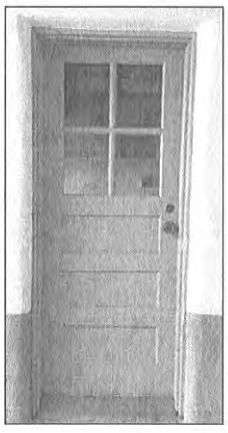
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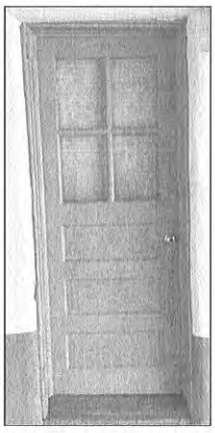
524 Calle Corvo





Wood board doors

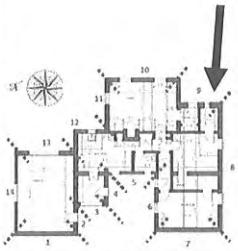




Four-light doors

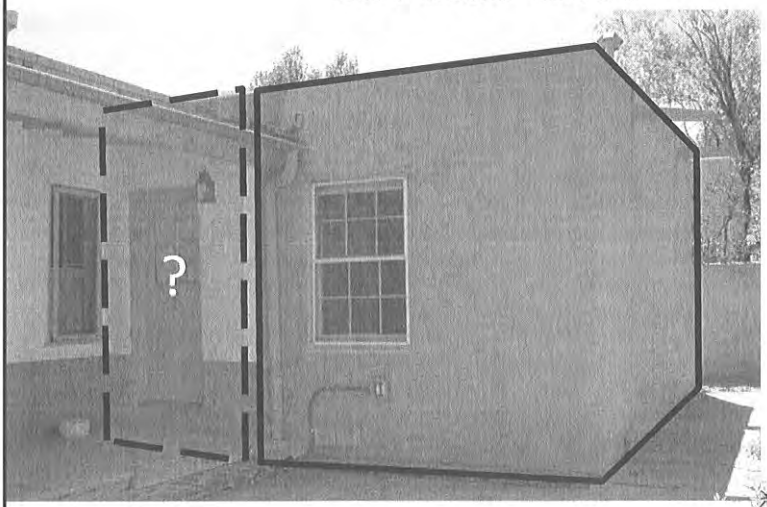
524 Calle Corvo

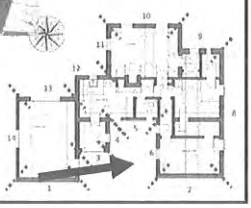




Entry Portal

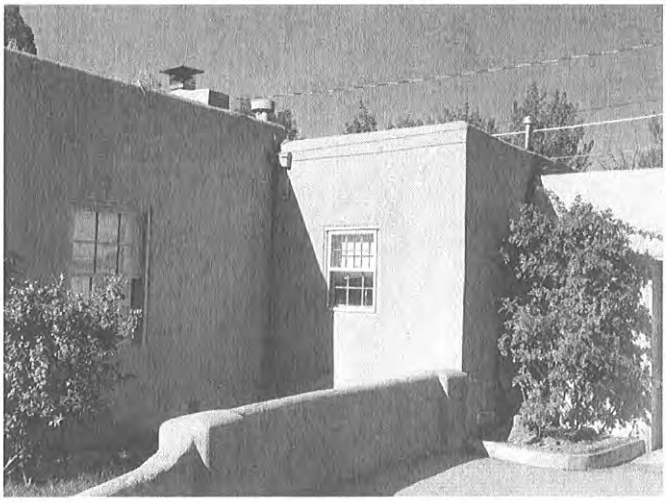
524 Calle Corvo

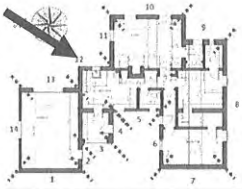




Later addition

524 Calle Corvo



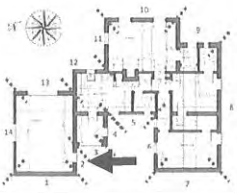


1) Original Massing

524 Calle Corvo

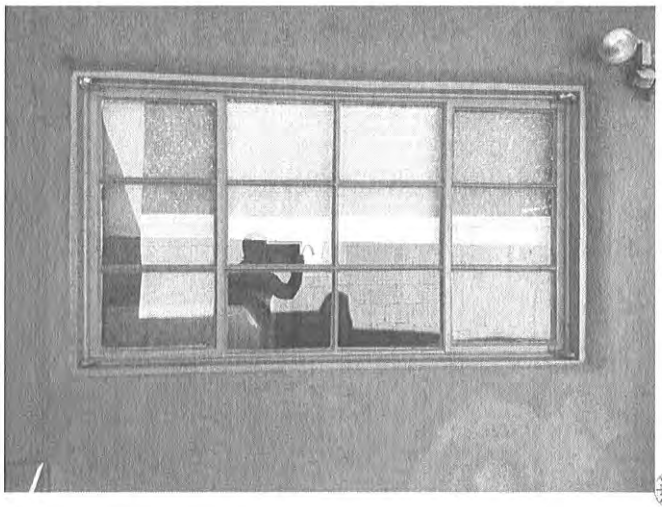


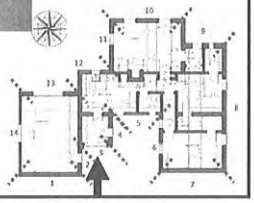




3) Board door / hardware

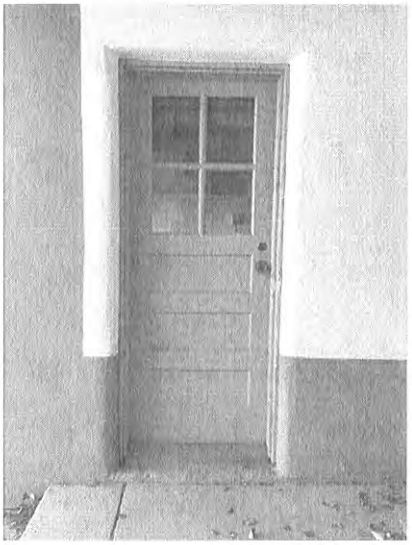
524 Calle Corvo

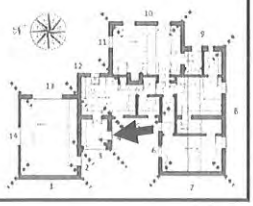




3) Steel Window

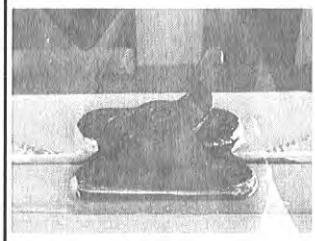
524 Calle Corvo

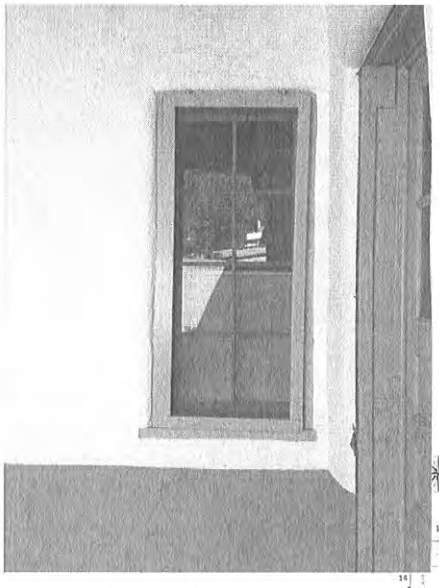


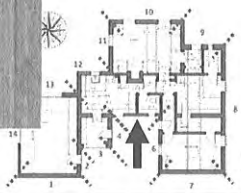


4) Wood 4-light door

524 Calle Corvo

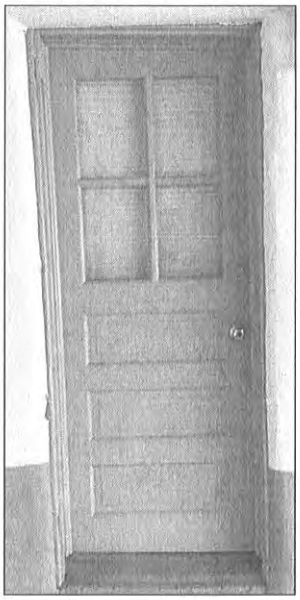


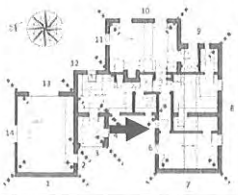




5) Windows

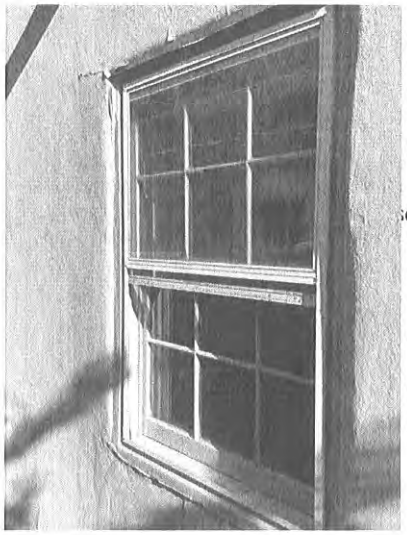
524 Calle Corvo

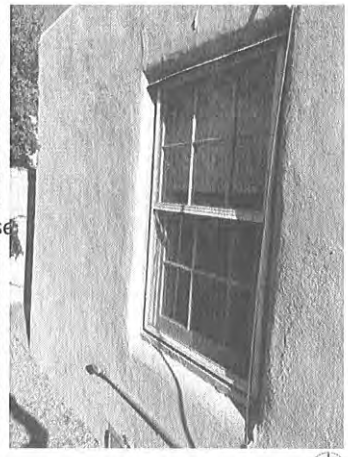


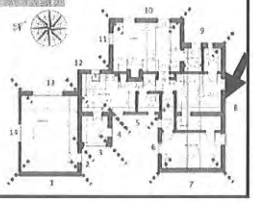


6) Wooden door

524 Calle Corvo





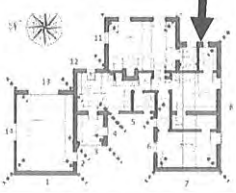


7) Windows

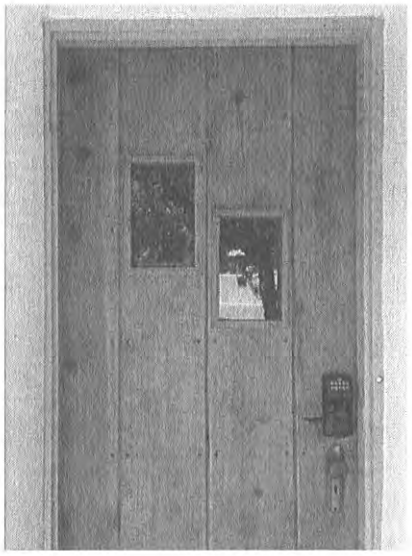
524 Calle Corvo

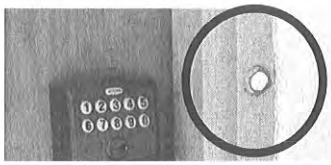


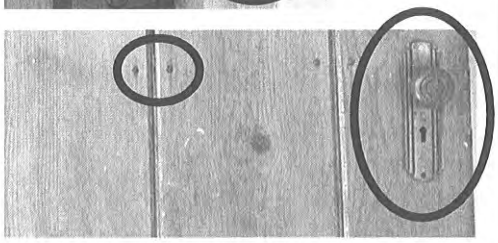


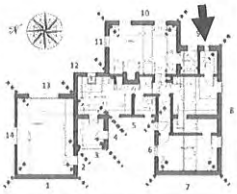


8a) Hand-painted window



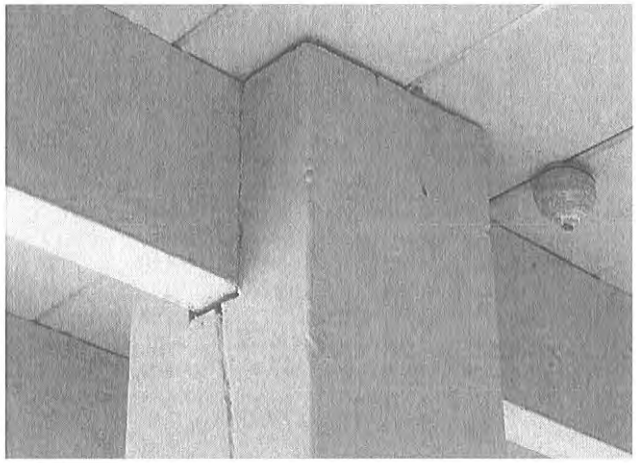


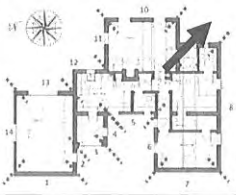




8b – c) Board door, handle and doorbell

524 Calle Corvo

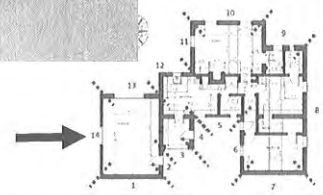




8d) Porch joinery

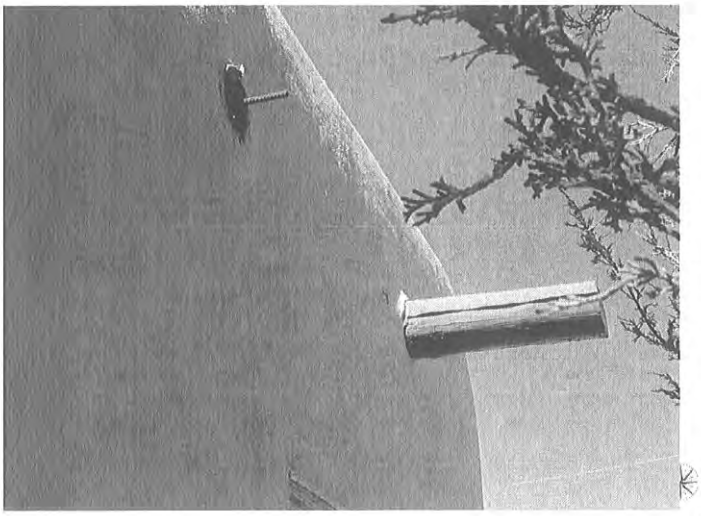
524 Calle Corvo

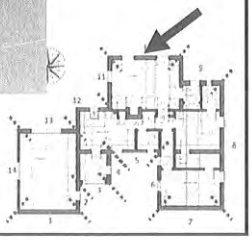




Garage Rear

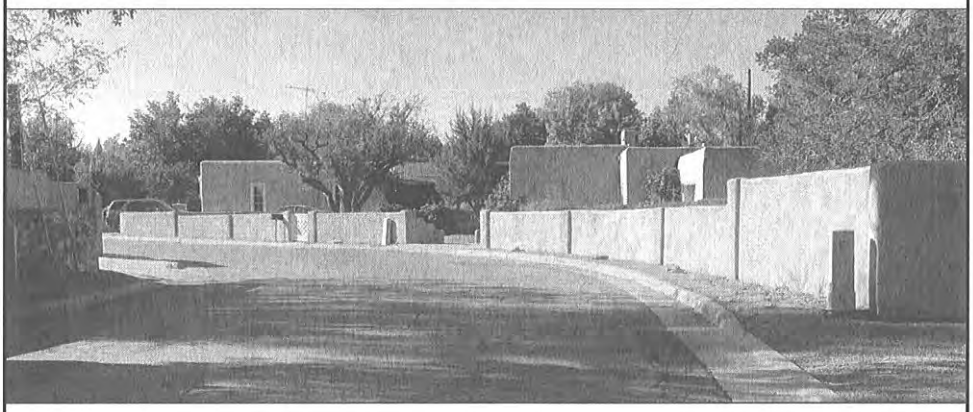
524 Calle Corvo





Garage Rear

524 Calle Corvo

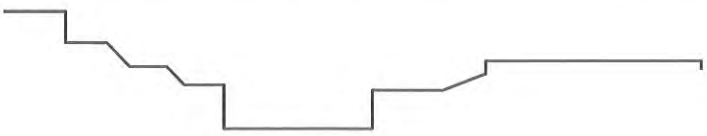




Wall design symmetry

524 Calle Corvo

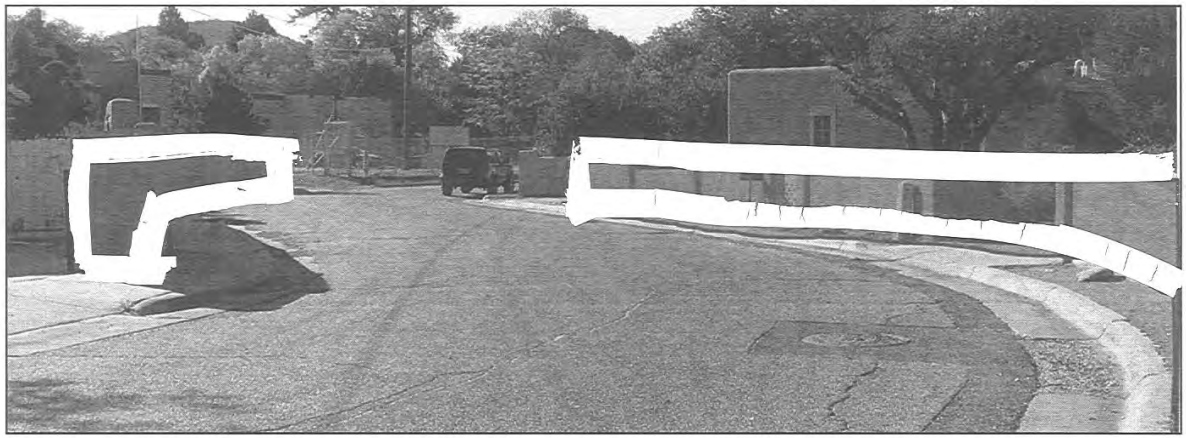




Interior yard wall

524 Calle Corvo



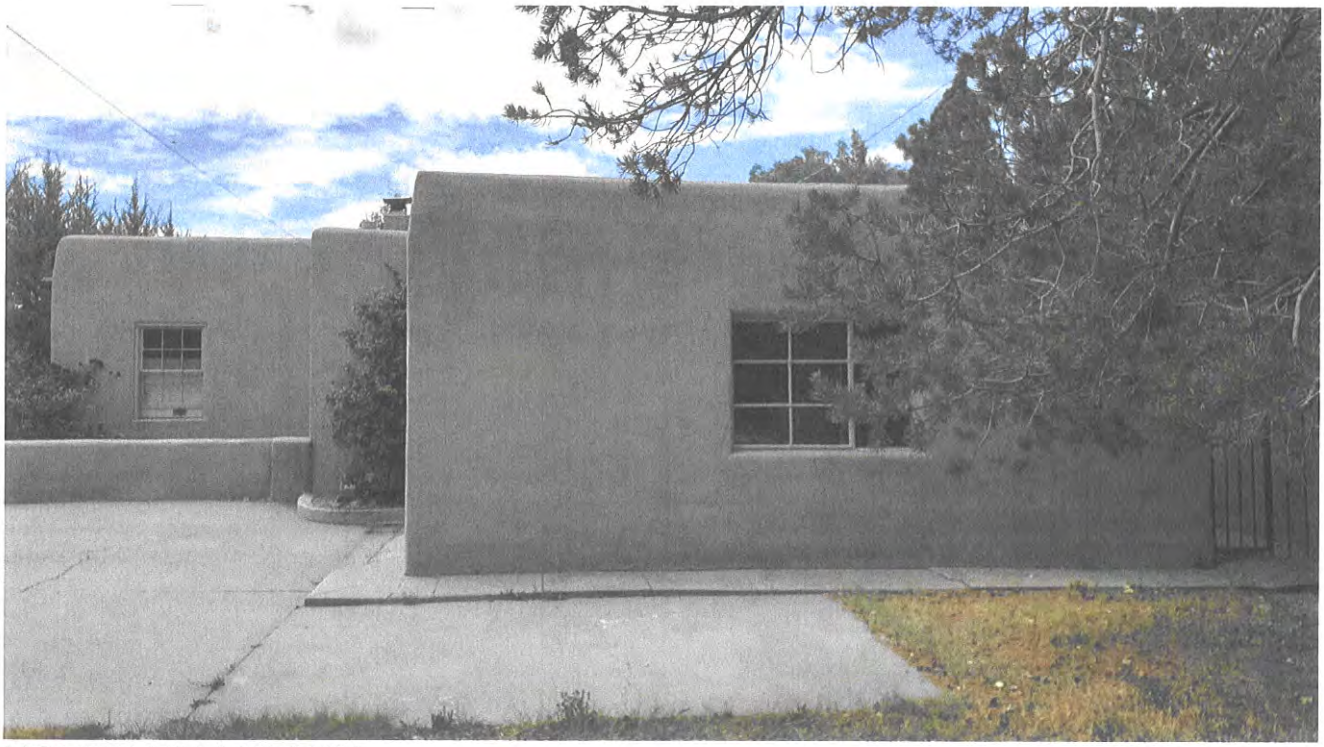


Urban design – serpentine curved walls

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

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:

