City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MARCH 09, 2021
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 at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. 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. February 23, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002813-HDRB. 247 Anita Place.
2. Case #2020-002916-HDRB. 481 Arroyo Tenorio.
3. Case #2020-001979-HDRB. 613 Canyon Road.
4. Case #2021-003109-HDRB. 128 West Berger Street.
5. Case #2021-003111-HDRB. 314 North Guadalupe Street.
6. Case #2021-003114-HDRB. 630 Canyon Road.
7. Case #2021-003113-HDRB. 324 Staab Street.
8. Case #2021-003119-HDRB. 331 De Vargas Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002975-HDRB. 918 Don Gaspar Avenue. Martinez Architecture Studio, agent for Linda Banglis, owner, requests to remodel a non-contributing garage and restore its contributing status per 14-5.2(C)(2)(f). (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

2. Case #2021-003048-HDRB. 555 San Antonio Street. Downtown and Eastside Historic District. Design Solutions, agent for Barbara Wagner and Charles Palmer, owners, request primary façade designation on a contributing structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafe.gov)

3. Case #2021-003109-HDRB. 128 West Berger Street. Don Gaspar Area Historic District. David Smith, agent/owner, proposes to remove a portion of a non-contributing yardwall and install a vehicle gate to a height of 4 feet 7 inches. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

H. NEW BUSINESS

1. Case #2021-003197-HDRB. 555 San Antonio Street. Downtown and Eastside Historic District. Design Solutions, agent for Barbara Wagner and Charles Palmer, owners, requests the addition of an 80 sq. ft. portal and a 60 ft. addition to a contributing structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafe.gov)

2. Case #2021-003198-HDRB. 100 E. Water Street. Downtown and Eastside Historic District. Curt Temple, agent for the City of Santa Fe Facilities Division, proposes to construct a Santa Fe Tourism kiosk and public restroom facility. (Nicole A. Ramirez Thomas/ Daniel Schwab, 955-6660, dnschwab@santafenm.gov) (POSTPONED TO MARCH 23, 2021).

3. Case #2021-003199-HDRB. 1660 ½ D Cerro Gordo. Downtown and Eastside Historic District. Bill Roth, agent for Michael Loftin, proposes a 423 sq. ft. addition on a non-contributing structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafe.gov)

4. Case #2021-003200-HDRB. 300 Garcia Street. Downtown and Eastside Historic District. Sandra Donner, agent for Megan Mullally, requests historic status review and designation of primary facades of building and yard walls. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafe.gov)

5. 2021-003185-HDRB. 1299 Upper Canyon Road. Sandra Donner, agent for Julia and Randall Burt, owners, proposes to construct a stucco yard wall to a height of 68 inches, a 482 sq. ft. garage to a height of 14 feet, gates and a trash enclosure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, March 23, 2021

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
February 23, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
February 23, 2021
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:
Noah Berke
Ms. Nicole Ramirez Thomas
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Mr. Carl Boaz, 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.**

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B. APPROVAL OF AGENDA

Ms. Ramirez Thomas noted 324 Staab Street should be Case #4 under Old Business and Case #2971 at 530 Garcia is on the agenda but was postponed to March 23.

MOTION: Vice Chair Katz moved, seconded by Member Biedscheid to approve the agenda 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.

C. APPROVAL OF MINUTES:

1. February 9, 2021

Member Bienvenu, page 23, second full paragraph reads, "The ordinance calls them nonconforming structures and states you *can* do anything…" should be "you can't do anything."

Ms. Paez, page 5, the next to last line, *victim* should be dictum. She asked that the line be revised and say, "*Here it wasn't relevant to the holding of the case and is what we would normally call dictum*."

Chair Rios asked on page 49, second paragraph "preserve in amber" is correct. Vice Chair Katz explained amber is a gooey substance from trees that insects are preserved in.

Ms. Bordegaray noted that Member Guida used the word to refer to Historic Preservation and not putting things in amber, meaning *in stone*.

MOTION: Member Katz moved, seconded by Member Larson to approve the HDRB Hearing Minutes of February 9, 2021, as amended.

VOTE: The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Katz, and Larson voting in favor and none voting against. Member Roybal abstained.

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D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002818-HDRB. 324 McKenzie Street.
2. Case #2020-002983-HDRB. 209 Delgado Street.
3. Case #2021-003048-HDRB. 105 Calle La Pena.
4. Case #2021-003049-HDRB. 555 San Antonio Street.
5. Case #2021-003057-HDRB. 107 South Armijo Lane.
6. Case #2021-003062-HDRB. 350 Garcia Street.
7. Case #2021-003068-HDRB. 1668 Cerro Gordo Road.
8. Case #2021-003058-HDRB. 235 North Guadalupe Street.
9. Case #2021-003084-HDRB. 235 North Guadalupe Street.
10. Case #2020-002954-HDRB. 333 Sena Street.
11. Case #2020-003006-HDRB. 542 Camino del Monte Sol.

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

VOTE: The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor and none voting against. Member Roybal abstained.

E. MATTERS FROM THE PUBLIC

Stephanie Beninato said regarding the house on Monte del Sol before the Commission last week about raising the wall height, that she noticed has a wire fence. Also, it has significant vegetation that makes the wall unscalable. Someone put a wire gate where there was coyote fencing and someone should check that out. She said she wanted to apologize and withdraw her standing objection on the case of Lee vs. Catron. She learned that the Supreme Court does allow the state agencies and public bodies to decide whether laypeople could represent laypeople at administrative hearings.

Paralegals can represent with lawyer supervision, at the federal or state level and lawyers from out of state can have a local lawyer back them. When hired by a state agency they do not need a license.

F. STAFF COMMUNICATIONS

Mr. Schwab noted the coversheet for 630 Canyon Road is incorrect. He will correct that when discussing the actual case.

G. OLD BUSINESS

Chair Rios reminded applicants about the appeal process if they disagree with the Board's decisions. They have 15 days from the approval of Findings of Fact to appeal. She limited public comment to two minutes each at this meeting.

1. **Case #2020-002813-HDRB. 247 Anita Place.** Don Gaspar Area Historic District. Gene Tison, agent/owner, proposes to construct an addition on a contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray shared her screen and presented the Staff report.
247 Anita Place is a 1,300 sf Mission Revival bungalow built between 1930 and 1936.

Its historic status is Contributing to the Don Gaspar Area Historic District. Its defining features include its red tile roofed tower over the front porch, round arch porch openings, undulating parapet, and its stucco color and texture. Its white stucco has a unique textured pattern that resembles a "Spanish Lite Lace" pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this neighborhood, where Spanish-Pueblo Revival style buildings and structures dominate the streetscape. The garage at the end of the driveway to the west of the house was constructed at the same time as the house.

The applicant revised his proposal and returns to the Board to address the Board's comments and suggestions. The applicant also has provided stronger drawings of his project.

The applicant proposes to:

1. Construct a 317 sf addition onto the northeast corner of the house. The addition's north elevation has been moved one foot north. The revised height is 14 feet, previously 12', from finished grade and is one foot lower than the existing house. The addition will have a flat roof and undulating parapet that matches the original house.

2. The addition's windows will match the existing 3/1 lite pattern, white aluminum clad.

3. The rear entry door on the west elevation will be wood with 3/1 lite pattern above the wood paneled door to match the window style. Staff notes that the door is depicted as solid wood panel in the proposed west elevation. The rear entry has a 4 x 6 foot landing. The applicant proposes to step the back porch floor level to a landing so that a new set of steps that meet current residential stair code can be built. With the new parapet at 14 feet instead of 12 feet, the addition's floor level will be raised to the level of the new landing at the top of the stairs.

4. Add an overhang of approximately 18 sf over the new entry doorway on the west façade. The overhang will extend three feet over the entrance.

5. There will be a skylight over the bedroom area.

6. The addition will be stuccoed in the same skip trowel pattern as the rest of the house. At the same time, the main house stucco will be repaired and the entire house restuccoed, maintaining the skip trowel texture. The current multiple flaking layers of paint on the house vary from medium tan to creamy white. The stucco color that best matches the primary color is El Rey 106 "Bamboo". Further details on the stucco work are in the attached letter from GMB Construction.

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(H) Don Gaspar Area Historic District standards.

QUESTIONS FOR STAFF

Chair Rios confirmed the proposed addition is on the north façade and is not primary and will be a foot lower than the existing contributing house.

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Member Larson asked if the existing windows are wood or aluminum clad.

Ms. Bordegaray replied they are wood and all our original except for three that have been replaced. The proposed windows will be white clad wood.

Chair Rios confirmed the old contributing home could be distinguished from the new proposal.

APPLICANT'S PRESENTATION

Gene Tison, 226 Anita Place, was sworn. He said his son lives in the house at 247 Anita Place. He followed the suggestions from the original presentation. They raised the parapet, redid the floor level and put the steps on the outside to match the front. The window alignment is almost the same across the entire structure. They wanted an overhang at the back for weather protection. It is a common feature on many houses in the neighborhood. So, they added a 3-foot overhang "eyebrow" on the back porch and changed the door to a three-light top and a wooden panel on the bottom. We maintained the undulating parapet and have decided on a stucco color.

Chair Rios said his home is lovely and he did a great job adding the small addition. She understands from reading the report he has lived in the home for 48 years.

Mr. Tison clarified he has lived in his home at 226 for 48 years. His neighbor in the house at 220 Anita had the same builder.

QUESTIONS FOR APPLICANT

Chair Rios asked if correct that the skylight proposed will not be visible.

Mr. Tison replied it will not. The skylight is to have more light, especially in the winter. He didn't want to put in windows because of weather and wants more space in the room.

Vice Chair Katz thanked Mr. Tison for a beautiful job.

Mr. Tison said they have worked on the project for a couple of months and if approved, he will have the architect continue the work and get paid.

PUBLIC HEARING

Stefanie Beninato and John Eddy were sworn in.

Ms. Beninato, PO Box 1601, Santa Fe, thought the design nice in terms of matching the house and still is distinguishable. She was bothered by the blank wall on the north side. Energy-wise more heat will be lost with the skylight than having windows, and windows would alleviate the blank wall. The house has so many nice windows and a blank wall is jarring.

John Eddy, 227 E. Palace, Suite D, said he liked Ms. Beninato's feedback on the massing of the back wall. He agreed a couple of windows would help break up the massing, but it is not a big deal. The shed-brow over the addition, is a clever and creative way to blend the addition to the rest of the house. He commended the applicant and appreciated his willingness to work with the Board.

Chair Rios asked which direction the blank wall faced.

Ms. Bordegaray replied it is facing the backyard on the north.

She added that the applicant mentioned the stucco, which is a unique feature of the house, which had been painted. She wanted to confirm the proposal is for cementitious stucco. The letter stated the contractor wouldn't lath the house but will apply cementitious stucco over the painted portion.

Mr. Tison said that was his understanding. They have used the same contractor for years and he was assured the contractor will maintain the skip-trowel finish that exists.

He said behind the north wall is a large elm tree that shades the area, but nothing can be seen except roofs. The skylights will have insulating shades that can be closed in the winter at night which increases the R value the same as a shade covering a window.