Mathey Associates
ARCHITECTS
2 Camino Pequeno Santa Fe, NM 87501

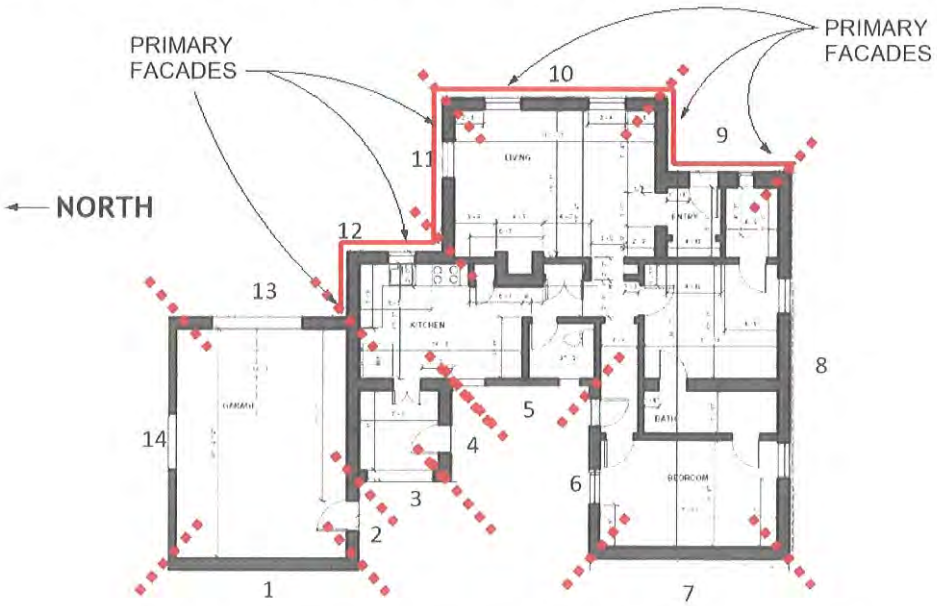
October 28, 2020

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

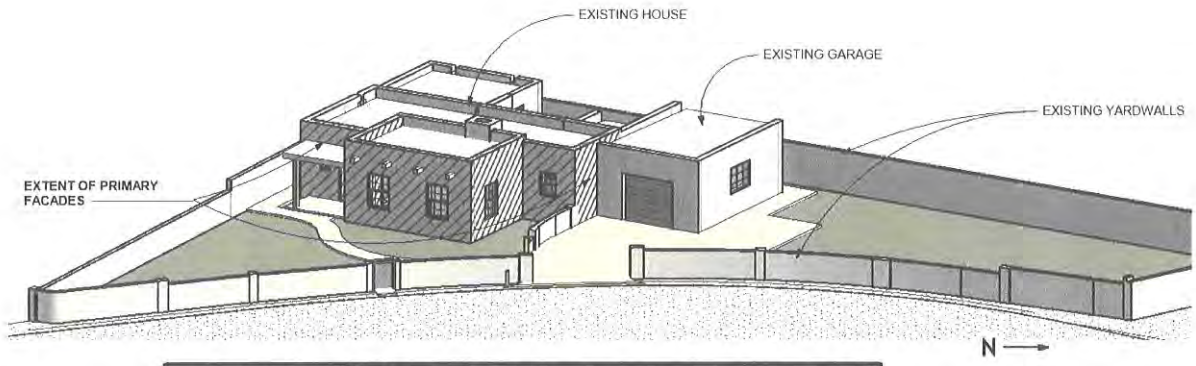
Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage at 524 Calle Corvo in the Downtown and Eastside Historic Review District.

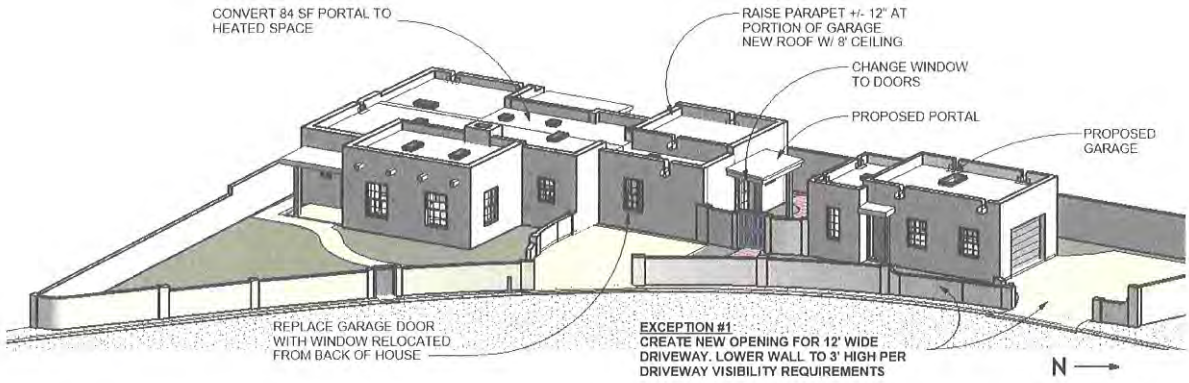
This Spanish Pueblo Revival style single-family home is constructed of masonry, with the original portion being constructed around 1949. Subsequent additions prior to 1970 included an additional bedroom, portal, laundry room and garage. The property has been recently historically surveyed and reviewed by the HDRB on October 13th. The decision of the Board was to designate the street-bordering yard wall, the interior yard wall, house and garage a historic status of Contributing with facades 9, 10, 11 and 12 as Primary Facades.



FACADE DIAGRAM OF EXISTING HOUSE AND GARAGE



EXISTING VIEW FROM CALLE CORVO



PROPOSED VIEW FROM CALLE CORVO

<u>The primary scope of proposed work includes:</u>

- Converting the existing garage to a new bedroom/bathroom space, raise the roof and parapets at a portion of the existing garage.
- Expanding the kitchen by converting 84 SF of existing portal space to heated area
- Adding portals at the new bedroom and kitchen
- Re-stuccoing of entire structure. Several layers of stucco have been applied over time including some areas with elastomeric stucco that is deteriorating.
- Re-roofing of existing structure
- Creating new interior yard walls and coyote fencing
- Constructing a new detached single-car garage
- <u>Exception #1</u> - Create new driveway opening in existing street yard wall
- New walkways and patios
- Re-paving of existing driveway with new concrete brick pavers

No work is proposed to the primary facades other than the maintenance and re-stuccoing as noted on the plans. Two existing windows and a door on the back of the house that were noted as special features in the staff review of the historic status will be relocated to the front of the remodeled house and proposed garage in order to maintain the integrity of the main public view.

Mathey Associates
ARCHITECTS
2 Camino Pequeno Santa Fe, NM 87501

November 17, 2020

Attn: Daniel Schwab and Lani McCulley
City of Santa Fe Historic Review Division
Re: Historic Design Review, 524 Calle Corvo
Amendment to Stucco and Door/Window colors

Hello Daniel and Lani,

We would like to change the stucco, door and window cladding and trim colors as shown below. These colors most closely match the existing finishes.

Thank you,
Courtenay Mathey

524 CALLE CORVO COLOR SAMPLES



STUCCO: "SANDALWOOD" CEMENT STUCCO BY EL REY



DOOR AND WINDOW CLADDING: "AQUA MIST" AS MADE BY SIERRA PACIFIC WINDOWS. WOOD TRIM TO BE PAINTED TO MATCH.



Colonial Pine

WOOD STAIN: "COLONIAL PINE" BY MINWAX OR SIMILAR

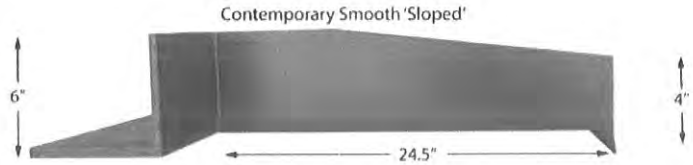


EXTERIOR WALL LIGHT COPPER FRAME FINISH
HEIGHT = +/12" LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY DARK SKY REGULATIONS



EXPOSED VIGA END REPLACEMENT
"MEDIUM PINE" FINISH, BY FIBERSPAN





CANALES
"LIMESTONE" FINISH, BY FIBERSPAN



DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE, DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

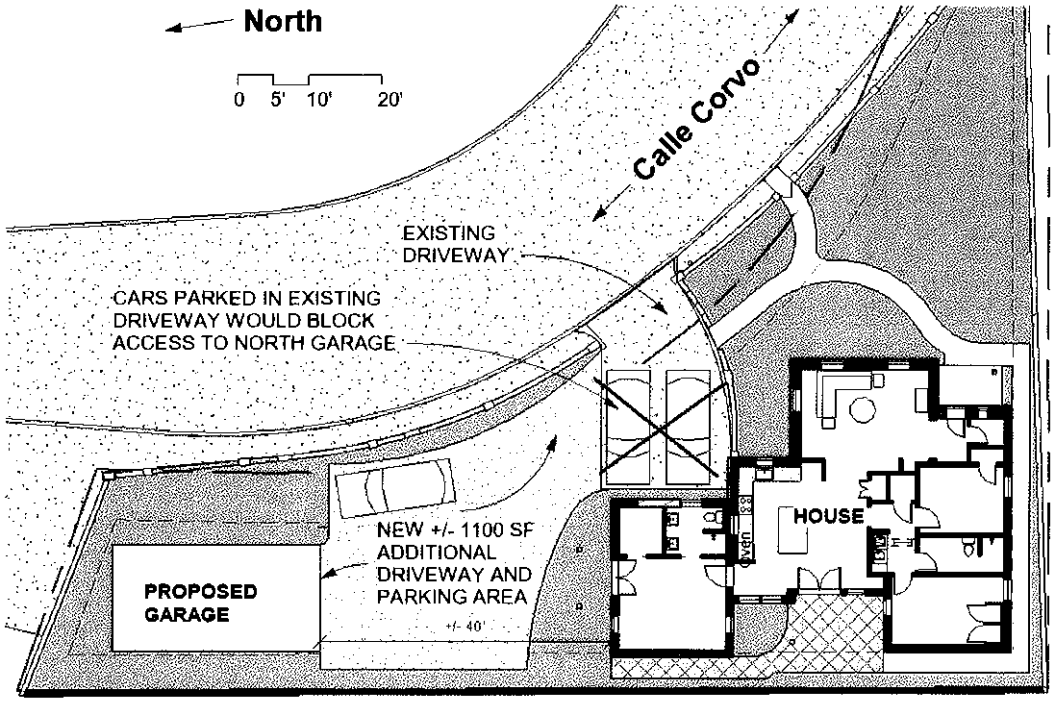
DETAILED LIST OF PROPOSED WORK		
LOCATION	**STATUS**	**PROPOSED WORK**
STREET YARD WALL	Contributing	Exception #1 - Demo new opening for 12 driveway, lower a portion of the yard wall approx. 8 to provide driveway visibility per zoning requirements.
FAÇADE 1 (Garage)	Contributing	Demo roof overhang, new roof with 8 ceiling at proposed bedroom, raise parapet +/- 16 , re-stucco,
FAÇADE 2 (Garage)	Contributing	Relocate single door to new garage, install new window, raise parapet +/- 12 , Re-stucco
FAÇADE 3 (Laundry)	Contributing	Demo roof overhang, replace window, raise parapet +/- 16 , re-stucco
FAÇADE 4 (Laundry)	Contributing	Demo wall
FAÇADE 5 (Kitchen)	Contributing	Relocate windows to new Bed 1 and garage. Demo Wall. Enclose portion of portal, add new west portal, re-stucco
FAÇADE 6 (Bedroom)	Contributing	Replace window, demo portion of wall, re-stucco
FAÇADE 7 (Bedroom)	Contributing	Replace canals, re-stucco
FAÇADE 8 (Bedrooms)	Contributing	Replace windows and canale, re-stucco
FAÇADE 9 Entry Portal)	Primary	Refurbish and paint existing window and door, patch portal flashing, re-stucco
FAÇADE 10 (Living Rm.)	Primary	Refurbish and paint existing windows and trim, replace existing viga extensions, re-stucco
FAÇADE 11 (Living Rm.)	Primary	Refurbish and paint existing window and trim, re-stucco
FAÇADE 12 (Kitchen)	Primary	Remove telephone equipment boxes and conduit. Refurbish and paint existing window and trim, re-stucco
FAÇADE 13 (Garage)	Contributing	Remove existing garage overhead door, refurbish and install window relocated from west side of house, infill rest of opening with frame/stucco, re-stucco
FAÇADE 14 (Garage)	Contributing	Replace windows with pair of French doors, add new window, add portal, re-stucco
EXISTING ROOF	Contributing	Re-roof existing areas and provide new earthtone bituthene roofing at new roofs
PROPOSED GARAGE	NONE	Construct new single car garage. Refurbish, paint and install existing single door and window relocated from west side of house per plans.

Exception #1 – New additional 12' wide driveway opening in existing street yard wall

To fully utilize the existing structure the owner needs to convert the existing garage into a new third bedroom space. The owner also requires a single car garage and in order to minimize the impact on the existing structure and make best use of the available open area this proposal is for a new detached garage rather than an attached garage.

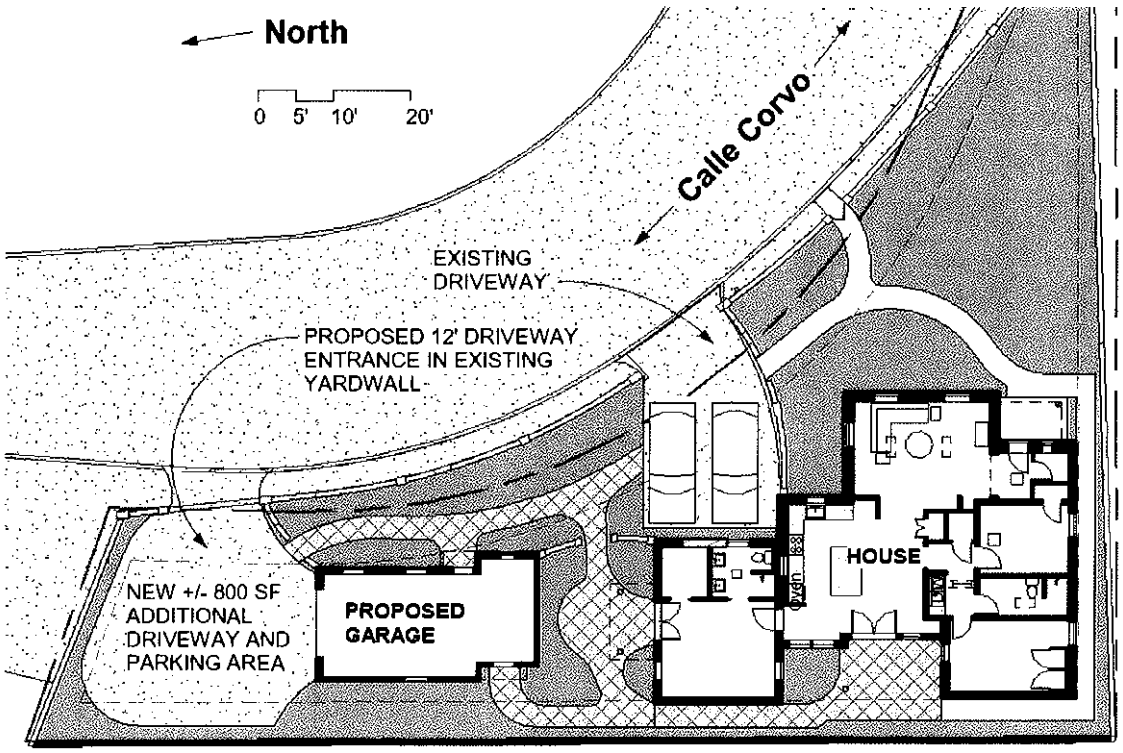
Different design options were considered based on A utilizing the existing driveway entrance or B creating a new secondary driveway entrance through the existing street yard wall. The site has its own unique constrictions due to the long narrow shape with a curved streetfront. Though the lot is over 150 long north to south, the depth of the lot at the proposed garage area is only 30 and the setbacks reduce the usable depth to just 18 . This is quite different than the mostly rectilinear lots in the subdivision.

The first option utilizes the existing driveway to access a new detached garage and requires that the garage be pushed to the north end of the site away from the house in order to allow for appropriate vehicular access and turnaround space. This option eliminates two parking spaces in the existing driveway area since that area would be needed for circulation instead. It also pushes the garage to be about 40 away from the house thus making the access between the garage/parking areas to the house less practical and reduces the amount of open space that could be used as a courtyard for the proposed bedroom. Additionally, the new garage would be so separated from the house as to not have an architectural dialogue or connection between the structures.



524 CALLE CORVO
DESIGN OPTION 'A' - PROPOSED GARAGE USING EXISTING DRIVEWAY ACCESS

The second option (proposed) considers leaving the existing driveway as guest parking space and creating a new secondary driveway entrance to service the garage. This option allows for retaining the character of the existing parking area and maintains close access for guests to the house. The proposed garage would be closer to the house, allow for more architectural connection between the structures and create a natural courtyard space between it and the house.

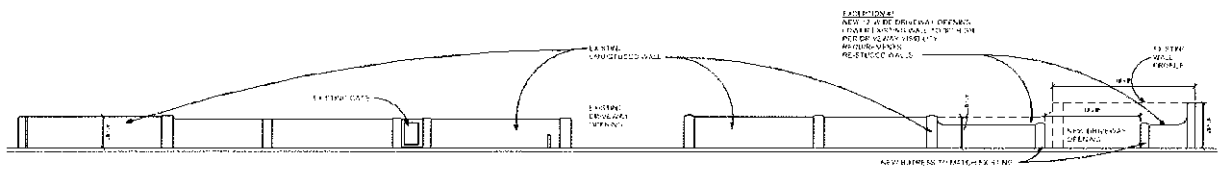


524 CALLE CORVO
DESIGN OPTION 'B' - PROPOSED GARAGE WITH NEW DRIVEWAY ACCESS

After consideration of the options we feel that option B is more functional and in line with the aesthetics of the neighborhood and is the proposed design for Board review.



EXISTING WALL
ELEVATION - Street View
1 A-4.1 3/16" = 1'-0"



PROPOSED WALL
ELEVATION - Street View
2 A-4.1 3/16" = 1'-0"

Historical staff review of this proposal has determined that creating a new opening in the street yard wall requires an exception per Section 14-5.2 D 1 a: The removal of historic materials or alteration of architectural features that embody the status shall be prohibited (Yard wall).

The staff report for the recently completed historic status review included a list of special features of the existing house and garage, many of them not located on a primary facade. These features were reviewed during the status review Board meeting on October 13, 2020 and it was stated by the Board that these items do not need to be retained unless they are on a primary façade (see pg. 38 of October 13, 2020 HDRB meeting minutes).

Historic Districts and Historic Landmarks Design Standards Exception Criteria

(i) Do not damage the character of the district

Though the street yard wall is not considered a Primary Façade, we agree that the character of the wall is distinctive and have designed the new opening to blend well with the existing design. The existing +/- 44 high street wall steps down in small increments as the street slopes to the north, except at the last section where the wall changes more significantly at a buttress to nearly 6 in height. The proposed design will create a 12 wide opening in the yard wall at the north end of the property, approximately 52 from the existing driveway. A portion of the wall on either side of the opening will be lowered to a 36 height to allow for driveway visibility zoning requirements. Stepped interior yard walls similar to the existing will tie the yard wall to the proposed garage.

In our view, the new opening carries the theme of stepping the wall down as the street moves north and does not look as imbalanced as the existing design. By being more than 50 away from the existing driveway opening it does not infringe on the appearance of the existing driveway entry or house. For these reasons we feel this proposal does not damage the character of the district or property.

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

The proposed new driveway will allow for the garage to be only 15 from the house rather than 40 as would be required if the existing driveway had to be used instead. Without the granting of this exception, guests also would have to park further away from the main entry in order to allow for access to the garage. We feel these added distances are problematic and not conducive to providing reasonable and practical access between the house, garage and parking areas and would be a hardship to the owner.

(i) **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**

The proposed design allows for a closer connection between the house and new garage and architecturally ties the structures together in a way more in keeping with the compound and cluster patterns common in the neighborhood. Granting of this exception will allow for a design that responds to the constrictions of the site, creates and maintains better access between the parking and house and retains the character and use of the existing driveway and parking design.

PROJECT INFORMATION

BUILDING AREAS
EXISTING HEATED AREA = 1165 SF
PROPOSED HEATED AREA = 84 SF
PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF
TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF
EXISTING PORTAL = 57 SF
PROPOSED PORTALS = 170 SF
TOTAL FINAL ROOFED AREA = 2294 SF

HEIGHT LIMITS
Allowable residence height limit = 14 -4
Proposed residence max. height = 12 -0

Allowable new yard wall height = 61 max.
Proposed new yard wall height = 61 max.

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)
Lot coverage: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

CONSTRUCTION SYSTEM
New construction will be of wood frame with stucco finish to match existing. Rounded edges at parapets and wall edges will be maintained.

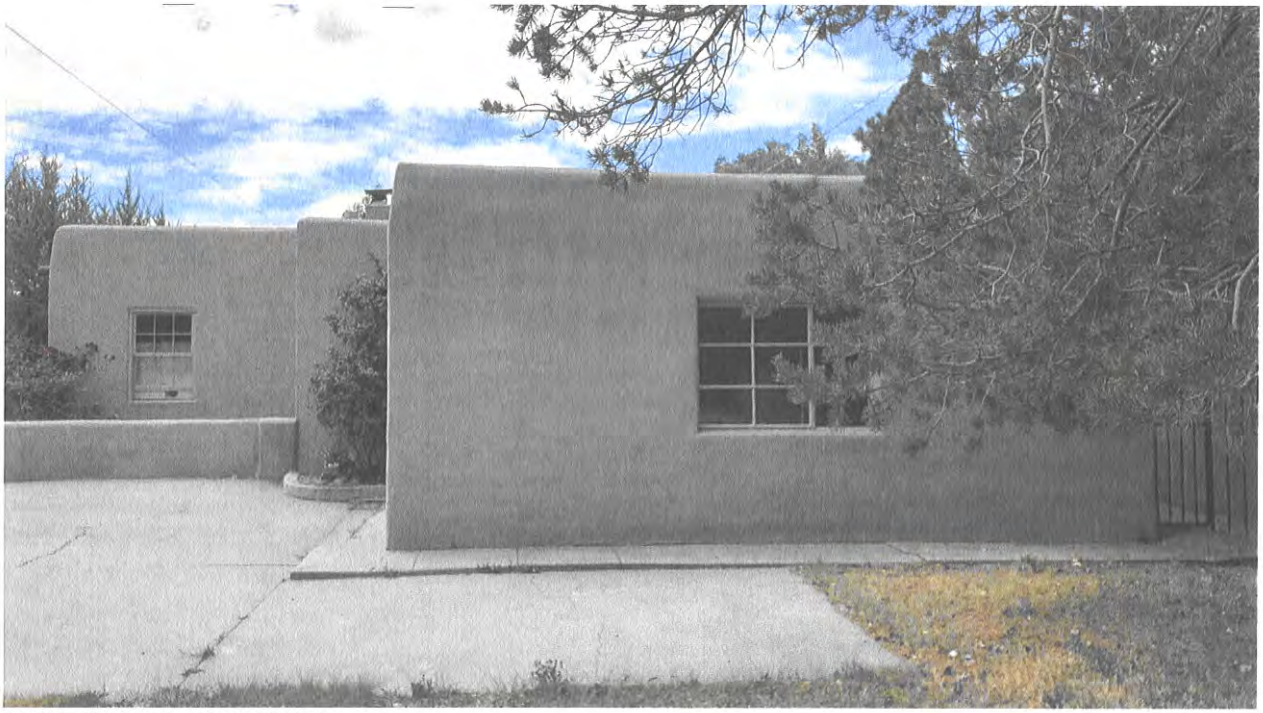
On behalf of the owner and myself, thank you for your consideration and review of this proposal.

Courtenay Mathey, Architect

524 CALLE CORVO PHOTOGRAPHS



EAST ELEVATION



NORTH ELEVATION

524 CALLE CORVO

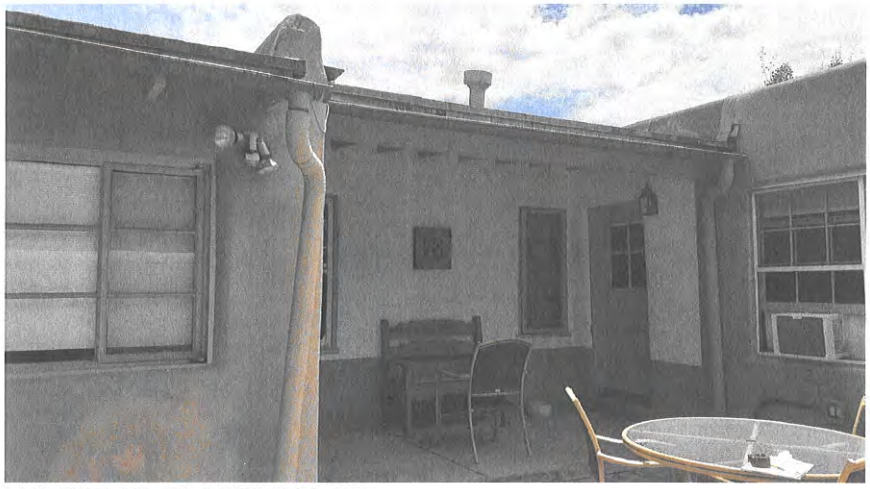


SOUTH ELEVATION

524 CALLE CORVO



WEST ELEVATION #1



WEST ELEVATION #2



WEST ELEVATION #3

524 CALLE CORVO COLOR SAMPLES



119 PALOMINO

STUCCO: PALOMINO CEMENT STUCCO BY EL REY



Colonial Pine

WOOD STAIN: COLONIAL PINE BY MINWAX OR SIMILAR



DOOR AND WINDOW CLADDING: TEAL AS MADE BY SIERRA PACIFIC WINDOWS OR SIMILAR.



DOOR AND WINDOW TRIM PAINT COLOR
BEHR M460-6 OR SIMILAR



EXTERIOR WALL LIGHT COPPER FRAME FINISH
HEIGHT = +/12 LAMP FIXTURE TO BE 50 WATT MAX. AS ALLOWED BY CITY DARK SKY REGULATIONS



EXPOSED VIGA END REPLACEMENT
MEDIUM PINE FINISH, BY FIBERSPAN





CANALES
LIMESTONE FINISH, BY FIBERSPAN

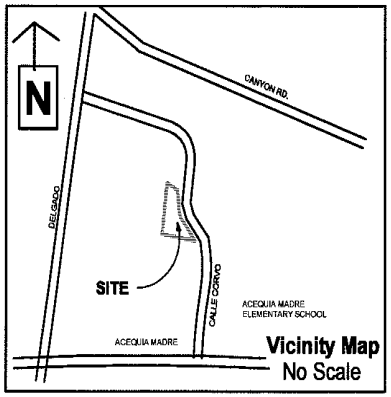


DRIVEWAY PAVING: SANTA FE BLEND CONCRETE BRICKS AS AVAILABLE FROM SOUTHWEST BLOCK

FLAGSTONE: BUFF

SKYLIGHTS: SKYLIGHTS SHALL BE LOW PROFILE, SOLAR GRAY OR WHITE, DOUBLE GLAZING, AND ARE SHIELDED FROM VIEW BY PARAPETS, TYPICAL.

FINAL



THE MAIN SCOPE OF EXTERIOR WORK INCLUDES:

- DEMOLITION OF PORTIONS OF EXISTING RESIDENCE AND YARD WALLS
- CONSTRUCTION OF SINGLE STORY REMODEL AND ADDITION
- CONVERT EXISTING GARAGE TO LIVING SPACE, RAISE PARAPETS.
- NEW ADDITIONAL DRIVEWAY, MODIFICATION TO EXISTING YARD WALL
- ADDITIONAL YARD WALLS, COYOTE FENCING AND GATES
- NEW PORTALS
- NEW DETACHED GARAGE
- OTHER WORK AS SHOWN ON PLANS

EXCEPTION #1
CREATE NEW OPENING FOR 12' WIDE DRIVEWAY. LOWER WALLS TO 3' HIGH PER DRIVEWAY VISIBILITY REQUIREMENTS. SEE YARD WALL ELEVATION 2/A-4.1

HISTORIC DESIGN REVIEW DISTRICT:
DOWNTOWN AND EASTSIDE HISTORIC REVIEW

HISTORIC STATUS -
CONTRIBUTING STATUS WITH HOUSE STREET FACADES AS "PRIMARY" PER PLANS.

MAX ALLOWABLE BUILDING HEIGHT = 14' - 4"
ACTUAL MAXIMUM BUILDING HEIGHT = 12'-0" AT PROPOSED REMODEL

MAX. ALLOWABLE YARD WALL HEIGHT = 61"
MAX. ACTUAL YARD WALL HEIGHT = 61"

ZONING = RC-8

LOT SIZE = 0.169 ACRES (+/- 7362 SF)

LOT COVERAGE: 2294 SF / 7362 SF = 31% (40% MAX. ALLOWED)

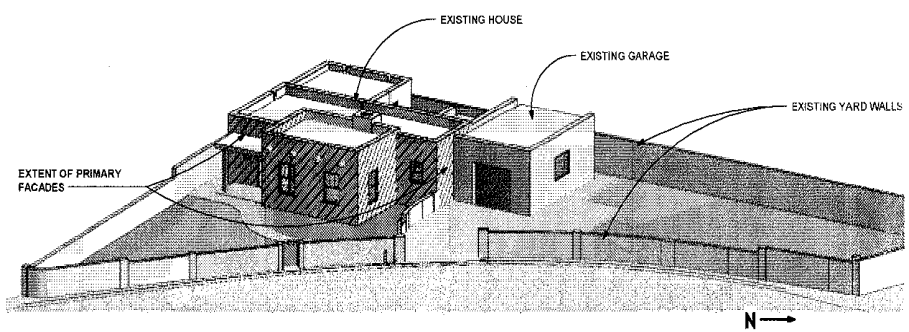
BUILDING AREAS
EXISTING HEATED AREA = 1165 SF
PROPOSED HEATED AREA = 84 SF
PROPOSED CONVERSION OF GARAGE TO HEATED AREA = 373 SF
TOTAL FINAL HEATED AREA = 1622 SF

PROPOSED GARAGE = 445 SF
EXISTING PORTAL = 57 SF
PROPOSED PORTALS = 170 SF
TOTAL FINAL ROOFED AREA = 2294 SF

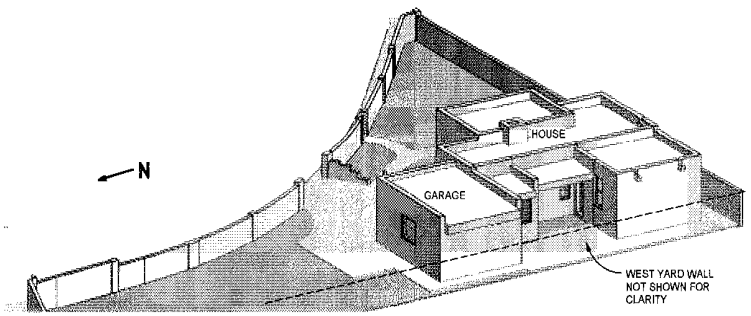
October 28, 2020
HISTORICAL DESIGN REVIEW
RESIDENTIAL REMODEL/ADDITION
524 Calle Corvo
City of Santa Fe, NM

SHEET LIST

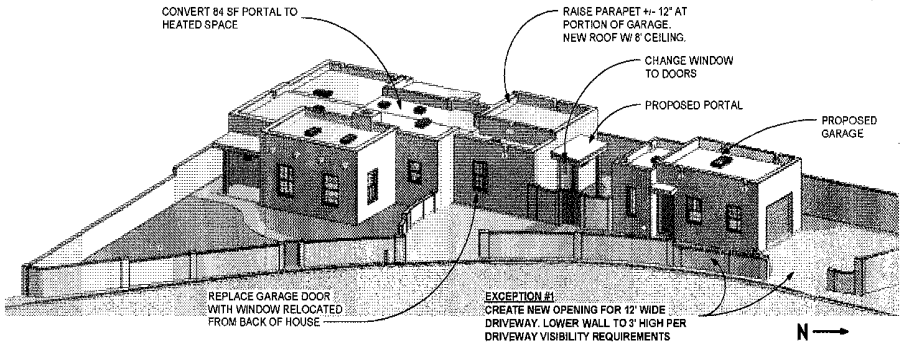
SHEET NUMBER	SHEET NAME
A-1.1	COVER SHEET
A-1.2	SITE PLAN
A-2.1	EXISTING FLOOR PLAN
A-2.2	PROPOSED FLOOR PLAN
A-3.1	EAST & WEST ELEVATIONS
A-3.2	NORTH & SOUTH ELEVATIONS
A-4.1	WALL ELEVATIONS DETAILS



EXISTING VIEW FROM CALLE CORVO



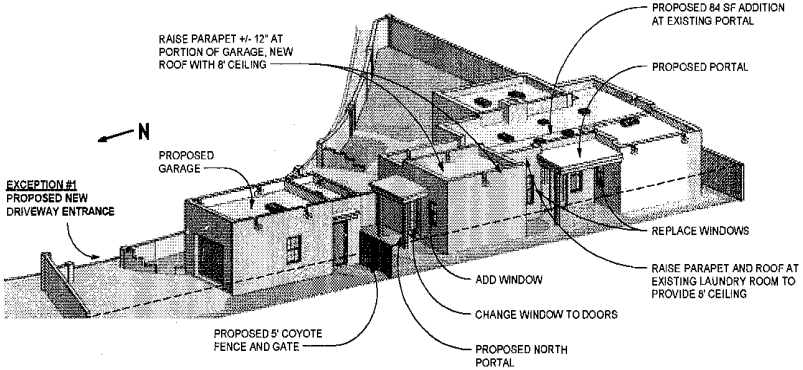
EXISTING VIEW FROM NORTHWEST



PROPOSED VIEW FROM CALLE CORVO

TYPICAL AT EXISTING WALLS:

- REPLACE ROTTED VIGA ENDS
- CLEAN AND REPAINT WINDOWS
- PATCH AND RE-STUCCO
- REPAIR ENTRY PORTAL ROOF FACIA



PROPOSED VIEW FROM NORTHWEST

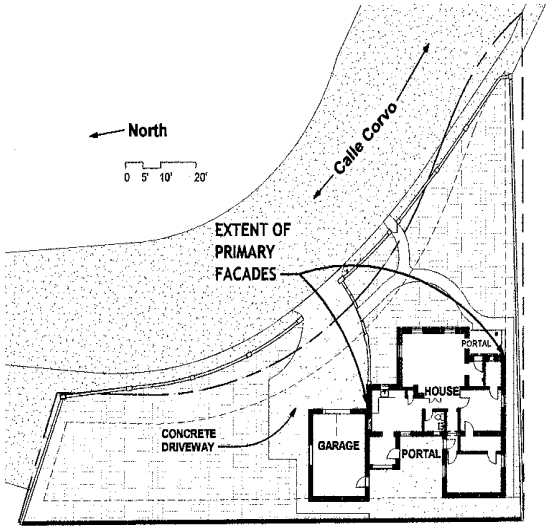
Mathey and Associates Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505/986-9864 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

COVER SHEET

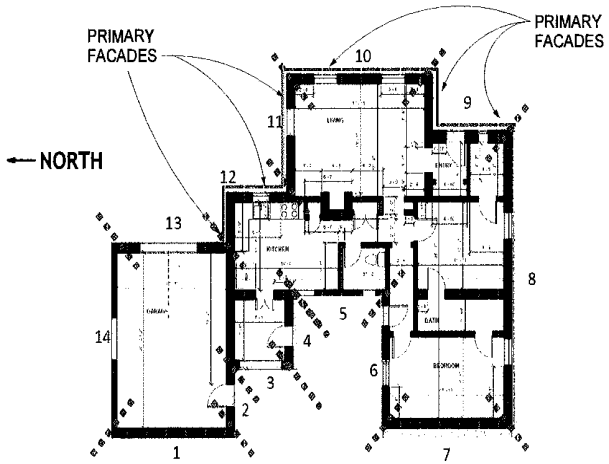
DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-1.1
55