Member Biedscheid asked if the new door on the west elevation was shown correctly and is a 3 over wood door, not a solid wood.

Mr. Tison explained he liked the lights over the top and three wood panels below. it is like other houses in the neighborhood and to his current front door. The drawing shows it correctly.

BOARD DISCUSSION

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MOTION: In Case #2020-002813-HDRB, 247 Anita Place, Vice Chair Katz moved to approve the application as submitted. Member Bienvenu 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.

2. **Case #2020-002916-HDRB. 481 Arroyo Tenorio.** Downtown and Eastside Historic District. D'Angelico Enterprises Inc., agent for David and Anna-Karin Dillard, owners, proposes to construct a greenhouse addition on a non-contributing accessory structure. An exception is requested to Downtown and Eastside Design Standards (14-5.2(E)). (Nicole Ramirez Thomas/Angela Schackel Bordegaray)

Ms. Ramirez Thomas presented the Staff report.

STAFF REPORT

481 Arroyo Tenorio is a single-family residence and garage built in the Territorial Revival style and was designated as non-contributing to the Downtown and Eastside Historic District in 2008 (H-08-028). The main house is believed to have been constructed in the early 1930s and had some minor alterations, which are not specified on the Historic Building Inventory form (dated September 19, 1984), in the 1980s. The property formerly had a guest house with a carport but the guest house is now independently addressed as 491 Arroyo Tenorio. And resolving the violation.

An update to the initial inventory of the property was done in 2006. The photo on the form shows a long (slightly sagging) portal, windows with broad wood trim, wood chamfered square columns with a small capital at the top, brick coping along the parapet of the flat roofs of the house and the portal, and long canales. The exterior of the building is stuccoed. The windows are described as lacking integrity due to replacement with plate glass and likely loss of original wood elements and are likely the reason for a non-contributing status along with the non-historic additions to the house in the 1980s. The garage and guest house were both listed as recent additions in 2006 with no date of construction given, they were however

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also part of the non-contributing status designation for the property at the time of the 2008 HDRB case.

The applicant requests the addition of a non-Santa Fe style greenhouse structure to the north elevation of existing 600 square foot garage. An exception is requested. In addition, the applicant is requesting to resolve a Notice of Violation (NOV) for installation of three mini-split units to the main residence and re-roof of the garage.

A river stone wall lines the street front of the property. It has not been evaluated for status, but not change is requested to the wall at this time. The existing vehicle gate for the property was added circa 2008 and the design for the gate was part of the approval for the 2008 case that came to the HDRB. While obscured from view on Arroyo Tenorio because of the river stone wall, the proposed greenhouse structure is considered publicly visible based on previous HDRB discussions about visibility and yard walls and fences.

The applicant proposes the following remodel to the garage:

1. Construct a stem wall and greenhouse structure to the back of the garage (north elevation) to measure 225 square feet for the footprint of the addition and to be built to a height of 11 feet 6 inches.

a. Construct a stem wall of cinderblock on the west and north sides of the greenhouse. The stem wall will be finished in stucco on the interior and faced with a decorative river rock veneer. The stem wall will be capped with flagstone.

b. The greenhouse structure, which will sit atop the stem wall, will have a gray powder-coated aluminum frame, glass, and will have two doors (one on the east elevation and the other on the west elevation). It will be attached to the garage at the top of its frame and at the stem wall in an effort to create minimal impact to the garage. The greenhouse will not exceed the existing height of the garage. As with many greenhouses, the design does not comply with the Downtown and Eastside Historic District standards and the applicants request an exception to 14-5.2(E). The relevant code citation and exception responses are provided below.

c. In response to the Board's comments on the case on January 28, 2021, the applicant redesigned the publicly visible south elevation of the greenhouse. This

elevation will now be a stucco wall with a door and window. In this way, no greenhouse glass is visible from the Arroyo Tenorio streetscape.

2. The applicant wishes to resolve a NOV issued by the Historic Preservation Division and requests approval of the mini-split units on the roof of the main residence and the re-roof of the garage.

a. The installation of three mini-split units; two on the main house and one on the garage. The units were placed on the roof of the house and garage at the time the property was for sale and prior to the current owner's purchase of the property. No administrative approval was requested for the mini-split unit. The applicant proposes to screen the mini-split units with a stuccoed wood screen. The stucco will match the existing structures.

b. Re-roof for the garage. A re-roof for the house was approved administratively in 2020 but the request for re-roof of the garage was not requested at that time. The re-roof of the garage was discovered during an inspection for the swimming pool. The swimming pool was approved administratively in 2020. The re-roof included removal of the roof and replacement with a bitumen roof.

No exception for visible roof-top appurtenances was requested, though responses were provided by the applicant. Per 14-5.2(D)(3)(B), an exception is only required for roof top appurtenances for significant and landmark structures. However, it is recognized that in the Downtown and Eastside Historic District concealment of roof top equipment is needed per 14-5.2(E)(1)(D).

3. The applicant requests approval to stucco the courtyard interior. No stucco color was named for the project, but the applicant will provide testimony at the hearing. The current stucco color is El Rey cementitious "Buckskin."

RESPONSES FOR A REQUEST FOR AN EXCEPTION TO THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICTS DESIGN STANDARDS (14-5.2(E)) PER 14-5.2(D)(b) DESIGN STANDARDS AND SIGNAGE

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

Applicant Response: It is likely that the proposed design of the greenhouse structure may have little to no impact on the district and contains contributing design elements in regard to the Downtown and Eastside Design Standards because of the following:

1. The proposed greenhouse design will include a contributing river rock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees with the response. The design of the greenhouse does not affect the character of the district.

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

Applicant Response: Upon the homeowners recent purchase of 481 Arroyo Tenorio, please take into consideration their full application of all that they hope to embrace from what their new location has to offer and how it is now part of their lifestyle, health, and wellbeing. The homeowners wish to expand and supplement their lifestyle of health and wellbeing as sustainably and efficiently as possible by taking advantage of the therapeutic opportunities and activities that the proposed greenhouse will facilitate at this time in their lives. It is likely that, in order to replicate the benefits of having a greenhouse, the homeowners would have to make a significant effort to maintain those therapeutic opportunities elsewhere or may not be able to a access those opportunities depending on their availability.

Staff Response: Staff agrees that there are sustainable aspects to a greenhouse structure that can prevent hardship.

(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: There are no known historic greenhouse design standards for greenhouses to follow. However, greenhouses still currently exist in historic districts.

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The exterior design of the proposed greenhouse is specifically designed to accommodate maximum efficiency based on the manufacturer's engineering. However, the design elements that are included that do not compromise the integrity of the engineering have been incorporated to contribute to the historic value of the district. That being,

1. The proposed greenhouse design will include a contributing river rock stem wall that will match the existing historic exterior of the property.

2. The structure will be stuccoed to match the existing stucco in areas where it may be needed in order to create a sense of historic continuity for homeowners to whom it will not be primarily visible to as the location of the proposed greenhouse is planned to sit with-in the inner walled courtyard of the additionally walled off property. The two existing walls will offer almost zero visibility to neighbors and the surrounding public streets.

Staff Response: Staff agrees that specific design of greenhouse structures within the districts is not specifically defined, but greenhouses do contribute to the heterogeneity of that allows people to continue to live in the historic districts. Other designs were not presented but can be discussed by the applicant at the hearing.

RELEVANT CODE CITATIONS

14-5.2(E) Downtown and Eastside Historic District

(1) Old Santa Fe Style

(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.

STAFF RECOMMENDATION

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Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and the exception to 14-5.2(E) Downtown and Eastside Historic Design Standards has been met.

QUESTIONS FOR STAFF

Chair Rios asked the distance from the street wall to the proposed greenhouse.

Ms. Ramirez Thomas didn't know. She displayed the site showing locations.

Chair Rios thought it appeared quite a ways from the wall and she would ask the applicant. She asked to confirm from the street you could see a stucco slanted wall. She assumed you could not see any glass.

Ms. Ramirez Thomas said she wouldn't. She displayed the illustration of the greenhouse window and door.

Mr. Roybal thanked the applicant for a great job of meeting the requests of the Board. He applauded the applicant for "an amazing job."

Vice Chair Katz asked if the door to the left is like the other multi-pane doors.

Ms. Ramirez Thomas said all of the doors have divided lights. There is a window that is not 30" on diagonal, but it is not divided lite. The door proposed to be the divided light will go into the garage.

Vice Chair Katz said he wasn't clear from the packet what the stucco would be applied to and he was hoping it wouldn't be plywood.

Ms. Ramirez Thomas suggested the applicant respond. She thought it was a custom design for the greenhouse. It will be a more robust and congruent stucco application.

APPLICANT'S PRESENTATION

John Santos, with Dean Jellico Enterprises, 1718 Cerrillos Road, was sworn.

Chair Rios asked for the distance from the street wall to the greenhouse and another question was what kind of stucco is applied to on the slanted wall.

Mr. Santos explained the distance is 50 feet from the stucco wall to the existing stone wall. The application of the stucco wall will be engineered with the proposed greenhouse. It will be 2x6 plywood sheeting with the normal stucco process of paper, the lath, the brown coat, and stucco. The image shows sharp lines, but he will follow rounded edges that are more consistent with the house.

QUESTIONS FOR APPLICANT

There were no other questions for the applicant.

PUBLIC HEARING

Mr. Eddy, previously sworn, found the sharp angles jarring and a departure from the architecture of the house. The garden wall has a beautiful undulation on both ends of the wall. Creating undulations on the angled wall of the greenhouse to make it similar to the garden wall would make it less jarring. The height of the wall could be raised closer to that of the gate entrance. Possibly, the undulation could be matched on that side as well. He admitted he was obviously redesigning but wondered how others felt about the hardness of the angle.

Ms. Beninato, previously sworn, said she wondered why the applicant didn't do a free-standing greenhouse north of the pool. She agreed about the sharp angle. She asked, since they are doing 2 x 6 construction if there could be a step-down parapet to be more in keeping with other parts of the building. She thought the angle disharmonious with the structure.

Will McDonald, 488 Arroyo Tenorio was sworn. He lives directly across the street and sees the front of the house from his kitchen window. He displayed a photograph that showed the rooftop appurtenances on the garage. He showed a close up of the mini condenser and a satellite dish. He wasn't sure what purpose the satellite dish served, possibly it was for the guest house, but he sees these every day. He would appreciate it if they were removed. The mini-split condenser apparently cools something in the garage, and he would like that addressed.

Chair Rios allowed Mr. McDonald to continue speaking after two minutes.

Mr. McDonald showed photographs of the façade with the greenhouse. He said he could see quite a bit of the greenhouse and didn't feel it had a negative impact. But further west, looking back, he took a photograph from the street and noted you will be able to see the glass of the greenhouse. It is not as invisible as portrayed.

Chair Rios asked how much of the glass could be seen and from where.

Ms. Ramirez Thomas displayed a street view of the greenhouse.

Chair Rios asked the purpose of the satellite dish and mini-split condenser.

Mr. Santos replied he wasn't sure VIYR the purpose of the satellite, possibly it is not being used. He didn't know and couldn't answer.