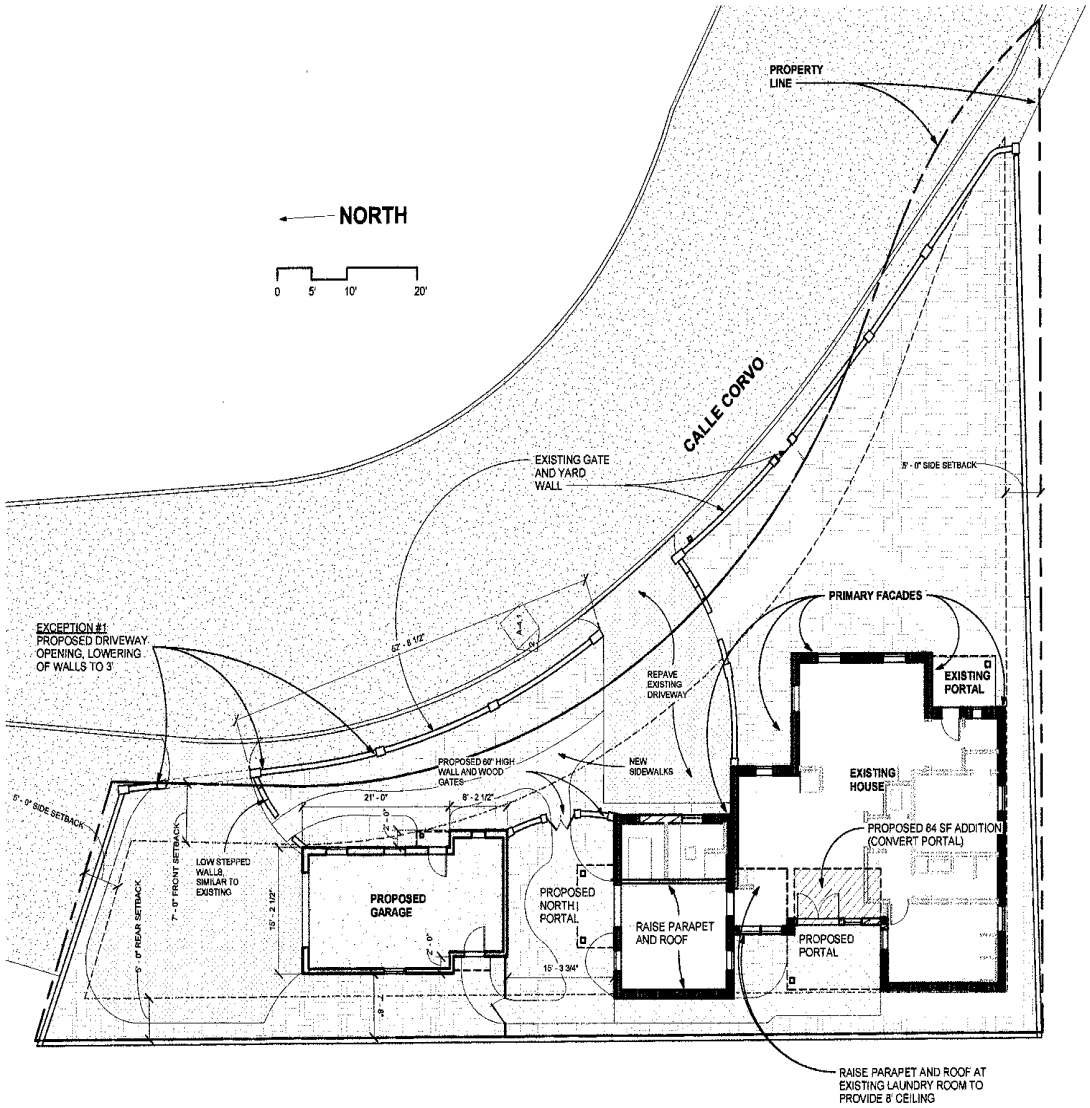
EXISTING SITE PLAN

1/16" = 1'-0"



FACADE DIAGRAM OF EXISTING HOUSE AND GARAGE

1/8" = 1'-0"



PROPOSED SITE PLAN

1/8" = 1'-0"

FRONT SETBACK : NONE REQUIRED IF A YARD WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT BETWEEN BUILDING AND STREET; OTHERWISE, 7-FOOT STREET YARD REQUIRED. GARAGES WITH DOORS FACING THE STREET SHALL BE SET BACK 20' MIN.

SIDE: 5-FOOT SIDE SETBACK REQUIRED

REAR: IF WALL BETWEEN 6 AND 8 FEET HIGH IS BUILT, 5-FOOT REAR SETBACK ALLOWED, AND IF NO WALL , 15-FOOT SETBACK REQUIRED.

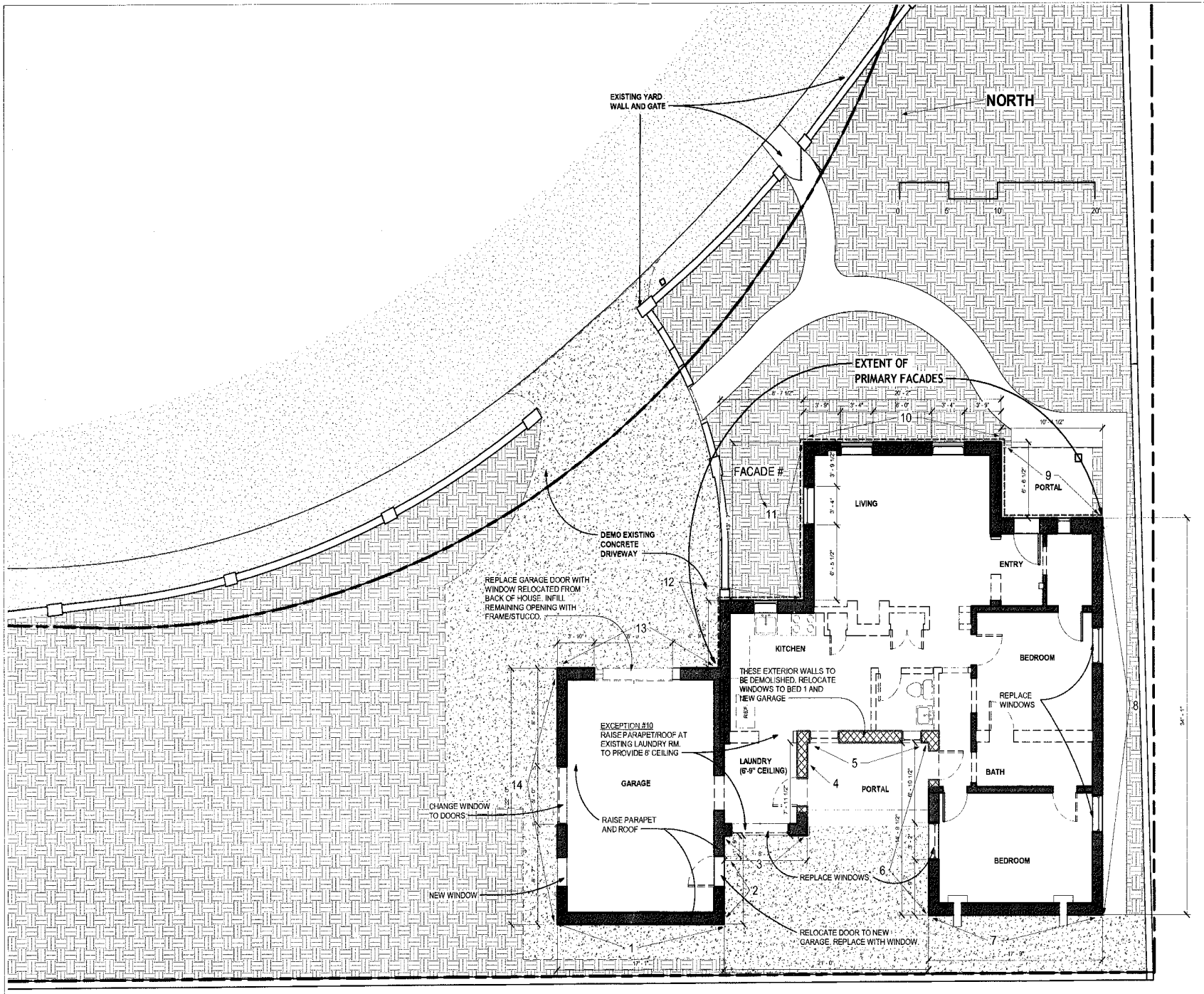
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

SITE PLAN

DATE:
HISTORIC DESIGN REVIEW
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Sheet No.
A-1.2
56



EXISTING FLOOR PLAN

1/4" = 10'

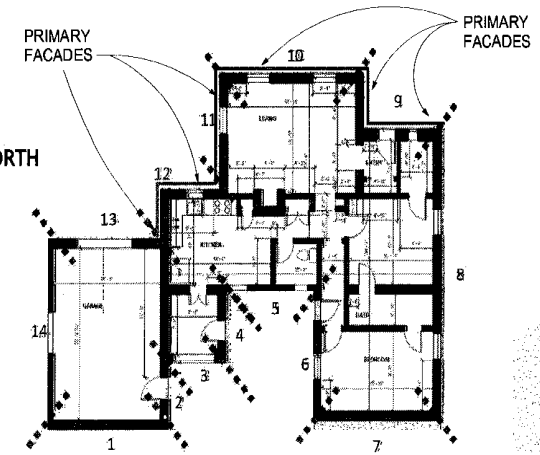
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
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EXISTING FLOOR PLAN

DATE
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-2.1



FACADE DIAGRAM

NORTH

EXTENT OF PRIMARY FACADES

FACADE #

EXCEPTION #1
PROPOSED DRIVEWAY OPENING, LOWERING OF WALLS TO 3'

REPAVE EXISTING DRIVEWAY

REPLACE GARAGE DOOR WITH WINDOW RELOCATED FROM BACK OF HOUSE. INFILL REMAINING OPENING WITH FRAME/STUCCO

PROPOSED 60" HIGH WALL AND WOOD GATES

NEW STEPPED YARD WALLS, 16-36" HIGH

PROPOSED DRIVEWAY

WALL LIGHT

PROPOSED GARAGE

NEW LOW-PROFILE SKYLIGHTS, TYP

PROPOSED NORTH PORTAL

CONVERT GARAGE TO LIVING SPACE

RAISE PARAPET AND ROOF

CHANGE WINDOW TO DOORS

NEW WINDOW

BED 1

BATH 1

GRAY WALLS ARE EXISTING. WOOD-GRAIN WALLS ARE NEW

LIVING

NEW LOW-PROFILE SKYLIGHTS, TYP

KITCHEN / DINING

P

M

BED 2

PROPOSED 84 SF ADDITION AT EXISTING PORTAL

BATH 2

RAISE PARAPET/ROOF AT EXISTING LAUNDRY RM. TO PROVIDE 8' CEILING

BED 3

PROPOSED WEST PORTAL

8X8 POST

PROPOSED 5' HIGH COYOTE FENCE AND GATE

RELOCATE DOOR TO NEW GARAGE. REPLACE WITH WINDOW.

REPLACE WINDOWS

PROPOSED FLOOR PLAN

1/4" = 10'

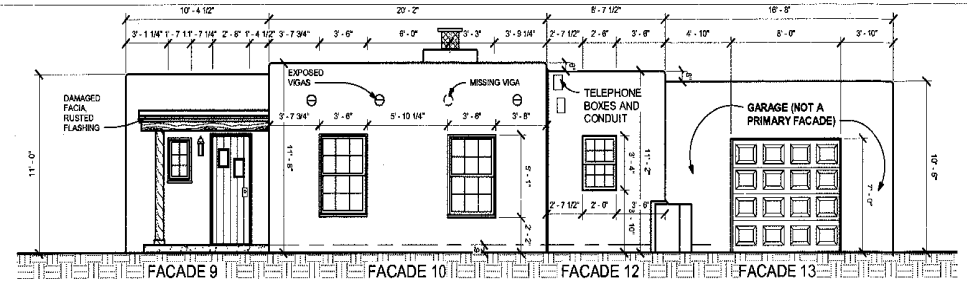
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

PROPOSED FLOOR PLAN

DATE:
HISTORIC DESIGN REVIEW
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Sheet No.
A-2.2



1 A-3.1 **EXISTING - EAST**

1/4" = 1'-0"



EAST ELEVATION

TYPICAL EXTERIOR FINISHES

STUCCO:
CEMENT, EL REY "PALOMINO" #119
ROUNDED, BULLNOSE CORNERS, TYPICAL

CANALES:
PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH

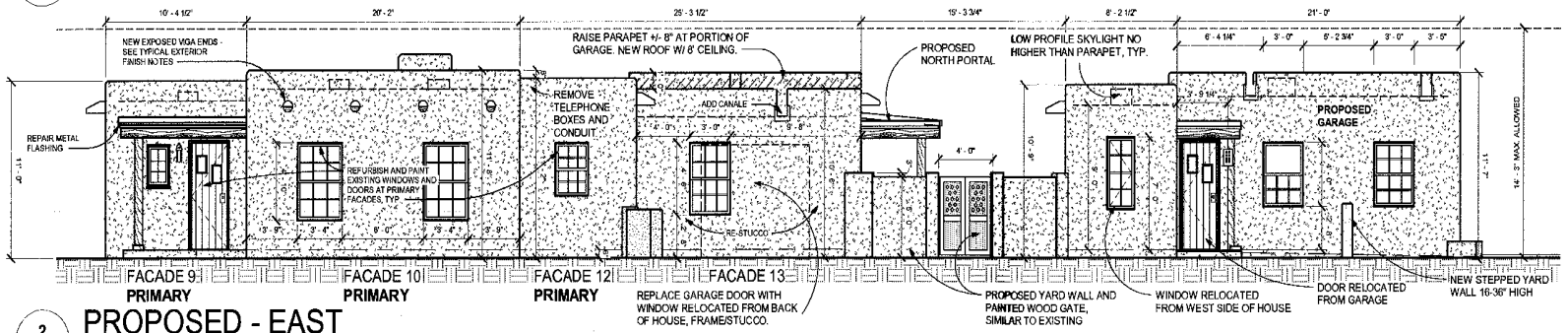
WOOD:
"COLONIAL PINE" STAIN FINISH BY MINWAX OR SIMILAR

WINDOW AND DOOR COLORS: EXISTING WINDOWS AND TRIM AT PRIMARY FACADES TO BE REFURBISHED AND PAINTED "TURQUOISE" OR SIMILAR. NEW DOOR AND WINDOW TRIM TO BE TURQUOISE OR SIMILAR.

SIDEWALKS, PATIOS, PORTAL FLOORS: BUFF CONCRETE OR FLAGSTONE

DRIVEWAYS: "SANTA FE BLEND" CONCRETE PAVERS AS AVAILABLE FROM SOUTHWEST BLOCK OR SIMILAR

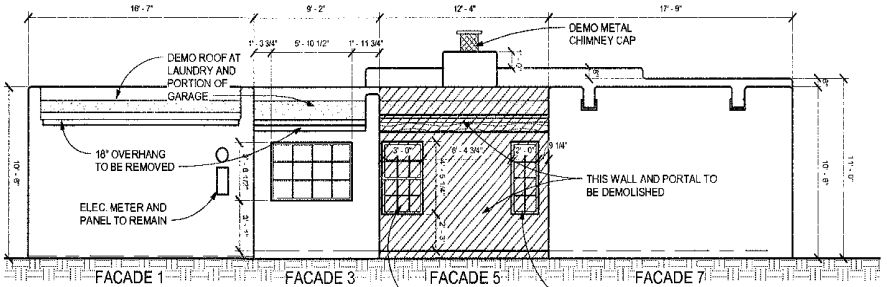
EXPOSED VIGAS: CAST CONCRETE, WOOD LOOK, AS AVAILABLE FROM FIBERSPAN



2 A-3.1 **PROPOSED - EAST**

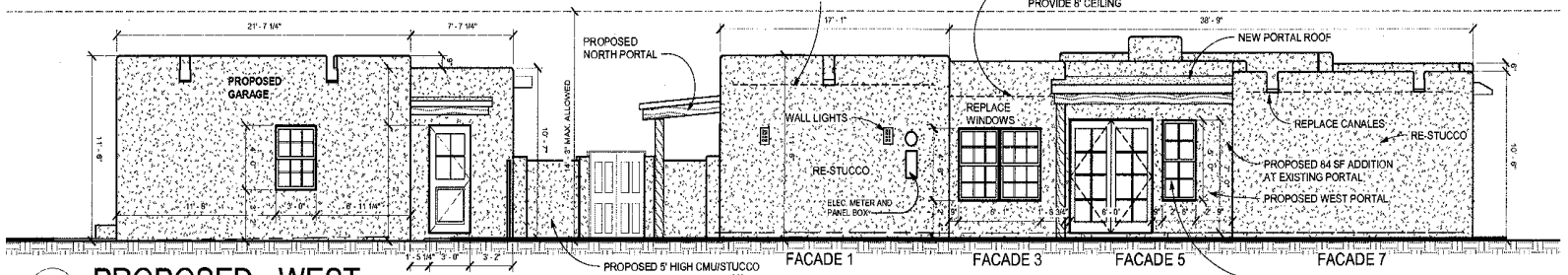
1/4" = 1'-0"





3 A-3.1 **EXISTING - WEST** NO PRIMARY FACADES VISIBLE THIS ELEVATION

1/4" = 1'-0"



4 A-3.1 **PROPOSED - WEST**

1/4" = 1'-0"

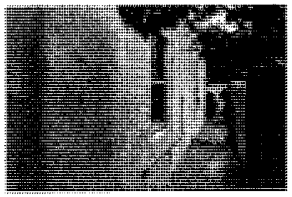
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

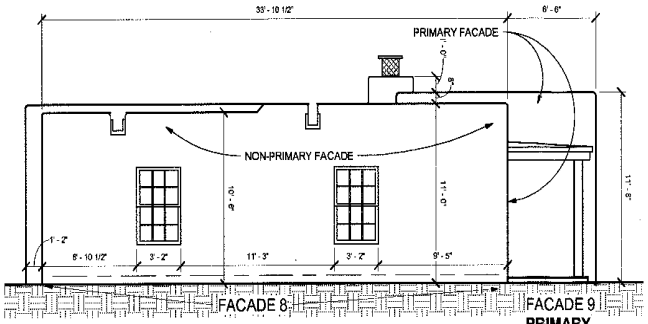
EAST & WEST ELEVATIONS

DATE:
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Sheet No.
A-3.1

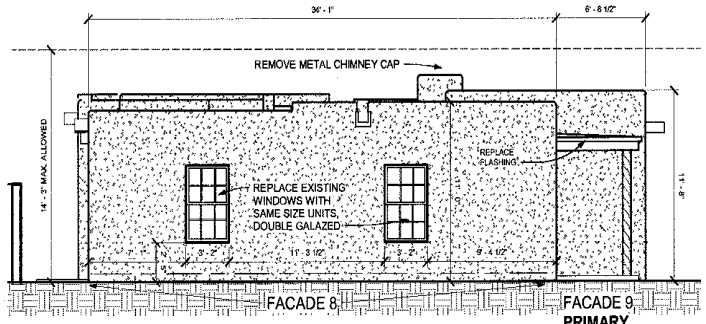


SOUTH ELEVATION



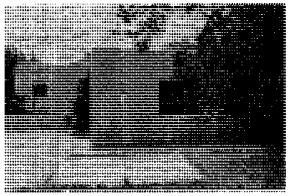
1 A-3.2 EXISTING - SOUTH

1/4" = 1'-0"