Chair Rios confirmed if the satellite services are not being used, it could be removed. She asked about the mini-split.

Mr. Santos said the mini split is for cooling. The three options given at the last meeting were to remove, screen, or paint the unit. The most complicated and expensive would be removing the system more than screening. Painting is the most convenient, but the applicant is willing to do what the Board recommends.

Vice Chair Katz followed up on Mr. Eddy's comment about softening the stuccoed wall. He asked if the wall could step down or undulate, so the angle wasn't as sharp.

Mr. Santos replied doing that would be a design challenge because of the pitch. They tried to adjust the pitch as much as possible, considering the sharp angle and nature of the garden wall. There were two approaches, to alter the slope of the greenhouse to match the garden wall, or for the garden wall to match the greenhouse wall. The existing step downs are curved and not extremely angled. But with the garden wall accent on top of the greenhouse wall, you would still have an angled slope. It would look awkward. The slope was left as it was because it seemed less visually distracting.

Mr. Santos said the ceiling of the greenhouse is sloped and also creates an awkward visual for the resident. They tried to accommodate the front that is visible as much as possible. Potentially they could add a subtle accent but wasn't sure that would be effective. The biggest visual conflict is the extreme slope and flat angle of the garden wall. It conflicts in a lot of ways and has been a challenge. Even doing a curved step down it will still put it into an extreme slope.

Mr. Santos said they were open to any recommendations to make this work.

Chair Rios thanked Mr. Santos for his cooperative spirit. She asked the length of the angled wall, corner to corner from the tallest to the lowest part.

Mr. Santos replied it is 15' 6" or so. It will be bigger than the greenhouse. From the other side of the greenhouse there is an envelope extending 6-8 feet.

Member Larson didn't have an issue with the angle on the wall, but the stucco looked squared off in the renderings. It would look nicer if the stucco were rounded. Her suggestion was a parapet rather than being flush with the greenhouse wall that would add more step down to match the yard wall. She realized that having the structure going all the way up to the parapet on the regular house, could be a challenge.

Member Bienvenu agreed with the comments. He found it looked extremely geometric. He thought if this were completely visible from the road it would probably be unacceptable. He was concerned upon learning that more glass will be visible from some places on the road. That might be minimal, but what is visible is just the top portion of the structure. What is proposed will solve the public part if something can be done along the top to mimic the undulating pattern or for a step down pattern on the wall. The challenge then will be to integrate that with the rest of what is not publicly visible.

Member Bienvenu thought making those modifications will fit with what the Board was seeking at the last hearing. He appreciated the applicant's ongoing willingness to accommodate the additional concerns.

He asked Mr. Santos if he knew the cost to put the mini splits on the ground.

Mr. Santos replied it is around $2,000 for the one on the garage with repairs to the roof, the removal and labor. The residence mini-split is already fully screened and is not visible.

Member Bienvenu felt that was not unreasonable. He believed the Board would have required the condensers be on the ground originally. He was in favor of that as the solution to the issue.

Ms. Paez noted that Ms. Beninato wanted to comment again, and Mr. McDonald had been allowed to speak longer than two minutes.

Chair Rios called on Ms. Beninato.

Ms. Beninato commented that in the photograph she saw you could still see a couple of inches of the mini-split even with the shielding. The request that it be on the ground is appropriate as it was done without approval. If they allow the condenser to be shielded, it should be higher than the condenser to be not visible from the road.

Chair Rios asked if Mr. Santos about his statement that two of the mini-splits were already shielded and there was only one to shield or put on the ground.

Mr. Santos replied the one on the residence is screened and not visible. The one shown in the photograph is on the garage and was inherited by the new owners.

Ms. Ramirez Thomas understood they were installed by the real estate agent . She confirmed two are already screened. The one on the garage has just a bit of the screen closest to the house that can be seen.

ACTION OF THE BOARD

MOTION: In Case #2020-00 2916-HDRB. 481 Arroyo Tenorio, Vice Chair Katz moved to approve the application with the conditions that 1) The roof top appurtenances, the mini-split and satellite dish on the garage be removed to the ground. 2) Effort made to minimize the straight angled line of the greenhouse that will be stuccoed through stepping down at the top, etc. Member Bienvenu seconded the motion.

Member Bienvenu requested a friendly amendment for the radius of the stucco corners visible on the new greenhouse match those on the existing structure. Vice Chair Katz accepted the amendment.

Chair Rios requested the mini-splits visible from any angle on Arroyo Tenorio, be fully screened. Vice Chair Katz accepted the friendly amendment.

Ms. Ramirez Thomas reminded them about the approval of the reroof so the violation is addressed.

Vice Chair Katz added to the motion that the reroof that was done is approved. Member Bienvenu agreed.

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.

3. **Case #2020-001979-HDRB. 613 Canyon Road.** Downtown and Eastside Historic District. Craig Hoopes and Associates, agent for Canyon Room Holdings, owner, proposes to raise the roof, replace and repair windows and doors, reopen an enclosed portal, and other general maintenance on a contributing residential structure, replace windows and doors, install a courtyard, and stucco a non-contributing residential structure, and demolish all non-contributing structures on the tract A which includes a triplex, 2 storage sheds, and a well house. (Daniel Schwab)

Mr. Schwab presented the report and shared slides of the complex and different structures.

STAFF REPORT

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings.

Unit B, also known as the Vigil Residence, is designated contributing. It is located in the northeast portion of the property. Unit C1 and C2 (or the Duplex) is also contributing It is located on the central-east portion of the property, directly south of Unit B. Tract A contains numerous structures that are all non-historic, constructed in the 1970s. Tract A is located in the northwest portion of the property. Unit B is designated contributing. It is known as the Vigil Residence. It is approximately 2000 square feet, mostly from adobe. In case H-18-084-A, the southwestern corner of the structure was designated primary. On the south façade is a cantilevered roof dating from the 1960s and non-historic doors.

Portions of the ceiling of Unit B do not meet IBC code requirements and it is constructed within a setback. The Board of Adjustment has granted the applicant a variance to increase the height and it will be raised to a parapet height of 11 feet. The maximum allowable height is 16 feet. The windows on the primary façades will be repaired. All others will be replaced. They will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the building will be in-filled. The structure will be re-stuccoed using cementitious El-Rey stucco colored “Adobe”. A portal that was enclosed in the past to form an entry will be re-established.

DRAFT

Unit C1 and C2 is also contributing. The applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey “Adobe” and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

The units in Tract A are to be demolished. This includes the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. It is intended not to propose a new construction for this tract at the present time.

The portal is no longer being applied for because it would require an exception.

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 the number of buildings proposed for demolition.

Mr. Schwab replied it is the apartment plus the two small outbuildings.

Chair Rios noted that Mr. Schwab indicated the Tract A buildings were built in the 1970’s, but she read they were built in the 1980’s. She asked to confirm. Mr. Schwab did not know. She said she would ask the applicant.

Member Biedscheid confirmed the historic doors on the east elevation will be retained.

Mr. Schwab said he couldn’t remember where he got the information, but he came to the conclusion the doors were possibly historic.

Member Biedscheid said she couldn’t tell if the doors are being retained because in the façade drawings they appear different than in the proposed.

Mr. Schwab thought it a non-historic door on the east elevation.

Ms. Ramirez Thomas said she presented the case a few years ago before the Board and the doors were not historic.

APPLICANT'S PRESENTATION

Charles Rosenberg, 333 Montezuma Ave. was sworn and made no presentation.

QUESTIONS FOR APPLICANT

Chair Rios asked if the buildings in Tract A are from the 1970's or '80s.

Mr. Rosenberg said he was before the Board a couple of years ago to confirm status of the buildings. John Murphy did an extensive report, and his research showed the buildings were from the 1970's.

Chair Rios confirmed he did not propose to replace any historic windows or doors on the primary façades.

Member Biedscheid indicated a photograph in the HCPI report with a description saying portal walls are painted white with original rustic wood panel doors. She asked Mr. Rosenberg what would happen with the two doors.

Mr. Rosenberg replied it is difficult to see in the photograph, but they will remove the screen door that is in front of the wooden door, but not the wooden door.

PUBLIC HEARING

Stephanie Beninato asked to clarify whether the portal will or will not be restored. She questioned how the Board of Adjustment does approvals before coming to the HDRB. If nothing is being done to a primary façade and the building is not 50 years old, the Board doesn't have jurisdiction to object to the buildings proposed for demolition.

Chair Rios pointed out if the buildings were built in 1970 so they are now 51 years old.

DRAFT

John Eddy questioned demolition on the apartment on Tract A. The additional sheds built in that area are inconsequential. A lot of his friends had rented these homes at that time and this was a family compound shared with outsiders. He agreed the infill over the portal should disappear. He was curious if the fireplace within the portal will remain and continue to be visible to the public.

Mr. Schwab reported that the plan shows the fireplace is not in the portal, it is in the adjacent office and will be retained.

ACTION OF THE BOARD

MOTION: In Case #2020-001979-HDRB, 613 Canyon Road, Vice Chair Katz moved to approve as submitted. Member Bienvenu seconded the motion.

Member Bienvenu asked Staff if Findings are need that the standards for demolition were met.

Mr. Schwab replied that wasn't needed.

Ms. Ramirez Thomas disagreed. Member Bienvenu was correct that the Board should affirm the evaluation of the demolition standards.

Member Bienvenu requested a friendly amendment that the motion include that all applicable standards for demolition set forth in Chapter 14.3-14 have been met. Vice Chair Katz accepted the friendly amendment.

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.

4. **Case #2021-003113-HDRB. 324 Staab Street.** Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resource Group, owner proposes to alter the roof style, reconfigure windows, and stucco the residence and yardwall on a contributing residential property. (Angela Schackel Bordegaray)

Ms. Bordegaray provided the Staff report.

STAFF REPORT

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

Recently, the applicant received H-Board approval to add a shed portal to the front north façade of the house between the building's two wings. Also approved was a re-roof and re-stucco of the entire structure (Case #2020-002535-HDRB).

The current proposal consists of alterations to the rear of the house to both units A and B. The following are changes proposed:

Unit A

1. Replace two windows on the center of the south elevation. New windows will be Sierra Pacific white aluminum clad casements.
2. Replace door on the southern portion of the west elevation. New door will be white aluminum clad with glass.
3. Remove existing overhang above the door.
4. Replace window and resize window opening on south elevation. New window will be an awning window smaller than the existing window. The new window will be Sierra Pacific white aluminum clad.
5. Replace window on the southern portion of the east elevation. In its place will be a trio of windows: a center picture window flanked by two casement windows. The new windows will be Sierra Pacific white aluminum clad.
6. Replace window on center portion of east elevation. New window will be Sierra Pacific white aluminum clad casement.
7. The applicant proposes to reroof the shed roof of the southeastern corner "Bedroom Two".

Unit B

8. Replace window on south end of west elevation and door on south end of south elevation. New windows will be Sierra Pacific white aluminum clad. The new door will be white aluminum clad with glass.
9. Applicant proposes to remove existing overhang over the door.