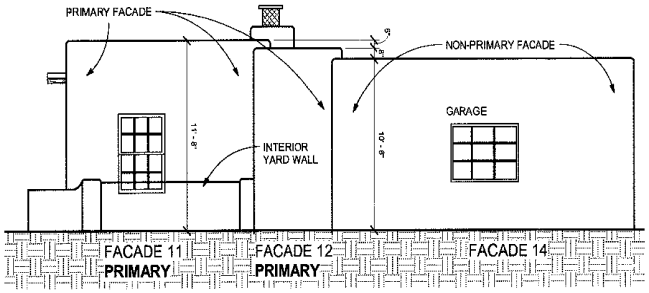


2 A-3.2 PROPOSED - SOUTH

1/4" = 1'-0"

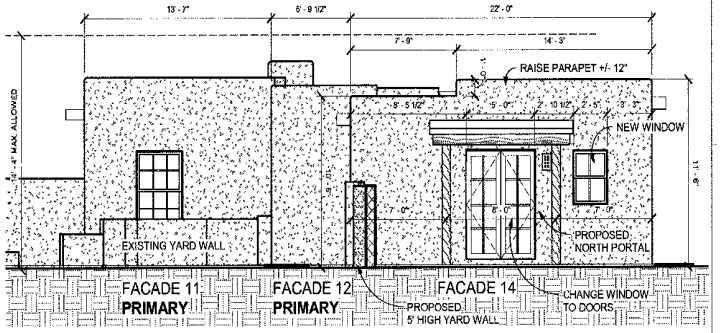


NORTH ELEVATION



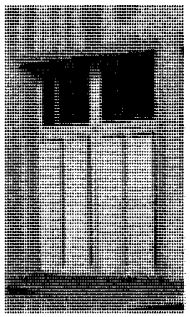
3 A-3.2 EXISTING - NORTH

1/4" = 1'-0"



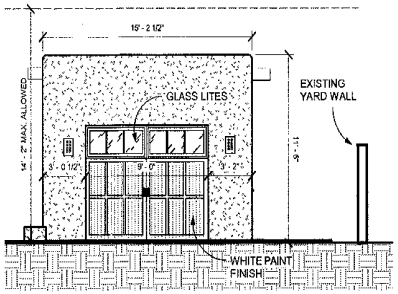
4 A-3.2 PROPOSED - NORTH

1/4" = 1'-0"



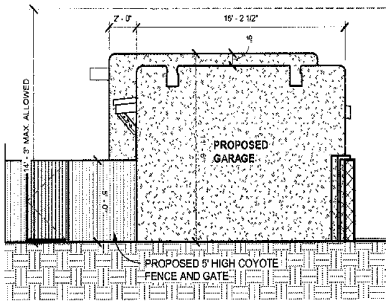
GARAGE DOOR
AS AVAILABLE FROM OVERHEAD DOORS OF SANTA FE

SIGNATURE CARRIAGE 580 SERIES, WHITE PAINT FINISH



5 A-3.2 PROPOSED - NORTH GARAGE

1/4" = 1'-0"



6 A-3.2 PROPOSED - SOUTH GARAGE

1/4" = 1'-0"

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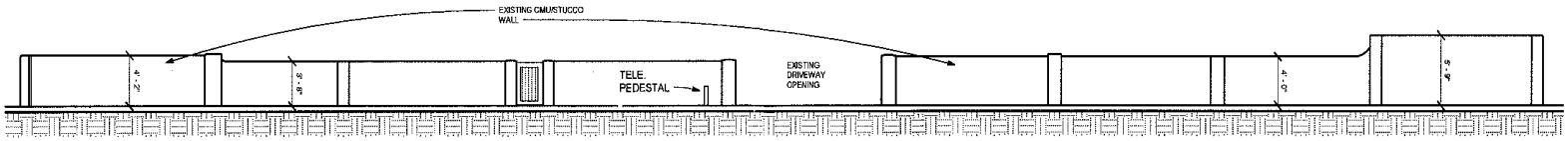
RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

NORTH & SOUTH ELEVATIONS

DATE
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-3.2

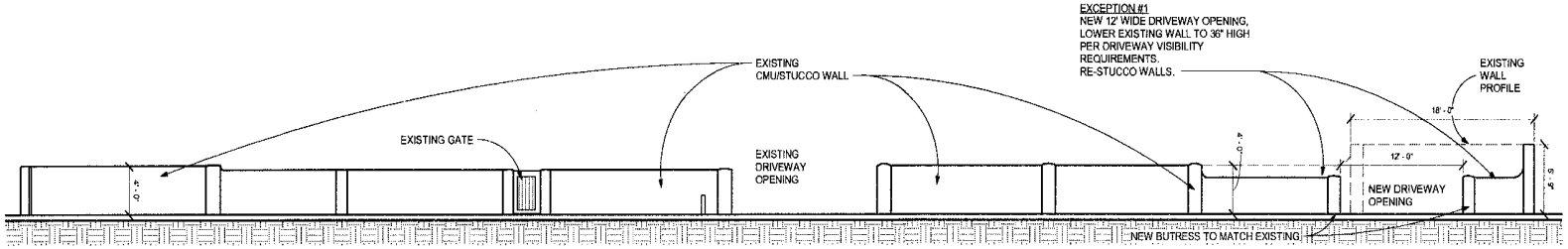




EXISTING WALL ELEVATION - Street View

1 / A-4.1

3/16" = 1'-0"



PROPOSED WALL ELEVATION - Street View

2 / A-4.1

3/16" = 1'-0"

Mathey and Associates Architects
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RESIDENTIAL REMODEL AND ADDITION
524 CALLE CORVO
City of Santa Fe, NM

WALL ELEVATIONS
DETAILS

DATE:
HISTORIC DESIGN REVIEW
Amended Oct. 30, 2020

Sheet No.
A-4.1

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Lloyd and Associates, agent for Johnathon Plaza, owner, proposes to construct additions to a height of 22'6" where the maximum allowable height is 15'0" on a non-contributing non-residential structure. An exception is requested to exceed the maximum allowable height (section 14-5.2(D)(9).

Case number: **2020-002758-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **312 Catron Street**

OW – Johnathon Plaza 314 Catron Street, Santa Fe, NM 87505

AP -- Lloyd and Associates 321A West San Francisco Street, Santa Fe, NM 87501 sheb@lloyd-architects.com
wlloyd@lloyd-architects.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 N/A

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

Case # 2020-002758-HDRB

Address: 312 Catron Street
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff finds that the applicant has adequately addressed five of the six exception criteria and defers to the board for its final determination in considering this application. 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:

312 Catron Street is single story, approximately 960 sf, southwestern vernacular office building non-contributing to the Downtown and Eastside Historic District. Built between 1935-37 it has undergone substantial alterations that include enclosing the front portal. There is a detached storage shed located to the south of the main structure.

The applicant proposes to add onto the south elevation connecting it to the existing storage shed on the south end of the lot and add a second story. Total square footage of the ground floor addition is 629 sf; the second story addition is 387 sf. The addition is set back from the front façade 34'-6". The proposed addition steps up to 19'. The two masses would read as separate facades on the north elevation of the addition versus one planed façade.

The applicant requests an exception to the maximum allowable height for the second floor. Heights of the existing office are 12'-6" on the south and 11'-8' at Catron Street. The proposed height of the second story is 19' from grade to top of parapet. The maximum allowable height in this streetscape is 15'. The applicant, therefore, requests 4' of additional height above the allowable height.

The addition will be styled the same as the existing building, which is characterized by a flat roof and is wall-dominated. New windows match existing and are wood turquoise metal clad true divided lites. Two smaller (2'-3') fixed windows will be simulated divided lite. The addition will feature exposed stained wood lintels. Proposed doors will be six-panel true-divided lite panels. Wood will be stained to match the existing door on the north façade, also turquoise. Stucco will be cementicious to match the existing building, El Rey's Buckskin in a sand finish.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (C) Height, Pitch, Scale , Massing, and Floor Stepbacks:

(i) *Do not damage the character of the streetscape.*

Applicant Response: The proposed second floor makes little to no visual impact on the Catron streetscape. The second floor would not be visible from the sidewalk on the proposed property's' side of the street. On the sidewalk across the street from the property, only approximately the last 30' of the second floor would be visible. This is because the proposed second floor is set back more than 50 feet from the curb.

Staff Response: Staff agrees. Staff also believes that the increase in height visible from Jefferson Street is in keeping with the streetscape as one that has homes that were converted into businesses, residential structures, residential complexes, and institutional buildings. .

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

Applicant Response: The request for the second floor has been made because the new owners have found that the only way for them to meet the parking requirements and maintain the amount of dental hygienist chairs that let them effectively run their practice would be to add space above the ground level. This is because the owners are a married couple and have dental practices with differing focuses. They have a strong preference to work in the same office and find that a second floor is the only way to achieve this. Additionally, this is one of the only dental offices that directly serves downtown Santa Fe. Because of this, with the current number of dental chairs in the existing building, they are unable to support existing demands. Currently, their patients wait considerable time between appointments.

Staff Response: Staff recognizes the desire of the applicants to work together and supports the location of downtown-serving businesses and services; however, it may not constitute a hardship to the applicant or a requirement to avoid 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.*

Applicant Response: The property the owners recently purchased was the only one available for a dental office in the downtown, but they now find that without an exception they would be unable to work in the same office. We believe the request to allow a "family office" setting is in the city's interest to encourage. Additionally, allowing a second floor space gives the ability for a design which maximizes the building's setback from Jefferson Street and creates a terraced massing across the façade.

Staff Response: [NRT3]Staff also finds the step-up from Catron and the set-back from Jefferson a reasonable siting of a 2-story structure on this site. Staff also believes that continuing dental offices and other downtown-serving business serves residents and the public, where many people work or are otherwise nearby. Downtown-serving businesses provide alternatives to driving since they are located close enough to work places as well as the city's center. Not to mention, children who attend school downtown and whose parents work downtown are afforded the opportunity to walk, possibly decreasing the carbon footprint.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

Applicant Response: The[NRT4] lot at 312 Catron at first glance does not appear overly narrow for the downtown. However, the site was originally comprised of two lots, one which was originally city property and formed a pie shape across the west side of the property bordering Jefferson Street. The west side of the property occupies a utility easement. Because the existing building was sited to respect those old boundaries, the product of all of this is a site that is difficult to find rational space both for an addition and the required parking.

Staff Response:

Staff agrees with this response. [NRT5]

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Applicant Response: The primary impact of the addition is on Jefferson Street unlike Catron Street, lacks definition as well as any district example of historic styles. We would propose that Jefferson Street is lacking the character of its historic district beyond what is typical in the historic core. Jefferson Street is cut off by Carlos Gilbert Elementary School, so the streetscape exists for only two blocks. These blocks feature more chain link fencing and unscreened parking than typical of the district. We would submit that as designed, the proposed addition would be the clearest example of a historic style in the Jefferson streetscape.

Staff response: Staff finds that the unique circumstance of this lot are not the result of actions of the applicant because the corner lot sits within overlapping zoning districts: the historic district overlay zone and the Business Capital District. The zoning allows for buildings sharing these zones to respond to both residential and office and commercial needs. In staff's view, the joint zoning provides the advantage of allowing for residences and businesses to serve as a transition between residential and commercial zoning, thus reinforcing mixed uses close together, a pre-auto and historic settlement pattern, without damaging the character of the district.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Applicant Response: The addition does not affect historic construction. Furthermore, the proposed is designed in a historic style and relates homogenously to the streetscape of Catron Street while improving the streetscape of Jefferson Street.

Staff Response: Staff agrees with this response.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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.

312 CATRON STREET - PAINT AND COLOR DETAILS FROM APPLICANT

The existing building and proposed addition have seven different windows types.

Below is a descriptive list of the openings in the proposed project.

Openings on the North Facade:

The north elevation has one door, the 3'-0"x7'-0" existing main entry door to the dental office. The proposed work does not modify the door. It is a six-panel rail and stile wood door that has been stained and finish with a dark patina.

West of the front door is an existing 5'-0"X5'-0" fixed divided lite wood windows that is painted a **Turquoise color (SW 6487 Cloudburst).** No modification to this existing window is in the proposed work.

On the proposed second floor to the east of the front door is a proposed fixed wood 2'-6"Wx3'-0"H window with divided lites. The window has a vertical and horizontal muntin bar creating 4 panes. The window trim color is proposed to match the existing windows **Turquoise color (SW 6487 Cloudburst).**

Openings on the West Façade:

On the North most volume facing east are two identical wood windows. They are 4'-0"Hx 5'-0" and are comprised of two mulled casement windows with divided lites with a distinct muntin bar pattern having one horizontal bar with tow vertical bars above it and one below. The window trim is painted a **Turquoise color (SW 6487 Cloudburst).** No modification to these two existing windows is in the proposed work. The next opening is on a separate building mass it is an existing fixed wood with true divided Lites. This window is 30"Wx4'-0" H and has the same distinct muntin bar pattern described above. The window trim is painted a **Turquoise color (SW 6487 Cloudburst)**. No modification to these two existing windows is in the proposed work. Further south on the proposed addition two proposed 4'-0"Hx 5'-0" wood windows comprised of two mulled casement windows with divided lites, with a distinct muntin bar pattern having one horizontal bar with tow vertical bars above it and one below. The window trim is painted a **Turquoise color (SW 6487 Cloudburst)**. Between these two proposed windows is a proposed six panel glass and wood door. The door shall be stained to match existing, **Minwax color Mocha 280**. On the proposed second floor is proposed a fixed 2'-6"Wx3'-0"H Wood window. The window has a vertical and horizontal muntin bar creating 4 panes. The window trim color is proposed to match the existing windows **Turquoise color (SW 6487 Cloudburst**). South of that is a proposed a 4'-0"Hx 5'-0" wood window comprised of two mulled casement windows with divided lites with a distinct muntin bar pattern having one horizontal bar with tow vertical bars above it and one below. The window trim is painted a Turquoise color (SW 6487 Cloudburst. No modification to these two existing windows is in the proposed work. And the most southern window on the east façade is a proposed new 2'-6"Wx3'-0"fixed wood window with one vertical and one horizontal divided lite created 4 panes. This proposed window is to replace existing metal double hung windows of the same size with a black finish. The window trim is painted a **Turquoise color (SW 6487 Cloudburst)**.

Openings on the South Façade:

The most western opening on the façade is an existing 3'0"Wx7'-0"H rail and stile six panel wood door. The door is painted a **Turquoise color (SW 6487 Cloudburst**). No modification to this door is in in the project. East from this door is an existing 2'-0"x2'-0" fixed wood window. The window has a vertical and

horizontal muntin bar creating 4 panes. The window trim color is proposed to match the existing windows **Turquoise color (SW 6487 Cloudburst).** Next to this on the most south volume the existing 2'-6"Wx3'-0"fixed metal window with black finish is to be removed and replaced with a wood fixed window of the same size with one vertical and one horizontal divided lite created 4 panes. This proposed window is painted a **Turquoise color (SW 6487 Cloudburst)**. On the proposed second floor looking south is proposed a 5'-4"Wx7'-0"H wood slider door. The door has a six panes of glass with divided lites on the operable and fixed leaves. The door is proposed to have the same **(SW-6487 Cloudburst finish**.

Openings on the East Façade:

The proposed addition has two proposed 4'-0"Hx 5'-0" wood windows comprised of two mulled casement windows with divided lites, with a distinct muntin bar pattern having one horizontal bar with tow vertical bars above it and one below. The window trim is painted a T**urquoise color (SW 6487 Cloudburst)**.Another of this same window type is proposed on the second floor. North of this on the first floor is proposed a 2'-2"Wx4'0" casement window with one horizontal and one vertical muntin bar to create four distinct panes. Finally are three fixed 2'-6"Wx3'-0"H Wood windows. The windows have a vertical and horizontal muntin bar creating 4 panes. The windows trim color is proposed to match the existing windows **Turquoise color (SW 6487 Cloudburst)**.

ATTACHMENT B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1287

building threatened? yes	surveyed date 10/9/84 by HMW	county SANTA FE	ID no. 051610081
field map SFHD #1	number 0081	UTM reference zone 12 13	easting northing

location description: 312 CATRON; SE CORNER AT JEFFERSON

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

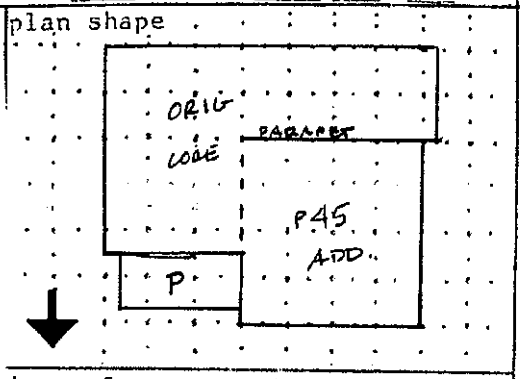
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD #4	9	HPB



plan shape



date of construction
ORIG. CORE
1930-42 estimate 1935-37 actual
source SANBORNS SF DIR.

use
present residential
other OFFICE
historic residential
other

condition
___excellent ✓good
___fair ___deteriorating

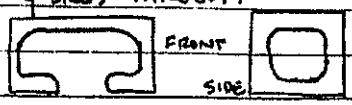
style: SW VERN.

foundation material: UNK. (CONC.?)

wall material/surface: ADOBE/ STUCCO

degree of remodeling
___minor ___moderate ✓major
describe: ADDITIONS AT FRONT MAINTAIN BLDG'S ORIG. STYLE.

architectural features
FLAT RF DRAINS TO REAR GUTTER. GUTTER CARRIED OVER EXP. RAFTERS.
STRAIGHT PARAPET, WALL LOVES AT BASE.
3/1 D.H. WD. WDWS., SGLS & TANDEMS. ONE LARGE WD. PIX WDW ON FRONT. STRAIGHT WD. LINTELS & SILLS THRUOUT.
STUCCOED PORCH W/ MOLDED OPENINGS:



PORCH DRAINS TO E. CANAL. GRAVEL YARD.

surroundings: OFFICE/ RESIDENTIAL

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?

NC ALTERATIONS DATE

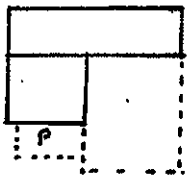
comments
PORCH & FRONT W SECTION APPEAR ADDED ON - BOTH FROM PHYSICAL EVIDENCE & SANBORNS. SEE BACK FOR ORIG. PLAN.
NO DATE FOR ADDITIONAL.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ✓yes

1942 SANBORN SHOWS PLAN AS:



DOTTED LINES SHOW CURRENT ADDITIONS.

LATER ADDITIONS ARE CONSISTENT W/ EARLIER APPEARANCE, BUT DATE PRECLUDES CONTRIB. STATUS.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/02/20

Property Owner of Record: DR. JORGE OTI DDS

Applicant/Agent Name: LLOYD & ASSOCIATES

Contact Person Phone Number: (505) 795- 5167

Site Address: 312 CATRON STREET

Proposed Construction Description: ADDITION TO EXISTING BUILDING

TOTAL ROOF AREA: PROPOSED= 1,759SF

Zoning District: BCD-MCK

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ■ Other: DOWNTOWN & EASTSIDE HD

Submittals Reviewed with PZR:
- ■ Legal Lot of Record ☐ Development Plan ■ Building Plans
- ■ Existing Site Plan ■ Proposed Site Plan ■ Elevations

Supplemental Zoning Submittals Required for Building Permit:
- ☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

Use of Structure: ☐ Residential
- ■ Commercial Type of Use: EXISTING (DENTAL OFFICE)

Terrain: ☐ 30% slopes

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

Lot Coverage : 44 %
- ☐ Open Space Required: NA (BCD)

Setbacks:
Proposed Front: 15'-5" Minimum: 10'
2nd Front? ____
Proposed Rear: 2'-2" Minimum: 15'
Proposed Sides: L2'-3"R 5' Minimum: 5'

Height: Proposed NA (BCD)
Maximum Height: ____ or
- ☐ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed 1 Accessible 1
Minimum: ____

Bicycle Parking:**
Proposed: 1 Minimum: 1
** 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.

LLOYD & ASSOCIATES ARCHITECTS [☐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.

Gurushabad Mirando — Digitally signed by Gurushabad Mirando DN: C=US, E=Shelb@lloyd-architects.com, O=Lloyd & Associates Architects, OU=Project Manager, CN=Gurushabad Mirando Date: 2020.10.02 12:49:16-06'00'

SIGNATURE 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:

X **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: New addition meets minimum setback requirements in the BCDMck district.

REVIEWER: Jane Miranda **DATE:** 10/14/20

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

Revised 11/13

October 14th, 2020, Revised October 20, 2020

Historic Division Staff
Planner Supervisory
City of Santa Fe Historic Preservation Div.
P. O. Box 909
Santa Fe, NM 87501

Re: **Proposed Addition at 312 Catron St.**

Dear Historic Staff,

On behalf of the owners we are submitting drawings for a proposed addition to the existing property at 312 Catron Street. As the existing building has been classified non-contributing to the district, we would like to propose an addition conforming to the code for the Downtown and Eastside Historic District. Included in our proposed addition, is a second floor which would exceed the allowable height. We would like to request an exception to add the proposed second floor. We have included responses to the code's exception request criteria.

The existing building has been a dentist office for many years and the new owners would like to continue this use of the property. The proposed addition would continue the distinctive detailing of the existing non-contributing structure, all of which is in keeping with the recommendations of the district. We propose to continue the exposed stained wood lintels that the existing building features. The proposed new exterior doors would be rail and stile wood, stained to match the existing door on the north façade. The proposed doors would be six panel true divided lite panels. The windows we propose are wood metal clad with true divided lites. The muntin bars we propose would follow the same distinctive pattern seen on the existing building, having one horizontal bar at the midpoint of the window with one vertical bar on the lower half and two verticals on the upper half. The detail is seen typically on all the existing windows other than the larger, equally divided lite window on the north elevation. We propose one double hung window on the second floor of the addition, this would also be wood metal clad but would not feature muntin bars because of the windows diminutive size. The windows we propose to be colored turquoise to match existing. The existing office is 12'-6" from grade to top of parapet on the south, and as the grade slopes up to Catron Street, the parapet is 11'-8" from grade on the north elevation. The typical proposed parapet height of the addition would be 13'-11". The Second story portion of the addition is proposed to be 19'-0" from grade to top of parapet. The height average for this property is 15'-0". The administrative allowance for increase height is 2'-0", however we are requesting an additional 2'-0" above this, for a total of 4'-0" additional feet. The addition would have a cementitious stucco finish to match the existing building. The stucco color is El-Rey Buckskin 106 (35) in a sand finish.

<u>Below we highlight the conditions laid out in the code for exception requests:</u>
Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

(i) Do not damage the character of the streetscape

Response:
The proposed second floor makes little to no visual impact on the Catron streetscape. The second floor would not be visible from the sidewalk on the proposed properties side of the street. On the sidewalk across the street from the

property, only approximately the last 30" of the second floor would be visible. This is because the proposed second floor is set back more than 50 feet from the curb.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Response:
The request for the second floor has been made because the new owners have found that the only way for them to meet the parking requirements and maintain the amount of dental hygienist chairs that let them affectively run their practice would be to add space above the ground level. This is because the owners are a married couple, whom have dental practices with differing focuses. They have a strong preference to work in the same office and find that a second floor is the only way to achieve this. Additionally, this is one of the only dental offices that directly serve downtown Santa Fe. Because of this, with the current number of dental chairs in the existing building, they are unable to support existing demands. Currently their patients wait considerable time between appointments.

(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

Response:
The property the owners recently purchased was the only one available for a dental office in the downtown, but they now find that without an exception they would be unable to work in the same office. We believe the request to allow a "family office" setting is in the city's interest to encourage. Additionally, allowing a second floor space gives the ability for a design which maximizes the buildings setback from Jefferson St and creates terraced massing across the facade.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response:
The lot of 312 Catron a first glance does not appear overly narrow for the downtown. However, the site was originally comprised of two lots, one which was originally city property and formed a pie shape across the west side of the property boarding Jefferson Street. The west side of the property occupies a utility easement. Because the existing building was sited to respect those old boundaries, the product of all of this is a site that is difficult to find rational space for both an addition and the required parking.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response:
The Primary impact of the addition is on Jefferson Street unlike Catron street, lacks definition as well as any distinct example of historic styles. We would propose that Jefferson Street is lacking the character of its historic district beyond what is typical in the historic core. Jefferson street is cut off by Carlos Gilbert Elementary School, so the streetscape exists for only two blocks. These blocks feature more chain link fencing and unscreened parking than typical of the district. We would submit that as designed, the proposed addition would be the clearest example of a historic style in the Jefferson streetscape.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response:

The addition does not affect historic construction. Furthermore the proposed is designed in a historic style and relates homogenously to the streetscape of Catron Street while improving the streetscape of Jefferson Street.

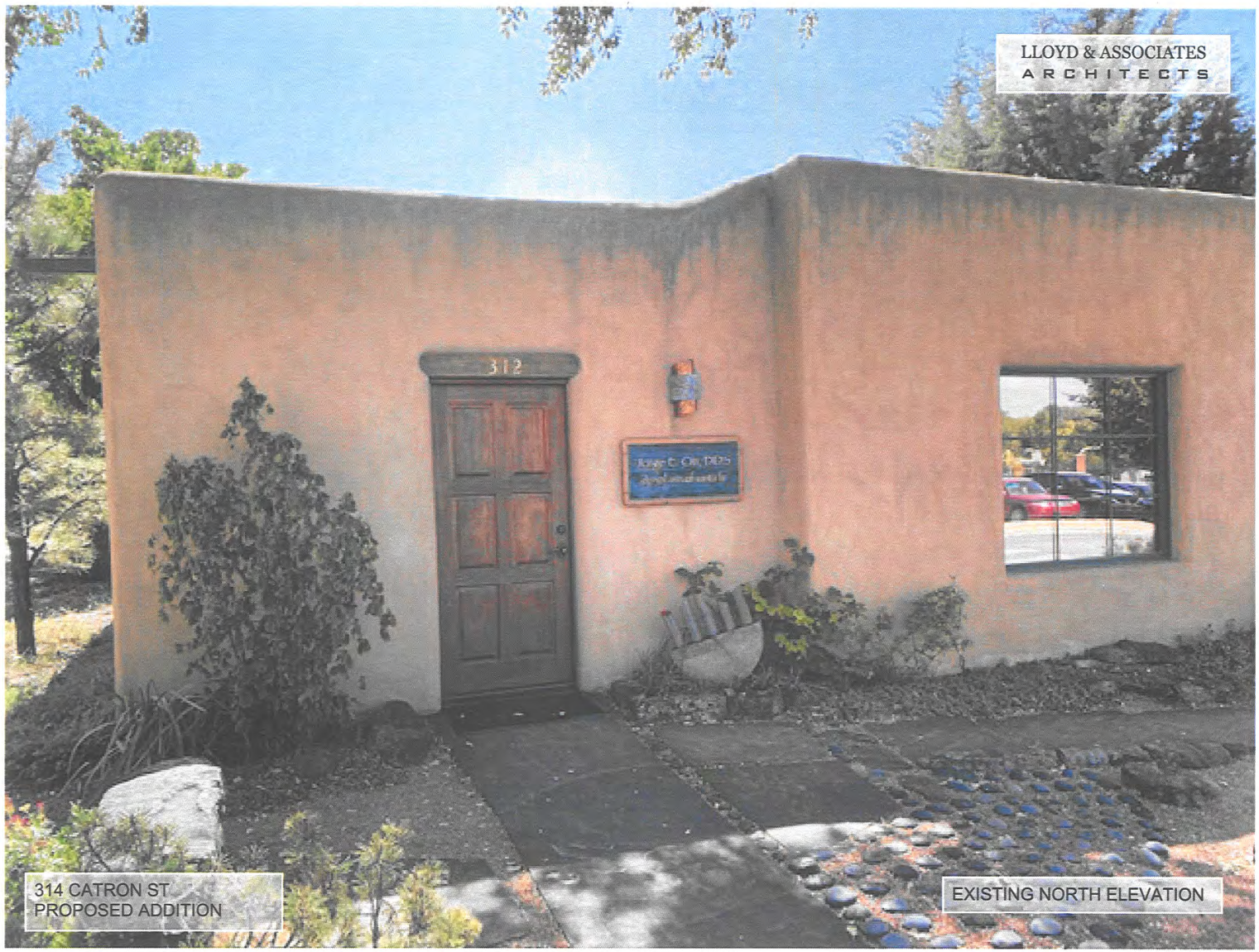
Our application consists of the following items:

- This letter
- Existing photographs
- Existing and Proposed Floor plan
- Existing and Proposed Roof plan
- Existing and proposed Exterior Elevations

Please contact us if you have any questions or require additional information.

Best Regards,

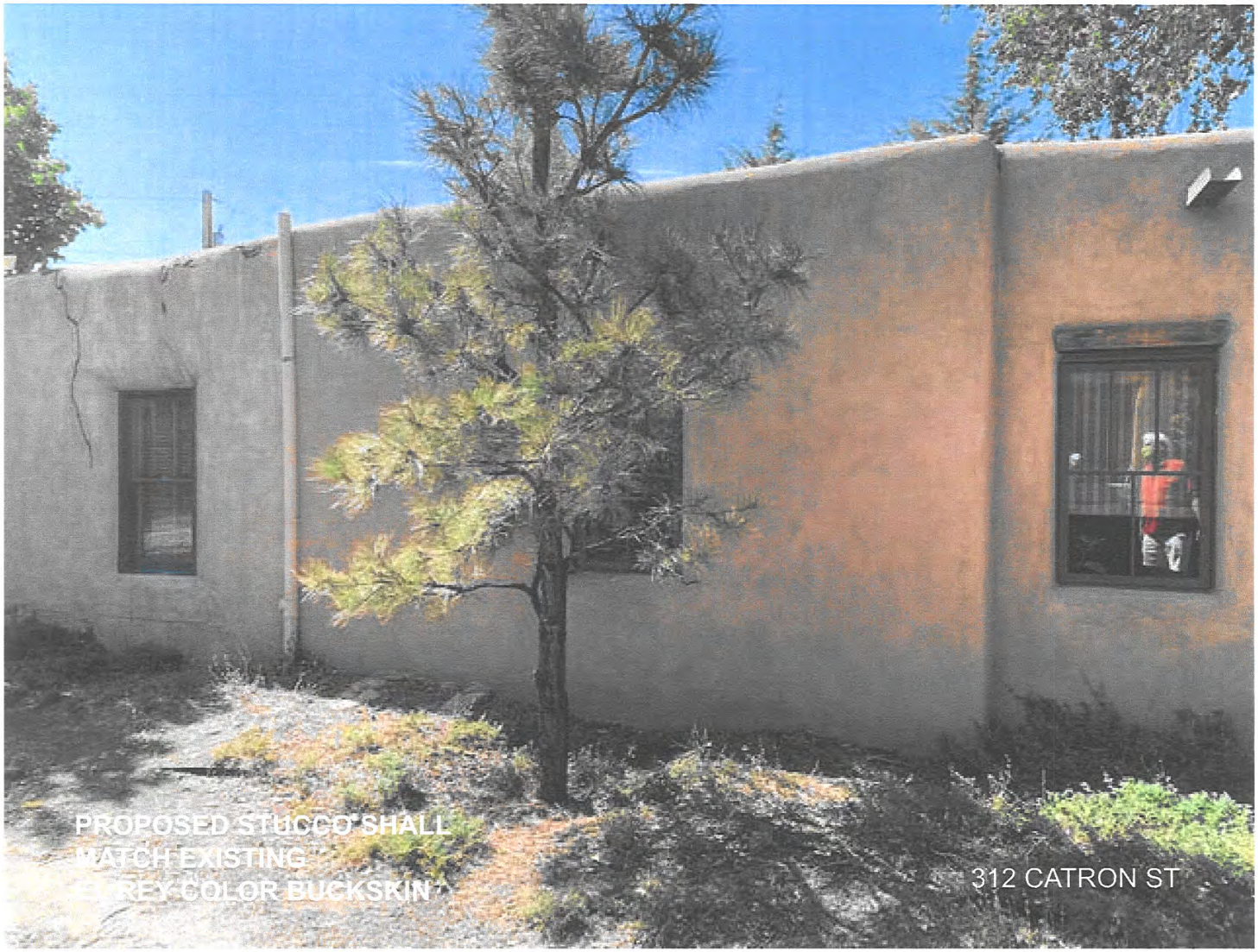
Wayne S. Lloyd, AIA
Sheb Mirando, Lloyd & Associates Staff,