DRAFT

Units A and B (Entire structure)

10. The applicant proposes to refurbish the windows on the primary north façade and windows on the east and west facades. The applicant proposes to paint the windowswhite to match white cladding of the new windows.
11. Add six skylights located behind parapets.
12. Restucco the entire house with elastomeric El Rey, color "Tumbleweed" similar to theexisting El Rey "Suede." A color swatch is included in the case packet.
13. Restucco front yard wall to match house, El Rey "Tumbleweed."

Staff notes that the applicant received a temporary permit to demolish the eastern half of thehistorically contributing concrete masonry yard wall during construction. This permit conditions are that the demolished wall portion that was removed be replaced in-kind with respect to design, materials, style, and height, material, and style.

STAFF RECOMMENDATION

Staff finds that the proposal meets the 14-5.2(D) General Design Standards for all H Districts, and the 14-5.2(E) Downtown and Eastside Historic District Standards. Staff conditions approvalof this proposal on replacement of the east side of the front yard wall upon final inspection.

QUESTIONS FOR STAFF

Chair Rios asked to confirm the wall was designated as contributing. She asked if the wall will be rebuilt since they were given permission to demolish.

Ms. Bordegaray said the wall is contributing and it will be rebuilt in-kind in material, color, height, etc.

Chair Rios asked from what street would the proposed alterations be publicly visible.

Ms. Bordegaray said none are visible, it is in the back of the house.

Chair Rios asked if there is a wall or fence in back.

Ms. Bordegaray said the applicant could speak to that. She did not know.

Chair Rios asked to confirm that all of the windows proposed will have divided lights.

Ms. Bordegaray explained there are both divided and undivided. The non divided are on the south elevation where they will remove wooden casements and replace with lights that are not divided.

Chair Rios asked if that would be approved because they are not on a primary façade.

Ms. Bordegaray said they are not primary façades. She thought the applicant could address why the windows would be different

Chair Rios confirmed that the windows would not be visible from a public way.

She noted six skylights are proposed. She assumed they would be low profile and the motion should include they cannot be seen.

Ms. Ramirez Thomas brought up Google to view the back of the land. She displayed the south side of the street and a view of the primary elevations, east, south and west. The backyard had had no public visibility.

Member Larson asked if Ms. Bordegaray if she said some windows on the primary façade had grilles.

Ms. Bordegaray replied there are grilles on the front of the house. She displayed the windows. The date of the windows is unknown, they are non-historic and most likely added in the 1980's.

Member Larson asked if the date of the distinctive paint colors on the steel windows was known.

Ms. Bordegaray didn't know but suggested the applicant may know.

QUESTIONS FOR APPLICANT

Mr. McDonald said he didn't know the date on the windows, but they are old-fashioned casement windows. The concrete sills underneath indicate a previous window was there and he thought steel casement windows were probably

1950's. He did not know the age of the color. They are proposing white, but the windows on the back that will be replaced they would like to keep red. Both sets of windows cannot be seen at once.

He asked to display the south elevations and said on the divided lights, Code in 14-5.2 (D?)1.c, says single panes of glass larger than 30 inches are not permissible except otherwise provided by this section. But in 14-5.2 (E).2 Code says, *"Windows, doors, and portals on publicly visible portions of buildings and walls shall be one of the Old Santa Fe styles."* And in regard to the light divisions, "*except in buildings which may have larger plate glass areas*." Because this is not on a publicly visible portion of the building he reads that to mean non divided lights are acceptable. It is a question of cost, but he wouldn't fight it. That will not relate to the casements and doors.

He said the three awnings in a row on the south are 24 inches square. He believed they met minimum diagonal.

Chair Rios said she would guess that the proposed six skylights are low profile.

Mr. McDonald replied yes, and in any case, they have tall parapets on this house. Whatever they put there will not be publicly visible.

Member Larson asked about the paint colors. She finds that defining of the time period of the house. She said it would be ideal if he brought a sample for the Board to see to make a more informed decision on approving a change in color. She thanked Mr. McDonald for being flexible.

Mr. McDonald said he was willing for the color to remain red.

Ms. Ramirez Thomas asked if the stucco is elastomeric.

Mr. McDonald replied it is for the entire house and a matter of keeping the costs down.

Chair Rios confirmed this is a contributing house and the original stucco was cementitious. She said normally the Board encourages applicants continue the original, cementitious.

Mr. McDonald said he could live with that.

Member Biedscheid asked that the concrete sills be preserved and not stuccoed over.

Mr. McDonald explained they are currently stuccoed over from he thought, the installation of the steel casements. It would take some effort to clean them and they would prefer not.

Member Biedscheid said she didn't intend that he remove the stucco. She was hoping that the application of the stucco wouldn't change the general shape.

Mr. McDonald replied no they will add stucco, but it will not change the look. He believed the concrete sill preserves the nature of the historic building.

PUBLIC HEARING

Ms. Beninato (previously sworn) said on the windows on the east and west side, Mr. McDonald indicated at least one of those will be publicly visible. There should be more discussion on how visually compatible a white window and a red window will be. And if there will be a disruption of harmony with the changes to the windows. She preferred divided lite windows on Unit B and agreed Unit A, the window interferes with the view of the façade. She found it ironic they insisted on having a portal. Not just an eyebrow over the primary façade of the front door but one that extended over the entire building. Yet they want to remove the windows on the back. Especially for the window on Unit B it would seem they would keep that for practicality. The floor plan shows that windows, at least from the east side, will be visible from an angle.

John Eddy (previously sworn) appreciated that the stucco should remain cementitious in this district was brought up.

BOARD DISCUSSION

Chair Rios asked to see the east and west elevations.

Mr. McDonald addressed Ms. Beninato's comment that on the end of the proposed east elevation at the south end, it is slightly visible from the street. He agreed now that they have discussed keeping the windows red they should match. Both of those windows will be visible at the same time. All of the windows on that side will be cladding for the new windows matching the red, and the others will be painted. None of the west is visible because the fence is about 3 feet from the

property line. The windows will be refurbished and can be painted the same as the front. Those are probably not visible about half the year because of vegetation and the fence.

Member Biedscheid preferred the windows and doors be the same color. She asked Staff if Code has a provision requiring a single color in this district.

Ms. Ramirez Thomas said there is no provision to require that. She agreed it should have continuity of color in the windows, doors and general style of the house.

Ms. Paez asked they may be thinking about the provision that requires all exterior walls to be painted the same. There isn't one that applies to the windows.

Chair Rios agreed that makes more sense for all windows to be the same color.

Mr. McDonald also agreed and said doing red around the house will be fine.

ACTION OF THE BOARD

MOTION: In Case #2020-00113-HDRB, 324 Staab Street, Member Larson moved to approve the application with the following requirements, 1) All approved windows should match the existing red color of the north façade; 2) Unit B is approved with the matching red color and 3) Units A and B, all items are approved with the condition that the stucco be cementitious instead of elastomeric. Member Biedscheid seconded the motion.

Chair Rios made a friendly amendment that none of the skylights are visible.

Member Larson accepted the friendly amendment as did Member Biedscheid.

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.

H. NEW BUSINESS

1. **Case #2020-002791-HDRB. 530 Garcia Street.** Downtown and Eastside Historic District. Christopher Purvis, agent for Beverly Foust, owner, requests historic status review and primary façade designation, if applicable, for a non-contributing residential structure. (Angela Schackel Bordegaray) ***This Case is postponed.***

2. **Case #2021-003109-HDRB. 128 West Berger Street**. Don Gaspar Area Historic District. David Smith, agent/owner, requests a historic status review of a yardwall on a non-contributing residential property. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Mr. Schwab presented the report.

STAFF REPORT

128 West Berger Street is a property with non-contributing status to the Don Gaspar Area Historic District. The existing shed was already reviewed for status in 2018, but the street-lining yard wall was not designated.
The wall was built in around 1960 of concrete masonry and has been plastered several times since then. There are a number of similarly high walls close to the street in this streetscape.

STAFF RECOMMENDATION 222:31

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

Chair Rios reminded the Board members this was only a historic status review of the wall.

QUESTIONS FOR STAFF

None

APPLICANT'S PRESENTATION

David Smith, 142 West Berger Street, was sworn.

DRAFT

Chair Rios confirmed that Mr. Smith agreed with the Staff recommendation to keep the status noncontributing. She said she agreed this should remain noncontributing. She pointed out the walls in the neighborhood were either short or no wall and they keep getting higher.

PUBLIC HEARING

John Eddy said he remembered how short the walls were and if you saw a really high wall it communicated the person probably had more money. It is expensive to build a wall, it doesn't provide a roof, it basically defines your property and gives a modicum of privacy or at least boundary. Shorter walls remind them of a humbler time and why he is taken aback when he sees a really high wall. He knew Chair Rios took a lot of care with this consideration. He encouraged the Board continue to do that as well.

Stefanie Beninato agreed with John Eddy. This is not about privacy but about defining boundaries. Lower walls are more friendly, and it wasn't about keeping people out. High walls are not a deterrent, they allow crime. If someone gets over the wall you can't see what is going on. High walls have made Santa Fe less of a community in terms of interaction with neighbors. She hoped the owner's proposal will keep that in mind.

BOARD DISCUSSION

Chair Rios commented that walls in Santa Fe have been increasing in height for years. Now, often that is how people identify Santa Fe. She has friends visit who are astounded at the number of homes with high walls.

ACTION OF THE BOARD

MOTION: In Case #2021-003109-HDRB, 128 West Berger Street, Member Larson moved to approve per Staff recommendation to keep the status noncontributing. 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.

3. **Case #2021-003110-HDRB. 128 West Berger Street**. Don Gaspar Area Historic District. David Smith, agent/owner, proposes to remove a portion of a non-contributing yardwall and install a vehicle gate to a height of 4 feet 7 inches. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

STAFF REPORT

Mr. Schwab presented his report from memory.
128 West Berger Street is a property with non-contributing status with a noncontributing wall in the Don Gaspar Area Historic District. The shed in the back of the lot was designated non-contributing.
The lot was part of a consolidation in 2018 so that no access is currently available from the street. The applicant now proposes to create a 14 foot wide opening to allow access to the lot and the apartments located on it. This will include a gate that will be constructed to a height of 4 feet 7 inches, which is the maximum allowable wall height. It will be a “Sage” green steel frame to match the house with a wood infill with a Cedar wood stain.

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 proposed gate was solid or could be seen through.

Mr. Schwab explained it has a metal frame with wood panels in between and you cannot see through it.

Member Biedscheid confirmed the allowable height is 4’7”, the same height of the proposed gate. She thought it looked shorter than the wall. She asked if the wall is nonconforming.

Mr. Schwab replied yes, it exceeds the allowable maximum height.

Member Biedscheid asked if there is an opportunity to remedy the wall exceeding maximum or could it be a consideration in approving the gate.

Mr. Schwab said it is not a consideration. The opening meets the guidelines and the existing is considered a legal nonconformity.

Ms. Ramirez Thomas responded there is an opportunity to remedy that. The construction is happening to the wall on both sides and this would not pass inspection. They will need to lower the height to six feet and the front yardwall to streetscape standards.