LLOYD & ASSOCIATES
ARCHITECTS
312
314 CATRON ST.
PROPOSED ADDITION
EXISTING NORTH ELEVATION


PROPOSED WINDOW TRIM
SHALL MATCH EXISTING
SW 6487 CLOUDBURST
312 CATRON ST


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING SOUTH ELEVATION


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING EAST ELEVATION

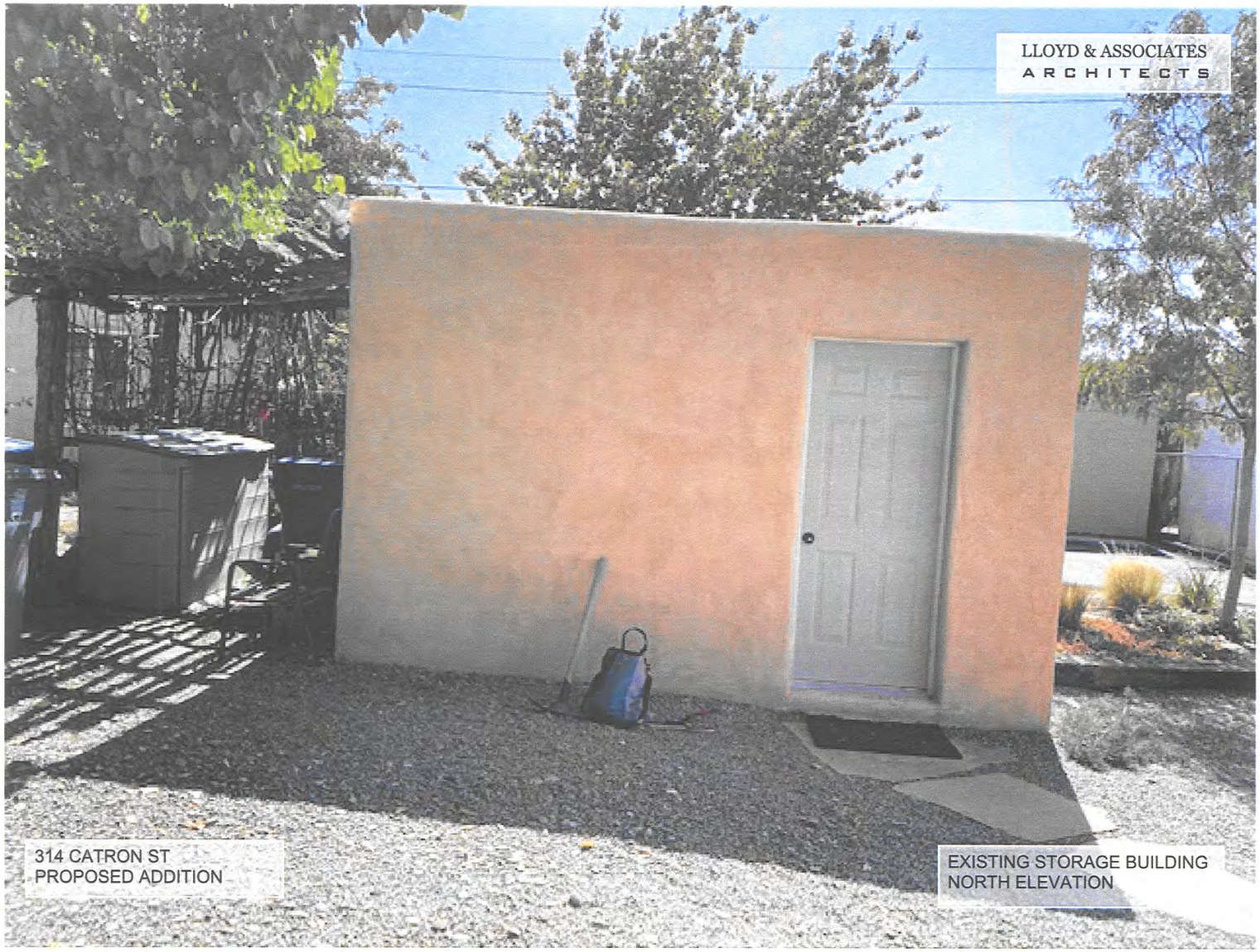

PROPOSED STUCCO SHALL
MATCH EXISTING
GREY COLOR BUCKSKIN
312 CATRON ST



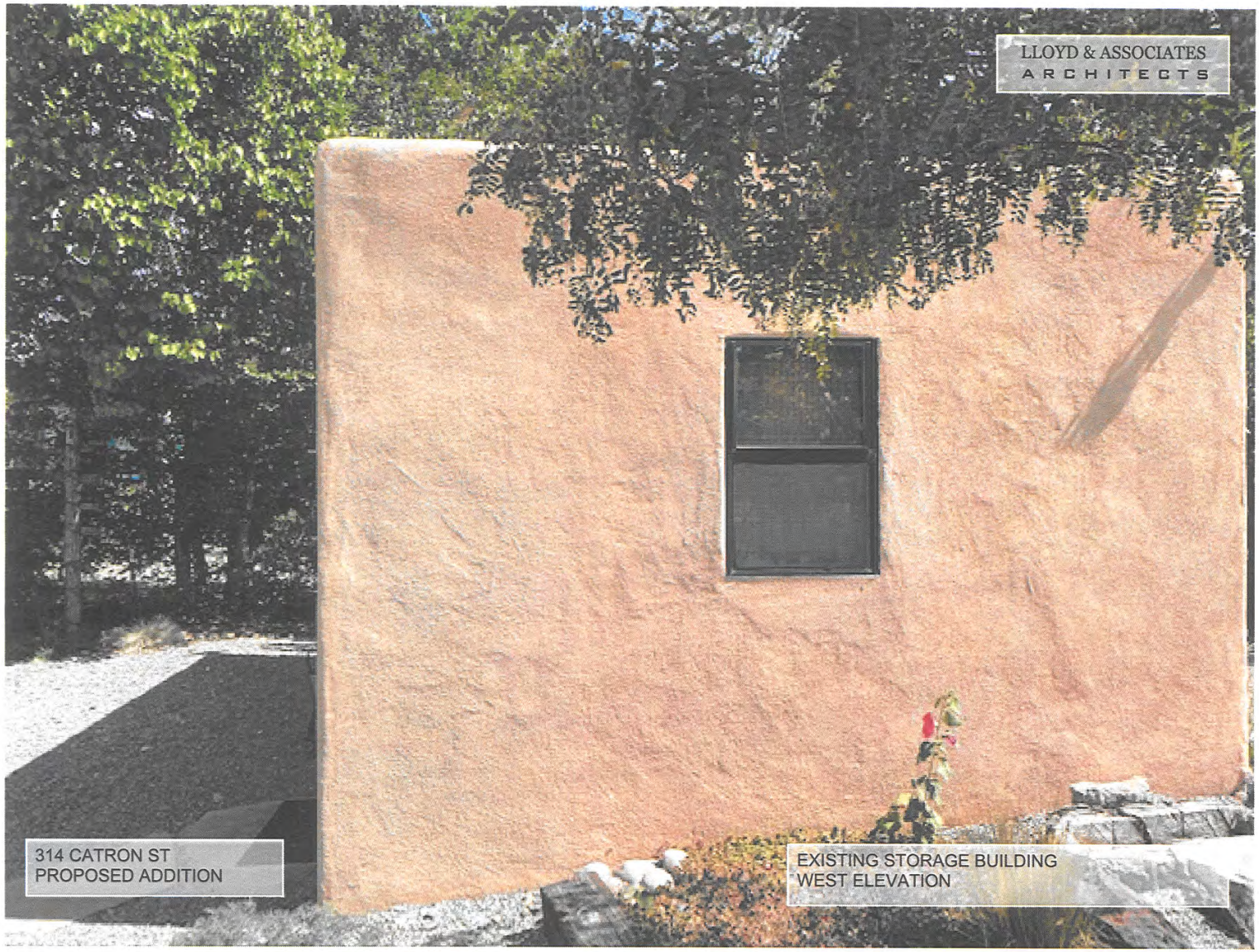
314 CATRON ST
PROPOSED ADDITION

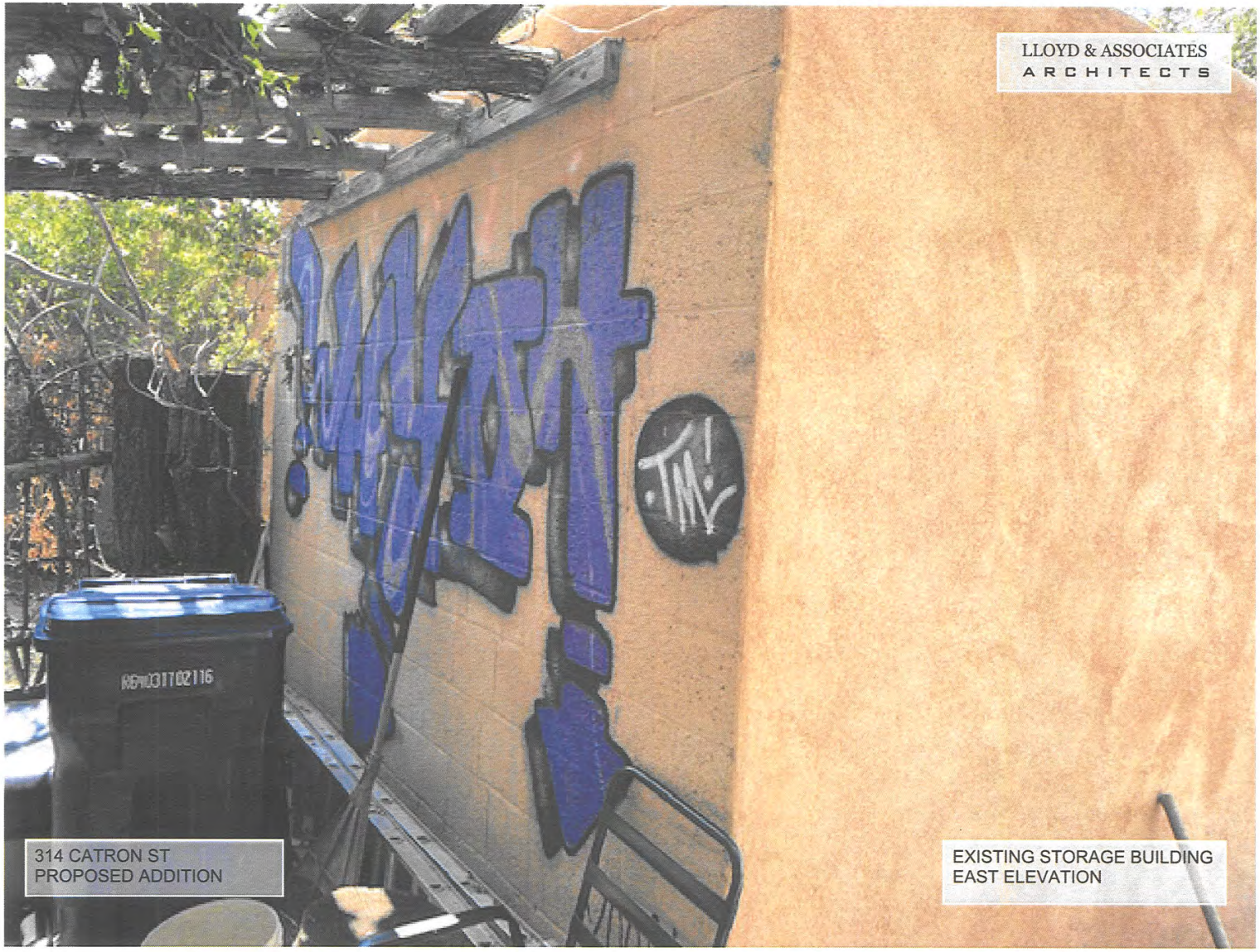
EXISTING WEST ELEVATION
(STREETSCAPE FROM JOHNSON STREET)


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING SOUTH ELEVATION
(EAST LOT LINE CONDITION)

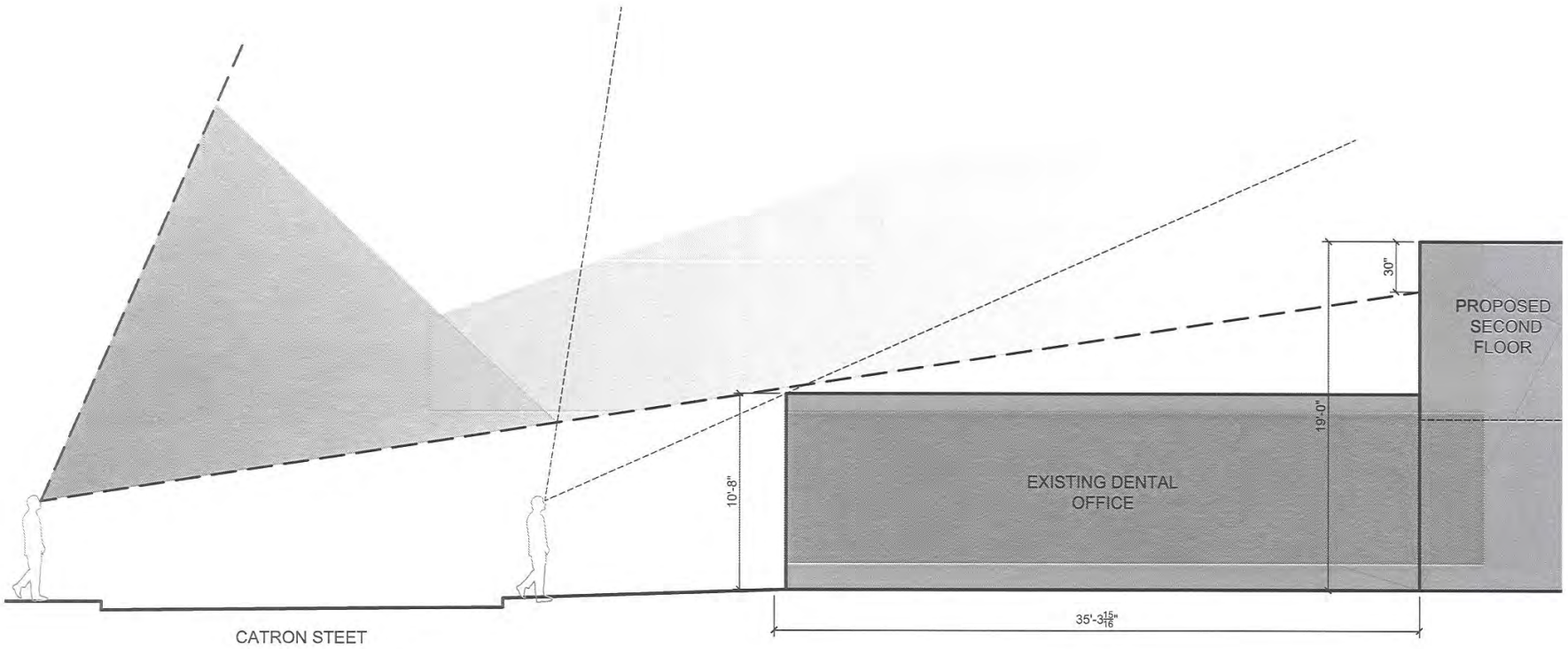

LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING STORAGE BUILDING
NORTH ELEVATION


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING STORAGE BUILDING
SOUTH ELEVATION


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING STORAGE BUILDING
WEST ELEVATION


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING STORAGE BUILDING
EAST ELEVATION


LLOYD & ASSOCIATES
ARCHITECTS
314 CATRON ST
PROPOSED ADDITION
EXISTING STORAGE BUILDING
WEST ELEVATION



VIEW OF PROPOSED SECOND FLOOR
FROM CATRON STEET
SCALE= 3/16"=1'-0"

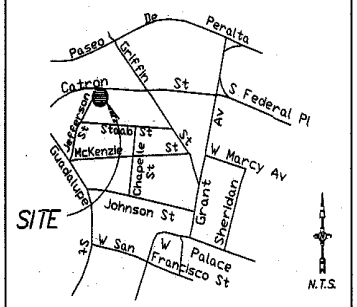
831037

LOT CONSOLIDATION PLAT
FOR
THE JORGE E. OTI REVOCABLE LIVING TRUST U/T/A/D
TRACT 1 & LOT 15

LYING AND BEING SITUATE IN THE SANTA FE GRANT
IN SECTION 24, T. 17 N., R. 09 E., N.M.P.M. (PROJECTED)
LOCATED AT 312 CATRON STREET
CITY LIMITS OF SANTA FE, SANTA FE COUNTY
STATE OF NEW MEXICO

NOW BEING KNOWN AS LOT 15-A
CONTAINING 6,859 Sq.Ft., 0.1575 AC.±

CITY OF SANTA FE



VICINITY MAP

DEDICATION / AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER, HAS CAUSED THE FOREGOING LOT CONSOLIDATION AS SHOWN HEREON. ALL AS SHOWN HEREON, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. UTILITY COMPANIES ARE GRANTED EASEMENT FOR ALL EXISTING UTILITIES AS SHOWN HEREON. THIS PROPERTY LIES WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

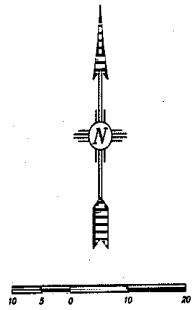
Jorge E. Oti
JORGE E. OTI (TRUSTEE)

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

ON THIS 7TH DAY OF MARCH 2017, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC

OFFICIAL SEAL
Leonard A. Lopez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-11-21



SCALE: 1"=10'

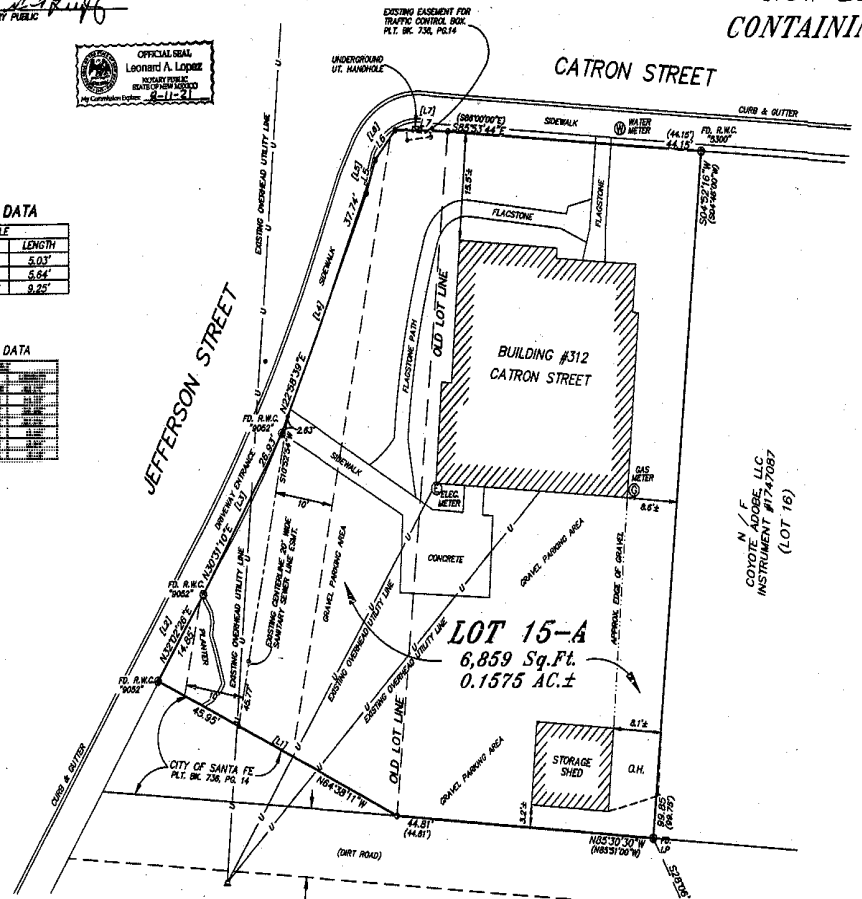
MEASURED DATA

LINE TABLE

LINE	DIRECTION	LENGTH
L5	N17°59'42"E	5.03'
L6	N39°04'33"E	5.64'
L7	S88°34'04"E	9.25'

RECORD DATA





REFERENCES:

QUITCLAIM DEED FROM JORGE E. OTI TO THE JORGE E. OTI REVOCABLE LIVING TRUST U/T/A/D, FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE AS INSTRUMENT #1829942 DATED ON JUNE 30, 2017.

PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR THE CITY OF SANTA FE", PREPARED BY DAVID E. COOPER LS. 9052. FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 736, PG. 14.

BEARINGS AND DISTANCE IN BRACKETS FROM ABOVE MENTIONED PLAT OF SURVEY.

REAL ESTATE CONTRACT BETWEEN THE CITY OF SANTA FE AND JORGE OTI, FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE AS INSTRUMENT #1644753 DATED ON SEPTEMBER 8, 2011.

PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY FOR JORGE E. OTI, #312 CATRON STREET, U.P.C.: 1-054-099-120-310 WITHIN PROJECTED SECTION 24, T17N, R9E, NMPM, SANTA FE, NEW MEXICO", PREPARED BY MORRIS A. APODACA LS 5300. FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 650, PAGE 33.

BEARINGS AND DISTANCE IN PARENTHESIS FROM ABOVE MENTIONED PLAT OF SURVEY.

BASIS OF BEARINGS:

W.G.S. 84, N.A.D. 83, NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), DERIVED BY USING TRIMBLE 5800 GNSS, RS R.T.K. GLOBAL POSITIONING SYSTEM.

CITY OF SANTA FE APPROVALS:

Risana Zaxus 3/15/18
CITY ENGINEER FOR LAND USE — DATE

3/16/18
CITY PLANNER — DATE

COUNTY OF SANTA FE APPROVALS:

3.29.18
S.F.C. TREASURER — DATE

LEGEND

- CALCULATED CORNER.
- CAPPED REBAR SET THIS SURVEY.
- MONUMENT FOUND AS NOTED.
- CITY OF SANTA FE MONUMENT.

FLOOD NOTE:

THIS LOT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL No. 35049C0140E, EFFECTIVE DATE MARCH 2012.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON NOVEMBER 5, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

Lorenzo E. Dominguez 2/21/18
LORENZO E. DOMINGUEZ — DATE
P.S. #10461

STATE OF NEW MEXICO 10461 REGISTERED PROFESSIONAL SURVEYOR LORENZO E. DOMINGUEZ

4508 GRACE VIGIL RD. SW.
ALBUQUERQUE, NM 87121
(505) 450-2097

NOTES:

THE SURVEY SHOWN, IS BASED ON THE HEREON REFERENCED DOCUMENTS. SURVEYOR HAS MADE NO ATTEMPT IN A TITLE SEARCH.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

THIS PARCEL OF LAND CONTAINS PLANTERS, STONE/BRICK WALK WAYS OR CONCRETE THAT MAY NOT BE SHOWN HEREON.

COUNTY OF SANTA FE)
) SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 25 DAY OF March A.D. 2018, AT 10:37 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 831, PAGE 37 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1853446

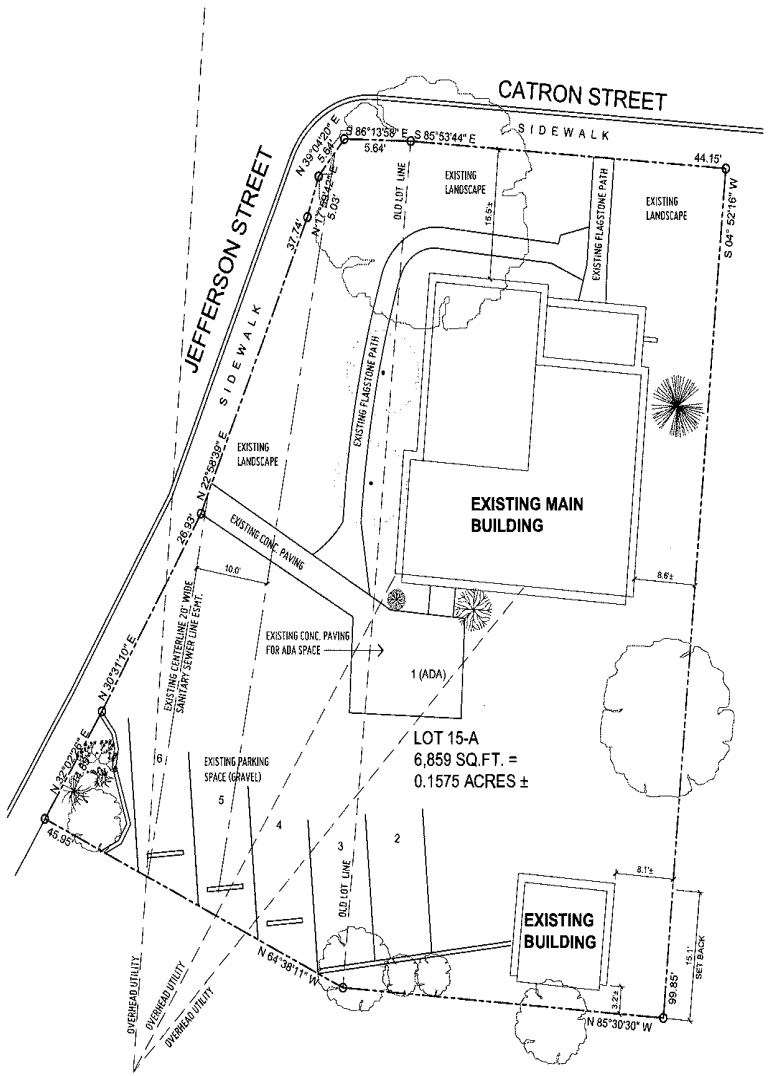
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM.