Ms. Paez said in her experience, they normally allow nonconformities to remain if more than two thirds is kept. Based on earlier cases, you can't increase the nonconformity but if reducing the height, normally it would be approved by zoning.

Mr. Schwab understood from similar cases that this is not a demolition and rebuilding. It is a change to an existing nonconforming wall. Demolition is considered as destroying two thirds of the wall. This is less and can remain a legal nonconformity. It is not required to come into conformance other than the new portion, and that conforms.

Ms. Ramirez Thomas said she didn't see a PZR in the packet. That would answer their question.

Ms. Paez said the box is checked but she didn't see it in the materials presented.

Chair Rios asked Mr. Schwab the height of the existing wall and what height is allowed.

Mr. Schwab said the height of the proposed gate is 4'7" which is same as the maximum allowable height. The existing is at 6'2 inches.

Member Bienvenu said he wondered about the nonconformity as well. The section addressing legal nonconformity is 14-5.2(A)6 and that has two different provisions. One is nonconforming buildings and the other is nonconforming structures. He assumed the wall is a structure and not a building. The section states that for nonconforming buildings they may not be added to or altered in any way unless the proposed addition / alteration would bring the whole to a degree of conformity acceptable to the Board.

Mr. Bienvenu read, for structures Code states, "*Structures not conforming to the style, standards set forth in this section shall be considered nonconforming. No alteration or repair may be made of any such structure other than its removal."*

Either of those seem to imply the rest of it has to be made conforming or it has to be taken down.

Mr. Schwab said he based his comments on the 868 East Alameda street yardwall. He was advised by the Division Manager of the Land Use Zoning Division that it is a legal nonconformity. It is not a demolition, and changes could be made to it without the wall being brought into conformance.

Member Bienvenu said this doesn't raise the demolition section of the ordinance as much as the nonconforming section. He felt the same about the South Armijo Lane case that nonconforming. In that case building, it is not to be changed other than to bring it into conformance. He thought that section applies in this case.

Mr. Schwab noted that the section being changed is being brought into conformance.

Member Bienvenu read from the ordinance, *"The proposed addition or alteration will bring the whole to a degree of conformity*" for buildings. And for structures they are to be taken down.

Ms. Paez said she has never seen Staff apply (A)6. She usually uses the chapter on nonconforming structures and nonconforming uses. She thought Member Bienvenu's interpretation was reasonable. She read, "*Structures other than buildings, including signs, not conforming to the architectural style or sign standards*." She said that is where she gets lost. An architectural style isn't missing, it's a height limitation. She continued reading, "*shall be considered nonconforming*." She continued, "*No alteration or repair may be made of any such structure other than its removal*." She said that is pretty straightforward and may be a fair application of this, but she has never seen that done.

Mr. Schwab thought the Code provision that governs this is related to *height*.

Ms. Paez said it can be read as suggested. It is problematic that they don't have a PZR that would have been helpful as a zoning review.

Member Bienvenu said it is important section of the ordinance. First, applies it is under the General Provision standard of the ordinance. It clearly has the intent to recognize there will be nonconforming structures when the ordinance was passed, and they want those brought into conformance.

Member Bienvenu thought the intent was that over time, all of the historic districts would conform to general standards. Those that didn't, without a special reason, would be brought into this compliance.

Vice Chair Katz asked to confirm that the 4'7" height is by historic code and not zoning.

Ms. Ramirez Thomas said that was correct.

Vice Chair Katz thought that supported member Bienvenu's analysis that it is part of the style of the non-building structure and subject to the provision.

Ms. Ramirez Thomas noted that she received an email from Noah Berke with Planning. He stated according to current Planning, only the portion being removed would need to come into conformance. She reiterated that her experience with section (A)6, is as Member Bienvenu read. Regarding the PZR, zoning would have signed off on it and would not worry about the 6'2" in height.

Chair Rios asked if the ordinance trumped that.

Ms. Ramirez Thomas explained it can be more restrictive but not less restrictive. And 4'6" is more restrictive because it is by order of the overlay ordinance.

Chair Rios asked to hear from the applicant.

APPLICANT'S PRESENTATION

Mr. Smith said none of this was brought to his attention. He provided history that the gate is mandated by the City because it is two lots. This lot only has access from the driveway on the right of the adjoining property. The wall, for the most part, represents the whole lot and there is no access by the previous owner. They never needed it. He wouldn't be doing anything to the wall except giving access to the other lot, because it takes it takes too much parking from his home. He doesn't want the wall, but the City will require it. In his consultations with Mr. Schwab and Mr. Berke it was never mentioned that the whole wall would have to be four foot seven.

Ms. Paez offered to have Mr. Berke join the meeting. Chair Rios said she would like to hear from him.

Mr. Berke explained when Mr. Smith first approached him it was on a lot line adjustment. They discussed the wall, the visibility, and access to the site. He asked Mr. Smith to get approval from Engineering for a curb cut and they granted him access. It is shown on the plat but was never reviewed for zoning compliance. That includes a visibility triangle for anything over 30 inches. Potentially the triangle may require Mr. Smith to demonstrate that the gate meets the site requirements for access to the street. Demolition of part of the wall or set back from the property line may be required. His division has not received a PZR request, but they would not require the entire wall be brought down to 6 feet. Only that visibility be maintained, and the new portion of the fence/gate be 6 feet or less.

Chair Rios thanked Mr. Berke. She said she found the discussion interesting.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked Mr. Smith if he would be willing to lower the wall to 4’7 inches.

Mr. Smith replied possibly in the future. They might remodel the shed on the back and build a new house behind the wall. He assumed there would be multiple street changes at the time of adding a new house. But this application is just to come into compliance for a legal lot to provide legal access.

Vice Chair Katz said he understood but that would require the wall be lowered to 4 feet 7 inches.

Mr. Smith asked if that was a fact, or under discussion.

Vice Chair Katz said it is under discussion, but he had never known Member Bienvenu to be wrong on a legal issue.

Ms. Ramirez Thomas noted there is some uncertainty based on the traffic engineer not having reviewed if viable for the curb cut entrance. That is an issue too.

Chair Rios asked if possible the application before them may not be appropriate.

Ms. Ramirez Thomas explained that generally the PZR is part of the application given to the applicant with the packet. The applicant would take that to

Current Planning who provides Staff with an approval. The applicant didn't do that and the PZR was missed. The packet says the PZR was not received by Staff and Mr. Berke indicated that the traffic triangle and curb cut may prevent putting in a driveway there.

Chair Rios thought it sounded like a postponement.

Mr. Smith added there is a curb cut permit and Mr. Berke told him something more might be needed to make the wall compliant with visibility. But Mr. Berke never said this could not be accessed from the street.

Ms. Ramirez Thomas agreed a curb cut could happen, but it hasn't been signed off on by the engineer.

PUBLIC HEARING

Ms. Beninato agreed if not requiring demolition of the wall, conformance with the height is required under the historic overlay ordinance. And in this case is more restrictive. She recalled the wall on Alameda was a contributing wall and even though the traffic engineer recommended part of the wall be taken down for sight lines, City Council upheld the Historic Board decision. They asked the owner to work out something with the Board to maintain as much of the wall is possible. It is not asking too much for the current owner, not someone in the future, to bring the structure into conformity. The ordinance is not ambiguous.

Mr. Eddy agreed. He thought having the legal acuity of Member Bienvenu is helpful. The wall will need to be altered and it was unfortunate the applicant was not correctly informed. He thought the Board could not approve the request.

Mr. Smith asked for direction. It appeared that what was needed first he wasn't told about; to go through traffic to find out about the sight lines. He was advised to go to historic first on the status of the wall and the opening. He asked how to get this before the traffic engineer to find out about sightlines before he makes a design decision.

Chair Rios asked Mr. Berke and Ms. Ramirez Thomas to comment.

Ms. Ramirez Thomas explained the packet Mr. Smith received has the Preliminary Zoning Review Sheet (PZR) standards. Mr. Smith should submit that to Mr. Berke's division and will be routed through Traffic.

Mr. Berke agreed that part of the PZR process which didn't happen was a checkmark showing the traffic engineer sign off. He thought they were talking about two different processes. One is on lot consolidation or lot line adjustment, which is an administrative process through his division. His division would look for access and if a PZR had occurred they would have received a guarantee of sight visibility, and the sight triangle. Most likely that would dictate how the application should move forward. He agreed the more restrictive of the two provisions should be applied and sounds like it will be the historic provision since it is more restrictive.

Mr. Smith asked Mr. Berke the height required for visibility.

Mr. Berke said anything over 30 inches has to be set back from the street. The wall is over 30 inches. The status review might tell them if they can remove more portions of the wall. The driveway currently is too small and will not provide access to both lots. He explained they have gone through the Fire Department and the Zoning Review and he thinks the applicant wished to sell the lot. The new owner will get access and have obtained a permit for access, but what that looks like has not been determined.

Chair Rios thanked Mr. Berke.

Ms. Ramirez Thomas apologized for the confusion. She addressed Mr. Smith and explained for future knowledge, the PZR is standard and is required for HDRB applications.

Mr. Smith said he will proceed in that direction but wasn't sure if better to postpone. It may be a totally new design.

Chair Rios suggested postponement would be better for a new design.

Ms. Ramirez Thomas suggested postponement to March 9 and if Mr. Smith is not ready he could be added to the next available agenda.

ACTION OF THE BOARD

MOTION: In Case #2021-003110-HDRB. 128 West Berger Street, Member Bienvenu moved to postponed to March 9, 2021 for redesign consistent with discussion. Vice Chair Katz seconded the motion.

DRAFT

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.

4. **Case #2021-003111-HDRB. 314 North Guadalupe Street.** Westside-Guadalupe Historic District. Andrew Lyons, agent for Jim Heneghan, owner, proposes to construct a freestanding 2,540 sq. ft. residence to the height of 15'0" where the maximum allowable height is 15'1" and 41" high yardwall and pedestrian gate on a contributing property. (Angela Schackel Bordegaray)

Ms. Bordegaray presented the report.

STAFF REPORT

The applicant wishes to construct a 2,540 square feet single-story Spanish-Pueblo Revival style residence on a rectangular site in the Westside-Guadalupe Historic District. The site fronts North Guadalupe Street on the south side. The proposed house will be situated to the north and in front of a 1920s bungalow style house The existing bungalow is set to the rear of a large lot that is situated at the corner of North Guadalupe and Jose Streets. The bungalow has a historic status of Contributing to the district.

The proposed house will have nearly flat roofs hidden behind parapets and canales. Its front/north elevation is wall-dominated with two facades varying in height. Its proposed height is 15', close to but below the maximum allowable height for this site at 15'1". The house will have a front entry portal on its north façade that matches the house in architectural style. All exposed wood will be stained with Cabot's "Cordovan Brown", and the stain will be used on the exposed wood portion of the galvanized metal-lined canales as well. The applicant proposes a vintage pair of front entry doors to be stained Valspar's "Classic Mahogany".

All but one of the windows will be aluminum-clad wood units, most of which are casements. There are two double-hung units under the front entry portal, and three awning windows in the garage. A vinyl awning window will be installed in the bathroom on the east elevation. Two sets of French doors are proposed on the east elevation. The window and door cladding will by Sierra Pacific "Brown".

The building will have a one-car garage with a metal garage door to be painted to match the stucco. Exterior lights will be antique bronze and rustic brown.

Proposed skylights will be flat Velux-style units, out of public view. The air conditioning condenser will be ground-mounted and located on the east elevation.

A low 41" yard wall will be erected in front of the house at the sidewalk. It will have river rock bases, pilasters and a pedestrian gate. The yard wall height meets the maximum allowable yard wall for this streetscape. The new gate will be constructed of vertical wood planks, with clavos and be stained similar to the front entry doors, "Classic Mahogany".

The new house will be stuccoed with La Habra's "Suffolk" to match the existing yard walls on the site. The yard wall on the west elevation was recently constructed by the owners of the lot behind/south of this site.

The brick paving of the portal will be red, as will the path leading from the portal to the pedestrian gate at the front of the property along North Guadalupe. Story poles were put up.

STAFF RECOMMENDATION

Staff finds that the proposed construction meets the General Design Standards for all Historic Districts, Section 14-5.2 (D); Height 14-5.2(D)(9), and the Westside-Guadalupe Historic District 14-5.2(I).

QUESTIONS FOR STAFF

Chair Rios confirmed the proposal is right on Guadalupe Street and the height is 15 feet. She asked if the house has step-downs and is more than one level.

Ms. Bordegaray replied it is at one level, but the front elevation has a couple of different façades.

Chair Rios confirmed the house is 2500 square feet. She said she assumes the open space is in compliance.

Ms. Bordegaray explained it was a zoning consideration if referring to lot coverage. This has met been reviewed and met the preliminary zoning review standards.

Chair Rios asked if she was seeing different light patterns on the windows on the west elevation.

Ms. Bordegaray believed they were all the same.

Chair Rios asked if the person sending the letter of concern would speak tonight or if Bordegaray could summarize their concerns in regard to the Board.

Ms. Ramirez Thomas noted that the person is present and intends to comment.

Member Biedscheid asked to clarify that the existing bungalow on the property is the proposed residence.

Ms. Bordegaray explained it is on a separate lot behind this project. She thought there was a lot split.

Member Biedscheid explained she was asking because the bungalow is a contributing structure. Her concern is the impact to the unique setback from Guadalupe of the contributing status of the bungalow. It certainly blocks the view and inhibits its ability to contribute to the streetscape. She wasn't sure how to look at that if separate properties.

APPLICANT'S PRESENTATION

Andrew Lyons, PO Box 8858, was sworn. He clarified that in this zoning district there are no lot coverage restrictions that apply. The lot coverage is 27.8% between the two houses. Secondly, the bungalow is on the same property at the southern end.

Three new houses are being built at same time and will be subdivided at some point. The property beyond is where three new houses are being built. The property was recently subdivided. The site plan shows the existing bungalow to the south and the proposed new house to the north on one lot.

Lastly, the height of the proposed house varies. The portal is the lowest section, there is an enclosed section for a bathroom and closet behind the two windows, and the higher areas are the living room, dining room, and kitchen. Moving south toward the bungalow the structure drops 2 feet over the bedrooms and drops again to the garage.

QUESTIONS FOR APPLICANT

Chair Rios asked if the light patterns on the windows were the same.

Mr. Lyons was not sure what she meant. He noted on the elevation displayed that the two windows in the bedrooms are wider than the window in the living room and the tall skinny French doors. The door has divided lights but is not wide enough for vertical mullion so there are horizontal divisions.

Member Roybal asked if the corners will be rounded because the drawings show sharp corners.

Mr. Lyons replied yes, the intent is to be the classic Pueblo Revival with rounded corners and parapets and a softer look.

PUBLIC HEARING

Ms. Beninato said this property epitomizes greed in Santa Fe. The bungalow house was the sole structure on the property. The back lot was supposed to be two, but the owner put three units. There was a lot of discussion about the wall coming down the driveway and if the garbage pails could be put in front. She recalled one lot. Now the original house will be outsized by the new house.

She thought zoning requirements limited a new structure at 50% or no more than 100% of the existing house. The contributing house will now look like the guest unit. This will obscure the contributing structure which may lead to its downgrade of status. It will no longer be visible unless you're at a certain angle.

She couldn't understand how they can put a house bigger than the original house. This will really change the look of the house and the feel of the lot which had a lot of open spaces and a beautiful back yard. Now it has three structures on it.

Kathy Rivera, PO 363, was sworn. She is a neighbor and familiar with the history of the property and the lot split and the decision to place the new construction in the back. A bungalow with a very large front yard is rare and unique to the area.

DRAFT

The long-term residents are aware of the contributing status of the bungalow. The property was sold as a contributing property confirmed by the Board in June 2019.

The Board has discussed several times in the last few years the construction in the back as well as the surrounding lots. Some of the discussions included matching colors and styles to this bungalow. The new requests put the bungalow at risk of being hidden altogether.

With respect to the senior planner and the language in the description, she suggested another concept. This is not a vacant lot, this is the front yard to the bungalow, and it always has been the front yard. There is not a lot split as confirmed. The lot split was to make the construction in the back.

The new requests will do two things. It will hide the unique house, the bungalow, and keep it hidden from the streetscape and public view. Secondly eliminates the existing front yard, landscape and the two long-standing trees.

She understood the Board's role is a steward of unique properties of the streetscape. She asked them to reject the request. It dramatically changes the existing streetscape of this neighborhood and completely hides the unique contributing building from public view. It is not in keeping with good stewardship of contributing buildings, especially one that makes a statement just by its presence.

Long-term precedent that shows its time and place and use in Santa Fe. We will no longer be able to see the bungalow from the street. This flies in the face of the understanding of the original construction. Concerns was that the construction should be placed in the back so as not to detract from the façade of the contributing building and large front yard.

Mr. Eddy heartily agreed with both speakers. The fact that this is a single lot, and the property is being developed is a deal breaker. If it had been a lot split they would have a different argument. The view of the bungalow in the back will be obliterated. It is again erasure of the cultural fabric of Guadalupe Street. It is the first view many people see coming into Santa Fe from the north. It is worth protecting and earlier speakers made compelling arguments for that.

Chair Rios asked the name of the person who sent the letter of concern.

Ms. Ramirez Thomas stated it was Mr. Raven Wingert who appeared to have left the meeting. She offered to summarize his letter.

She said Mr. Wingert's primary point is that a project is scheduled on North Guadalupe to begin this year which impacts the intersection of North Guadalupe and Jose street. The intersection has been problematic for years. His concern is that this project site and the residential project on 502 José Street proposed for 314 units have not considered that Guadalupe Street modifications will begin soon.

The City's own publications explain the evolution of development of Guadalupe Westside district from family farmlands to subdivisions. The architectural impact was it is a neighborhood of bungalows. Another issue is that while the urban design features retaining trees that are healthy with trunks larger than 6 inches, the tree in the front of the property has a beautiful form in regard to the vegetation.

While the parks project is nearing completion and the Hennigan project will initiate construction. Construction access should not use the single driveway planned for road projects. He worries about congestion by construction in multiple construction projects.

The Guadalupe Westside Historic District bungalows (he attached a diagram of the number of existing in proximity to the subject property), while this is a bungalow it has not been externally modified. The proposed new residence at 2540 sf does not acknowledge the historic existence of bungalows.

The new primary residence does not include any significant sheltered exterior space nor leave any for future owners. There are only two parking spaces for the owners and visitors because of a much larger parking area at the south end of the property. It is more than 200 feet for guests to reach the entrance to the residence and slightly more than 100 feet to the closest parking.

Chair Rios said the letter will be made part of the record of this case.

She asked Mr. Lyons to address the comments from Mr. Wingert.

Mr. Lyons said both he and the owner Jim Henneghan wanted to comment.

Mr. Lyons said regarding the construction access, this driveway is dedicated for both this property and the property in the rear. Mr. Wingert's suggestion for a second driveway would have to go before City Traffic. They already have a driveway. He doubted a second driveway off Guadalupe would be approved when there is already a dedicated driveway. His client, James Henneghan, can address the remaining questions.

DRAFT

Ms. Henneghan, 2321 Calle Calibri, was sworn. She found it unfortunate they are called greedy for the plans they have. We are just trying to build a home for a family of five and have taken care to ensure the project follows codes and laws. They are not asking for any exceptions. They have worked collaboratively with Jay Parks throughout the process to ensure it is both good for the neighborhood and all regulations are followed.

Regarding the comments in the letter. Ms. Henneghan addressed the ingress and parking planned for both properties. Parking exceeds the requirements for in number of spots. The trees on the property have been neglected for at least a decade. They are not as healthy as indicated. Regarding the style of the home with followed guidelines for design in all aspects. She was not aware of any rule governing them to make the design any different. If compared to the others in the area she would reiterate there are homes, restaurants, breweries, a Blakes, and a clinic, so a variety of structures.

She is also a native New Mexican and values the aesthetics of our city. We also want to make Santa Fe a livable city for us. The intent is to live in this neighborhood. There is no greed involved, we just want to build a house our family fits into. She believes the house is aesthetically pleasing and in line with the aesthetics of Santa Fe and complies with the requirements as well.

Chair Rios asked Ms. Henneghan if she was or was not the owner of the bungalow.

Ms. Henneghan said she is the owner.

Chair Rios asked Staff to describe the neighborhood density.

Ms. Ramirez Thomas replied the neighborhood is incredibly dense for Jose Street. There are a significant number of units off and away from Guadalupe Street. At 314, where the property is, is very open in the front with a long yard. It is commercial because it is BCD along Guadalupe. The level of congestion is from the back from Jose Street. The plan is to realign but the intent is to make it more pedestrian friendly and less of a traffic thoroughfare.

Mr. Roybal was concerned that the applicant went through a lot to meet all the requirements to build their home on this lot. There is a mixture of everything on Guadalupe and building this home is not going to affect the district. He is concerned the Board is trying to redirect this when the applicant met the requirements. It will make a wonderful home for a family and is close to downtown and all of the activity on Guadalupe.

He said he is in favor of the project and also the rights of someone who buys a lot to build a home on it. He thought the project should be approved.

Member Larson indicated the public raised valid points, especially regarding the contributing building. This does tell the story of the district with the deep lot. She thought that important to consider. The design of the house is in compliance and done well and she had nothing to add to the design. But it is difficult because the Board is trying to protect character of the district. They couldn't say that nothing can be built there, but they can try to mitigate what would be lost if this is added to the streetscape.

She asked to look at the streetscape on Google Maps. She noted the mature trees on the lot which make it more difficult because they tell the landscape history.

Ms. Ramirez Thomas noted that the Board has no purview regarding vegetation. She said Mr. Berke could comment on the preservation of mature trees.

Member Biedscheid agreed with the members of the public and thanked them for being so forceful in their comments. She sympathized with the applicant who followed the rules on design. But she isn't able to look at the design of the house because of its impact on the contributing bungalow.