Deputy

SANTA FE COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

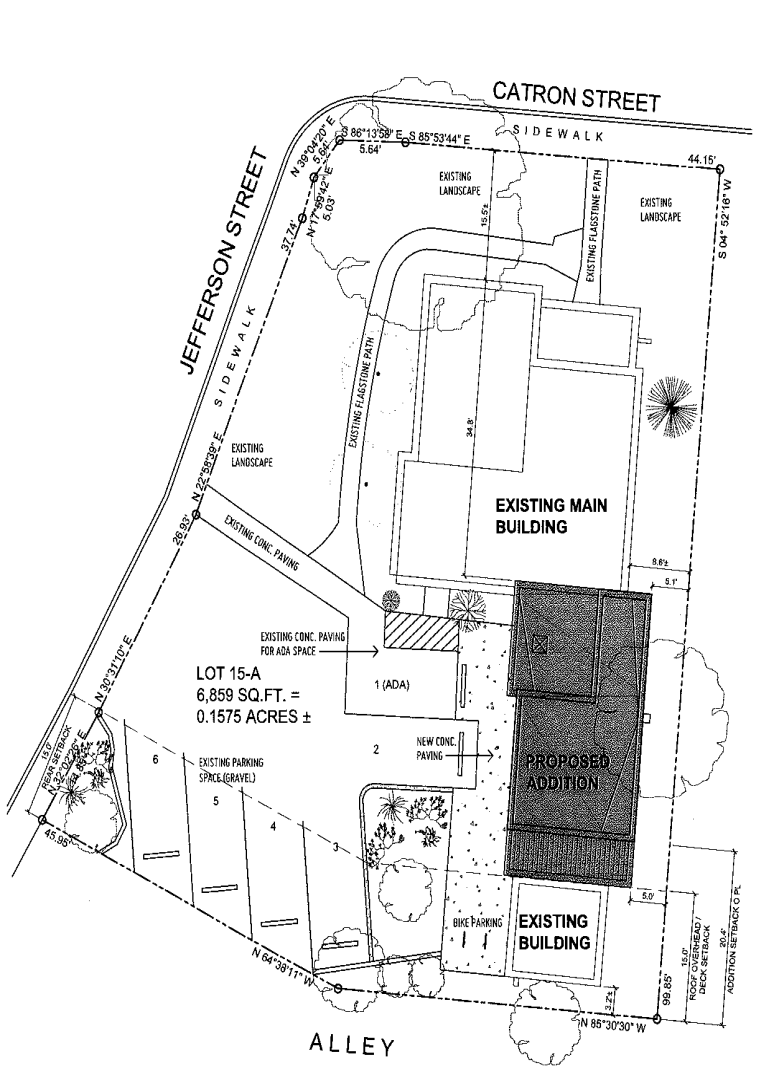
INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): THE JORGE E. OTI REVOCABLE LIVING TRUST
RECORDED DOCUMENT(S): QC. DEED INSTRUMENT #1829942
SEC.(S),TOWNSHIP(S),RANGE(S): SEC. 24, T.17N., R.09E., N.M.P.M. (PRJ.)
LAND GRANT(S): SANTA FE GRANT
UPC # 1-054-099-115-325 (TR. 1) & 1-054-099-120-310 (LOT 15)
PROJECT NO. L17-16



1 EXISTING - SITE PLAN

1/8" = 1'-0"



2 NEW ADDITION - SITE PLAN

1/8" = 1'-0"

ZONING NOTES:

ZONING = SCD-MCK DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
LOT SIZE = 6,859 SF (± 0.1575 ACRES)
LOT COVERAGE:

EXISTING DETAL OFFICE	= 1153 SF
EXISTING UNHEATED GARAGE	= 162 SF

PROPOSED ADDITION:

GROUND FLOOR	= 629 SF
SECOND FLOOR	= 397 SF
ROOF DECK	= 114 SF
TOTAL	= 1138 SF

EXISTING LOT COVERAGE:
(EXISTING BUILDING) 1315 SF / (LOT SIZE) 6,859 SF = .192 x 100 = **19.2%**

PROPOSED LOT COVERAGE:
(EXISTING BUILDING) 1,315 SF + (PROPOSED) 629 SF = 1,944 SF / (LOT SIZE) 6,859 SF
= .283 x 100 = **28.3%**
ALLOWABLE LOT COVERAGE = NO LIMIT IN SCD-MCK

ALLOWABLE HEIGHT: HISTORIC HEIGHT AVERAGING / EXCEPTION REQUEST NEEDED

PROPOSED HEIGHT: **22 FT.**

PARKING REQUIREMENTS:

REQUIRED PARKING FOR OFFICES IN SCD= 1 PER 500SF
EXISTING BUILDING= 901SF OF NET LEASABLE AREA
PROPOSED ADDITION GROUND FLOOR= 676SF OF NET LEASABLE AREA
PROPOSED ADDITION SECOND FLOOR= 317SF OF NET LEASABLE AREA
TOTAL PROPOSED NET LEASABLE AREA= 1,894SF
1,894/500= 4 REQUIRED PARKING SPACES.
PROVIDED BICYCAL PARKING= 4 SPACES
REQUIRED BICYCAL PARKING= 4 SPACES

PROJECT NORTH
TRUE NORTH

0 5' 10'
1/8"=1'-0"

Lloyd & Associates
ARCHITECTS
LLOYD & ASSOCIATES ARCHITECTS
321 W SAN FRANCISCO ST, SUITE A
SANTA FE, NM 87501

PLAZA DENTAL OFFICE
312 CATRON STREET, SANTA FE NM, 87501

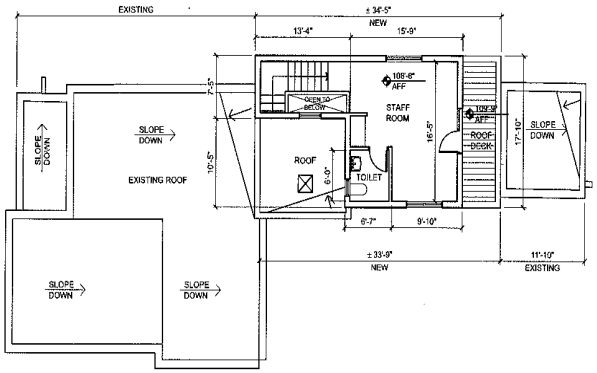
Current Status: HISTORIC SET

REVISIONS

Drawn by: RL
Checked by: WL
Date: 10-14-2020
Sheet Title: SITE PLAN

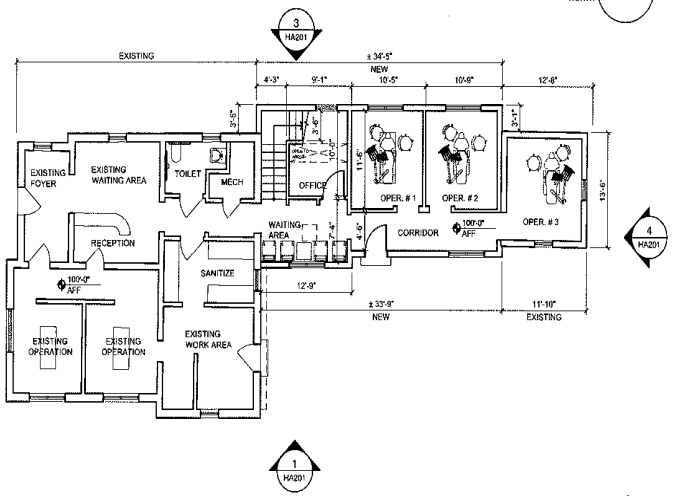
Job Number: 2020-16
Sheet No.
HA001
29

PLOT DATE: Nov 02, 2020 - 2:20pm
FILENAME: X:\2020\-16 Plaza Dental Office\CAD\02_ARCH\SHEETS\20-16_HA001.dwg



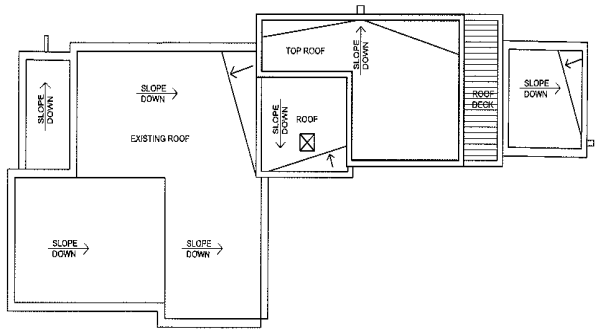
3 PROPOSED NEW ADDITION - SECOND FLOOR PLAN

1/8" = 1'-0" NORTH



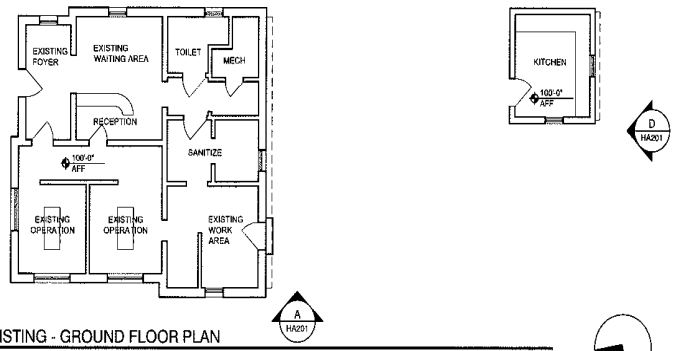
2 PROPOSED NEW ADDITION - GROUND FLOOR PLAN

1/8" = 1'-0" NORTH



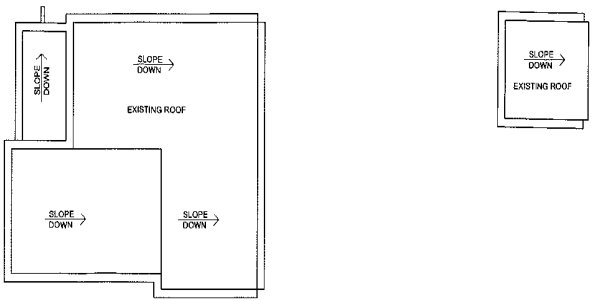
5 PROPOSED NEW ADDITION - ROOF PLAN

1/8" = 1'-0" NORTH



1 EXISTING - GROUND FLOOR PLAN

1/8" = 1'-0" NORTH



4 EXISTING - ROOF PLAN

1/8" = 1'-0" NORTH

Lloyd & Associates
ARCHITECTS
LLOYD & ASSOCIATES ARCHITECTS
321 W SAN FRANCISCO ST. SUITE A
SANTA FE, NM 87501

PLAZA DENTAL OFFICE

312 CATRON STREET, SANTA FE NM, 87501

Current Status:
HISTORIC SET

REVISIONS

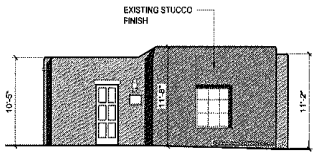
Drawn by: RL
Checked by: WL
Date: 10-14-2020

Sheet Title:
EXISTING AND PROPOSED NEW ADDITION FLOOR PLANS

Job Number: 2020-16
Sheet No.

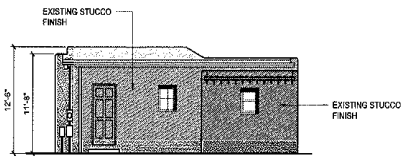
HA101
30

PLOT DATE: Oct 27, 2020 - 3:08pm
FILENAME: J:\2020\16 Plaza Dental_Office\CAD\02_ARCH\SHEET\20-16_HA101.dwg



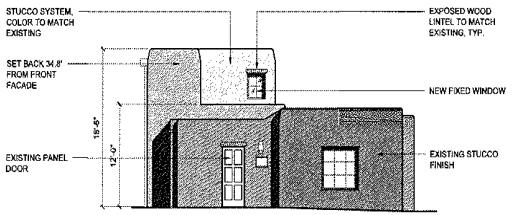
B EXISTING - NORTH ELEVATION

1/8" = 1'-0"



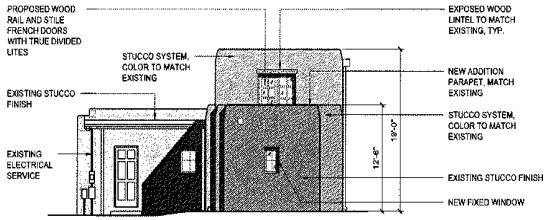
D EXISTING - SOUTH ELEVATION

1/8" = 1'-0"



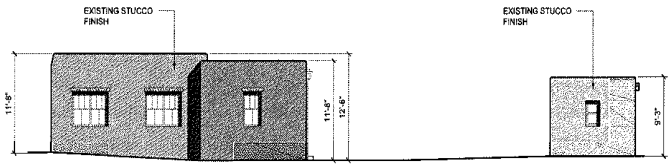
2 PROPOSED NEW ADDITION - NORTH ELEVATION (FRONT)

1/8" = 1'-0"



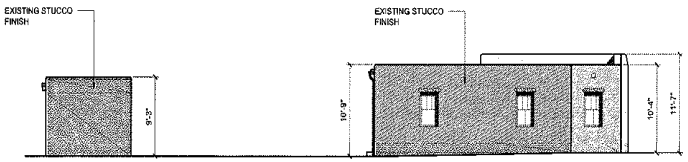
4 PROPOSED NEW ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



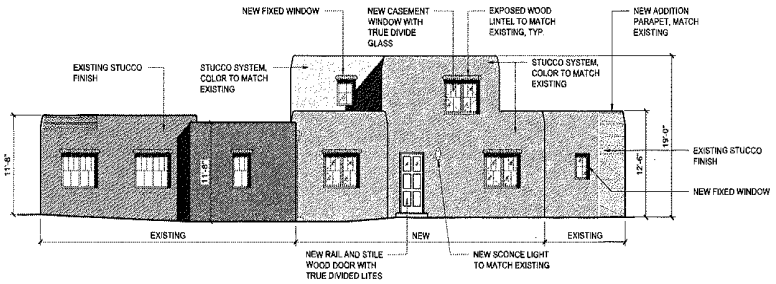
A EXISTING - WEST ELEVATION

1/8" = 1'-0"



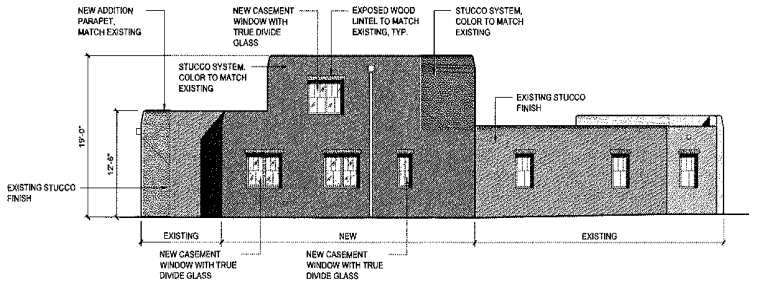
C EXISTING - EAST ELEVATION

1/8" = 1'-0"



1 PROPOSED NEW ADDITION - WEST ELEVATION

1/8" = 1'-0"



3 PROPOSED NEW ADDITION - EAST ELEVATION

1/8" = 1'-0"

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LLOYD & ASSOCIATES ARCHITECTS
321 W SAN FRANCISCO ST, SUITE A
SANTA FE, NM 87501

PLAZA DENTAL OFFICE

312 CATRON STREET, SANTA FE NM, 87501

Current Status:
HISTORIC SET

REVISIONS

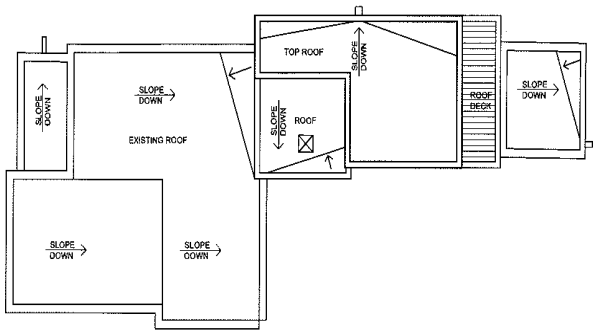
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Drawn by: RL
Checked by: WL
Date: 10-14-2020

Sheet Title:
EXISTING AND PROPOSED NEW ADDITION ELEVATIONS

Job Number: 2020-16
Sheet No.
HA201

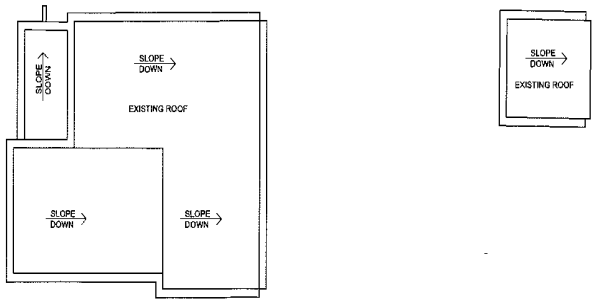
PLOT DATE: Nov 06, 2020 - 2:22pm
FILENAME: X:\2020-16 Plaza Dental Office\CAD\02_ARCH\SHEETS\20-16_HA201.dwg



2 PROPOSED NEW ADDITION - ROOF PLAN

1/8" = 1'-0"

NORTH



1 EXISTING - ROOF PLAN

1/8" = 1'-0"

NORTH

Lloyd & Associates
ARCHITECTS
LLOYD & ASSOCIATES ARCHITECTS
321 W SAN FRANCISCO ST. SUITE A
SANTA FE, NM 87501

PLAZA DENTAL OFFICE

312 CATRON STREET, SANTA FE NM, 87501

Current Status:
HISTORIC SET

REVISIONS

Drawn by: RL

Checked by: WL

Date: 10-14-2020

Sheet Title:
EXISTING AND PROPOSED NEW ADDITION ROOF PLAN

Job Number: 2020-16

Sheet No.

HA102
32

PLOT DATE: Nov 09, 2020 - 2:21pm
FILENAME: X:\2020-16 Plaza Dental Office\CAD\02_ARCH\SHEET\20-16_HA102.dwg