She said they sometimes tend to devalue open spaces when making decisions. The description of a vacant lot is not accurate for this project. This is part of the contributing structure and its placement on the lot is important. She read from 14-5.2(D)1(a) on the status of the building, "*The removal of historic materials or alterations of architectural features and spaces that embody the status shall be prohibited."* She said the space contributing to part of the status here is affected by the proposal.

She said Ms. Beninato pointed out the long conversations the Board has had about the wall and the colors and the impact the development had on the back of this property. To discount the impact of something right on Guadalupe is inconsistent with our discussions when we approved development in the back. It is about the placement on the lot and its impact to the contributing bungalow.

Ms. Ramirez Thomas reviewed the Google map overview noting the bungalow isn't visible. The intersection of Guadalupe and Jose Streets was shown;

across the street is an Alsups with a Martinizing next door. Jose Street has a veterinary office and a small building and there are several properties further back.

Member Bienvenu said he appreciated the applicant's frustration. It is a beautiful project and they have done a great job and are correct that it is designed within the guidelines. In fact, the building is much nicer than most others on Guadalupe. The problem is that it is hiding and dwarfing the contributing structure.

He said the ordinance is very specific if new construction causes a downgrade of an existing structure the Board may deny the application. In this case, he concludes the new construction would downgrade the bungalow because it would become invisible. It almost would make no sense being on the same lot with a structure that is immediately adjacent and in front of it on the street and bears no harmony with it. In this case this particular contributing structure is significant enough that the Board does not want to lose it. Also, the owner of the property could probably predict that they would not be able to expand on the remaining parts of the lot. He was inclined, for those reasons, to believe this would not be approved.

Vice Chair Katz asked where the back line of the property is on the photograph displayed.

Ms. Ramirez Thomas indicated what she believed to be the back of the property, but Mr. Lyons indicated it was further down and directed her to the correct location.

Vice Chair Katz said he agreed with the comments that the new construction was blocking the contributing structure and is harmful to the streetscape.

Mr. Berke explained a lot split was done and is a legal lot of record and shows the lot line. Staff looks at the BCD section of Code which is streetscape section. He pointed out that Code talks about design objectives for the townscape and the BCD Westside Guadalupe. It says to maintain the small scale and residential character and streetscape. After that Staff looks at the BCD guidelines for development, which has no density requirement. There is also no landscape requirement. The surrounding neighborhood directly to the east is high density residential (R-29). The development patterns show many small individual lots and a lot of density. Multiple units are on single parcels sometimes in excess of 10 units. Also, gradually you come to this property with a mix of residential, small residential, as well as commercial development.

There are no landscaping requirements for this property because it is the BCD Westside Guadalupe subdistrict. Also, significant trees of six-inches or greater are only required to be replaced if required as part of a development review, such as screening or part of the streetscape. This project was looked at as a house and a guest house. The bungalow is considered a guest house because the new development will be the primary dwelling unit. It meets all setback requirements and satisfies the streetscape ordinance for the district.

Chair Rios asked for more information on the lot split.

Mr. Berke shared his screen. Ms. Bordegaray indicated it is included in the packet. The applicant submitted the lot split in 2019. The lot line was displayed showing splitting the property into two tracts. Plans were reviewed by Fire and the DRT team. The rear lots with 3 units were shown. This was processed through a formal lot split and the applicant submitted a permit for the three units in the back. The lot split was approved and was publicly noticed and heard by the Summary Committee in 2019.

Chair Rios confirmed that the property being discussed now with a bungalow house is not the lot that is the split lot. The split is further back.

Mr. Lyons added the lot line indicated by Mr. Berke was incorrect and it was actually further north.

Mr. Berke apologized and agreed, it is behind the bungalow.

Mr. Lyons added that when you view the aerial of Google Earth, they can see the lot was all farmland at one point. The lot is an anomaly and is a large lot with vacant land in comparison to the surrounding neighborhood. That was especially the case prior to the lot split and the three new houses in back that were built.

Mr. Lyons said 314 and 314A was all one lot until two years ago. It is not out of character for a house to be built on the forward northern portion of a lot. In fact, it is in keeping with the rest of the surrounding neighborhood.

Ms. Ramirez Thomas wanted to look at the contributing status of the bungalow at the back in depth. She read from Code, (D)1.A, *"The status of a significant, contributing, or landmark structure shall be retained and preserved or proposed alteration, will cause a structure to lose significant contributing or landmark status, the application shall be denied. The removal of historic material*

or alteration or architectural features or spaces that embody the status shall be prohibited."

She said the challenge with calling on the spaces is that landscaping, yard, etc., cannot be part of the contributing status of the property. It is questionable to interpret yard space as one that embodies the status. Her understanding and experience of code is that refers to more like a courtyard or similar space created by surrounding structure.

Ms. Ramirez Thomas cautioned the Board to consider how the contributing status or any of the primary façades of the actual structure that is contributing, is affected by building a house near or in front of it.

Chair Rios asked Ms. Ramirez Thomas to remind them of the primary façades.

Ms. Ramirez Thomas replied she heard them cited and would have to look at the case where it was designated. She guessed it would be the east and north façades because they are publicly visible.

Chair Rios said it appeared the entrance to the bungalow was on the south elevation. Ms. Ramirez Thomas didn't know.

Chair Rios asked to confirm with Ms. Heneghan.

Ms. Heneghan said the entrance faces Guadalupe.

Mr. Lyons said there is an entrance on both north and south. He explained there is a back door into the bungalow from the garage.

Ms. Heneghan said she wanted to take a moment to reiterate they have been thoughtful about reviewing. They have followed the rules regarding the space versus the structure when it comes to a contributing status. She responded to Member Bienvenu who questioned why we might have the impression we would be allowed to do this. She wants to reiterate that there was nothing to indicate that they would *not* be allowed to do this. They have gone through many milestones. They purchased the lot they subdivided it and got the permits. There were many opportunities to see caveats. The answer to that question is nothing was indicated that they could not move forward in this way.

BOARD DISCUSSION

Member Bienvenu thanked Ms. Heneghan for her explanation. He said he did not mean to suggest that she actually had that knowledge. He was just remarking that the public could have known based on the facts.

ACTION OF THE BOARD

MOTION: In Case 2021-003111-HDRB, 314 North Guadalupe Street. Member Bienvenu moved the application be denied on the basis that the proposed new construction would cause the adjacent structure on the lot to lose its contributing status, per 14-5.2(D)1.b of the ordinance.

VOTE: The motion passed by majority (3-2) roll call vote with Members Biedscheid, Bienvenu and Katz voting in favor and Larson and Roybal voting against.

Chair Rios explained to the applicant the appeal process to City Council and Staff could guide them.

5. **Case #2021-003114-HDRB. 630 Canyon Road.** Downtown and Eastside Historic District. Lorn Tryk Architects, agent for Santa Fe Monthly Meeting of Friends, owner, proposes to construct a 2,085 sq. ft. freestanding non-residential structure to a height of 14' 8" on a significant property. (Daniel Schwab)

Mr. Schwab provided the Staff report.

STAFF REPORT

630 Canyon Road is property with non-residential structure designated Significant to the Downtown and Eastside Historic District. The main structure on the street, known as the Olive Rush House, is a significant structure used by the Santa Fe Monthly Meeting of the Religious Society of Friends.

The Society proposes to construct a new structure behind the main structure, in a location with no public visibility. It will have 1500 square feet of heated space and 585 square feet of portal. The maximum allowable height is 14 feet 9 inches, and the structure will be 14 feet 8 inches in height. The main room will have an octagonal form, with additional rooms on the west, north and south. Portals will

extend in front of the north façade and the southeast corner. The stucco will be El Rey “Buckskin.” The windows and doors will be colored Sierra Pacific “Seawolf” and the wood framing of the portals will be clear stained. All rooftop appurtenances will be screened by parapets and outdoor lighting will be dark sky-compliant sconces with an oil-rubbed bronze finish.

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 how far back the proposed is from the significant house.

Mr. Schwab did not know. He suggested asking the applicant.

Chair Rios asked what is on the roof of the proposed building.

Mr. Schwab indicated that is the top of the portal. She was seeing the octagonal shape, but the roof is flat and conforms to the design guidelines. It could be seen if standing behind the Society of Friends House but not publicly.

Chair Rios asked if the trees currently existed.

Mr. Schwab said it is similar, but the photograph is doctored.

Member Roybal asked if this is a commercial building being added in a residential area and the front building contributing or significant.

Mr. Schwab explained the front building is significant.

Member Roybal asked if this is the same problem as the prior case that it would be devalued as significant when a new building is added on the same lot.

Mr. Schwab said it is not the same. This is located behind the main structure many feet away with no public visibility. It will not change visibility of the significant structure.

Mr. Roybal said the building sounds more like a commercial building than residential.

Mr. Schwab explained it is a meeting room and community space for the Society of Friends, a religious institution.

APPLICANT'S PRESENTATION

Jan-Willem Jansen was affirmed (sworn). He explained they are a religious Society of Friends, Quakers, located on Canyon Road. He said we have been here many decades and have outgrown our building. We looked for a while for a new meeting space and that led us to look at opportunities for a meeting space /worship hall in the back of the property. The purpose of their application is to have more space for worship and the children, currently tucked away in a small space. This is an opportunity to expand.

Chair Rios asked the distance between the significant house and the proposed building.

Mr. Jansen replied it is about 85-90 feet from the old to the new building.

Mr. Schwab added the architect, Jan Wiesnewski he has been working with also wanted to comment.

Mr. Jan Wiesnewski, PO Box 98, Tesuque, New Mexico was sworn. He thought Mr. Jansen covered most of it. The main reason for the building and the garden is that the Friends want to stay on the property, not sell. Even though it impacts the garden, it is the best choice. The rendering is a realistic rendering of the garden with the new building drawn into it.

He said the main meeting room will be adobe, not only traditional material for the area but works well acoustically and in other ways too. The main octagonal will be adobe with rest wood frame, including the portal. The materials will be traditional, and the design is simple, and the colors will be similar to existing structures.

QUESTIONS FOR APPLICANT

There were no questions for the applicant.

PUBLIC HEARING

Ms. Beninato (previously sworn) said she's very excited that the Friends will stay in that location and have proposed a very innovative structure. This will not impact any façades of the significant structure. The New Mexico Museum Foundation was approved by the Board for a triangular building. This building is in keeping with the Society's needs for a rounded room. They have had a school for children for a long time. This is a very adaptive and good use of a large lot. Regarding concerns of similarity to the previous case, a case on Don Gaspar was far back from the street and they wanted to put up a fence. The Board denied that because of the large setback, and not typical of the lot. She hoped that the Friends would maintain the old meeting room as well.

Bettina Rafael was affirmed.

Bettina Raphael,611 Cortez Street, said she has lived here 30 years and has functioned as an art conservator and restorer of historic objects. She feels strongly about historic and object preservation. She has been attending the Quaker meeting for at least 15 years and is familiar with the project and the history of Olive Rush.

Ms. Raphael said the Board has not been given background on the importance of this property. She provided history on Olive Rush who came to Santa Fe in 1920 and bought the house. She lived in it until her death in 1966 and in that time was considered the First Lady of the Arts by the art colony. Ms. Rush painted the La Fonda Hotel, taught at the Indian School and her artwork was shown across the country. She was noted for her garden which is where this building is proposed. She was known for soliciting plants from across the city and documenting them and her paintings often reflected her garden.

The back of the property has been neglected for the past 20 years. The front part of the garden between the proposed building and old meeting house was full of vegetables and flowering plants, etc. Ms. Rush was famous for her tea parties that artist of that. Attended. The garden was an intrinsic part of her life and she gave the property to the Friends Society. The agreement was that the property, which she believes includes the garden, and its historic nature be preserved and respected. She thought that was now in question with the proposal to build. The building will consume half of the garden and destroy the remaining in bringing in the building materials. There is no reason to jeopardize the integral history of the property and olive Rush's legacy to construct a 1500 sf building.

Chair Rios asked if she was against the proposed building.

Ms. Raphael said she was and the decision to build is not unified in its approval.

Marilyn Bane, 622 ½ Canyon Road, was sworn. She lives on the other side of the coyote fence from the proposed construction. She has been there 30 years and the ranch house Ms. Raphael referred to was owned by Jose Gonzales and his grandmother and was sold to Ms. Rush. The Friends were good about allowing the neighbors and visitors view the wonderful garden. She was so proud of the garden that she donated an Olive Rush watercolor to the caretaker of the house.

The view in the photograph was where they had vegetables and it has great sentimental value. They would sit on the benches and enjoy the quiet that is very valuable to a lot of people, not just the neighbors. She has received many phone calls that ask her to stress the importance of the garden. She feels the garden is significant.

Her concern is that the garden will not remain. The only solution she sees possible is if the structure could be further back to give more room for the garden. Another concern is whether all of the construction will remove the trees and the heritage flowers and seeds. If possible, she would ask the design to be moved further back from the main house.

BOARD DISCUSSION

Member Biedscheid found it interesting having two cases back to back involving spaces. She felt position was strengthened by this discussion. This is an historic garden that has lot of meaning to the community around the building. This is different from the other case in that the new building does not impact the existing structure. However, it does impact the space. The Friends have been good stewards of the property and the stories of the garden are interesting. That the garden now has pieces of it throughout town lends to the significant status of the building and the legacy of it living on, literally.

She said she was interested to know the applicant's thoughts about the impact to the garden and how that could be mitigated.

Member Larson thanked the public for sharing their stories. That helps the Board have informed discussions and make better decisions. It is difficult to have these considerations on the spot on the modest and thoughtful design. We are an architectural review Board and must consider streetscape. There are few instances

when we the Board talks about landscape preservation. She was interested in hearing the thoughts of other members.

Member Bienvenu said the landscape issue is interesting. This garden is completely enclosed at the rear of the property from the view of public right-of-way. He thinks it important and highly respects the views and desire to preserve it. But he doesn't believe it within the Board's jurisdiction, which is limited to matters involving public right-of-way.

He said the hope is that the Society is taking into account to mitigate the effects to the extent possible. Hopefully in their discussion they reach consensus in preserving Olive Rush's legacy. And hopefully they discuss this with other historically minded people interested in preserving what is important to Santa Fe.

Mr. Schwab supported Member Bienvenu's view. The architectural spaces that embody status do not include nonvisible garden areas. It would be difficult to find Code saying this project would have impact on the status of the structure. He understands the Society operates using a consensus based method and the public can express their views. But the Board should consider this a multi-year process. This concept has been gestating over many years and that should be kept in balance when hearing opposing views in this short meeting.

Vice Chair Katz was curious whether the garden could be moved back 20 feet to preserve more of the garden.

Chair Rios asked the architect how much of the garden would be compromised and whether the project could be moved further back to preserve the garden.

Mr. Wiesnewski said yes it is possible. But the shape of the building is specifically designed for the least impact, particularly on significant trees. In particular there is a large mature apricot tree.

Ms. Ramirez Thomas displayed an aerial view from Google Earth.

Chair Rios confirmed Mr. Wiesnewski was saying that the building will be situated is the least compromising to the garden

Mr. Wiesnewski pointed out the winding pathways and the beginning of the building where the pathway terminates. He noted the large tree he preferred to preserve.

Mr. Schwab said it is important to consider that the site has been carefully sited in reference to important elements in the garden. Moving the house further back will likely compromise the tree the Society wants to preserve.

Mr. Jansen added that the location was carefully chosen and is actually where there is only grass. There are no historic plants that will be impacted as mentioned by Ms. Raphael. There will only be junipers and a few lilacs on the north side. Moving the building to the south they are nearing the setback on the rear of the property. In order to keep the property on the southern end usable, they cannot squeeze that too much. It is currently a children's play area and important to maintain some space there for reasons of safety and usability.

He noted the most valuable part of the garden in the 90 foot area between the old building and the new proposed building will remain entirely intact. The access path will be from the front to the back over the existing path. The main garden will be entirely protected, and a condition with the contractor is only small vehicles and equipment will be used there. They don't want to impact the garden.

Mr. Wiesnewski said he would note that the carport is the primary access to the rear and is part of the protected house. No large equipment will come through the garden. Almost everything will be hand carried or on a golf-cart type vehicle.

ACTION OF THE BOARD

MOTION: In Case #2021-003114-HDRB. 630 Canyon Road, Member Bienvenu moved to approve the application as recommended by Staff and as compliant with all applicable design standards. Vice Chair Katz 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.

7. **Case #2021-003119-HDRB. 331 De Vargas Street.** Downtown and Eastside Historic District. Shaw Architecture LLC, agent for Four Plex LLC, owner, proposes to replace windows and doors, a non-contributing residential structure. An exception is requested to 14-5.2(E)(1)(c) to install single panes larger than 30 inches in dimension. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

Mr. Schwab presented the report.

STAFF REPORT

331 De Vargas Street is a multi-unit residential structure in the Downtown and Eastside Historic District. It was constructed in 1980 and as such is non-contributing to the district.

It is unclear whether the existing windows are original to the house, although the applicant maintains that they have been in place for over 40 years. A photo from the 1985 HCPI appears to show windows with divided lights and white muntins.

The applicant comes to the Board requesting approval for the following items:

1. Replace two existing doorways with casement windows on the street-facing elevation to match existing fenestration on the building.
   The applicant is applying for an exception to Section 14-5.2(E)(1)(c) to install single panes of glass larger than 30 inches in dimension.

2. Reduce the width the existing full-length stairway so as to service a remaining doorway and install a planter in this location.

3. Stucco over the reduced openings.

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 but does not find that the exception has been met and that the application does not comply with 14-5.2(E) Downtown and Eastside Design Standards. The Board may find that the exception criteria have been met upon testimony from the applicant.

Mr. Schwab said items two and three are recommended for approval, however the exception has not been met.

QUESTIONS FOR STAFF

Chair Rios confirmed this is the only elevation being impacted.

She asked Ms. Paez to talk about the impact of the conformity standard in reference to the project.

Ms. Paez asked Mr. Schwab if correct that the applicant is replacing nonconforming and want to remain nonconforming.

Mr. Schwab replied existing non-conforming windows will remain and the proposal for the replacement windows is that they match the nonconforming windows.

Ms. Paez explained every nonconforming feature of the house cannot be changed when something is done. Code has to be interpreted reasonably. She mentioned previously, she has never seen Staff apply that provision. The applicant does not want to change the nonconforming features, but she would let the Board debate that. It is a tricky question.

Mr. Schwab explained the argument is having to put in divided lights would create an incongruous overall image. Some windows are divided lights, and some have large panes. The applicant prefers to keep the windows the same.

Ms. Ramirez Thomas clarified the applicant wanted to replace some but not all of the windows. Only windows being removed have to come into compliance, not the entire house. It is what is being changed and why A 6 applies. If a window is not being removed it doesn't have to conform until it is replaced.

APPLICANT'S PRESENTATION

Steve Shaw, 1061 Bishops Lodge Rd., was sworn. The owners have been on De Vargas since before Castillo came. The appreciate the historic character of the architecture. They have endeavored to keep their buildings in compliance with H-Board covenants and want to do the right thing. This seems the most seamless way to implement modifications needed to keep the space. They are replacing the two doors with smaller fenestration in the same width and everything else. You can see the tops of these from the street.

Mr. Shaw said we have seen as we walked around the building that every piece of fenestration is handled in kind, similar to what is shown. A photograph shows a window at the east end of the façade. That is exactly the window proposed to be introduced in the two doorways.

Mr. Shaw said it would be ironic to see the Board recommend architectural alterations to a longstanding architectural precedent. He said their case, and the exceptions, were that it would compromise the character, the quality of the architecture, and constitute a change from what has been in place since at least the 1980's.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he noticed that the rendering of elevations on page A, 3.0, has a large window to the right of the entryway with fake muntins in it. That puzzled him because it is inconsistent with what the applicant said.

Mr. Schwab displayed the rendering.

Mr. Shaw explained those are not muntins, but an applique applied by a tenant to the inside face of the windows. The tenant preferred "divided light" windows. They are not in any way even similes of divided light windows.

PUBLIC HEARING

Ms. Beninato (previously sworn) said the Board has discussed this before. They said if it faces the street and is more than 30 inches it has to have divided lights. This building appears consistently not to have divided lights. She felt a better design was not having three doors in a row. She urged the Board to approve this.

BOARD DISCUSSION

Chair Rios said in her experience on the Board there have been applications that have non-divided lights and the applicant wanted to put additional non-divided lights. And because the Board feels it appropriate to continue with the same windows, they approve the non-divided lights.

Member Larson asked if that should be specified in the motion.

Ms. Paez replied Staff recommended the exception not be approved so it would help Staff when preparing the final written decision to have the Board's Findings on how the exception criteria was met and what they found compelling.

Mr. Schwab explained the exception criteria refers to the district as a whole. The decision of the Board should reflect the concern for the district standard.

ACTION OF THE BOARD

MOTION: In Case #2021-003119-HDRB. 331 De Vargas Street, Member Larson moved to approve the application as submitted in Items 1 through 3 and finds that the exception criteria for Items 1, 2, and 3 have been met, and the Board agrees with the applicant's exception responses, specifically that the choice to maintain non-divided light windows is in keeping with the existing structure and harmonizes with the structure's appearance. Member Roybal seconded the motion.

VOTE: The motion passed by majority (3-2) roll call vote with Members Biedscheid, Larson and Roybal voting in favor and Members Bienvenu (with comment) and Katz voting against.

Member Bienvenu said he voted against for the reasons set forth in Staff Recommendations.

I. DISCUSSION ITEMS

There were no discussion items.

J. MATTERS FROM THE BOARD

Vice Chair Katz brought to the Board's attention the project at the PERA Building. They are installing solar collectors over a portion of the parking area that will be very visible and essentially across from the house just discussed. He wondered if the city had discussed the panels with the State, or if that was possible.

Vice Chair Katz said you can see the canopy solar collectors online. They are all over the parking lot. Possibly the panels could be shielded. He was curious to hear the thoughts of those at the State. He added that the state probably has a good basis to say the structure is not covered by the historic rules and technically they are probably right. But the purpose of that is for conversation between the City and the State. Possibly they could make this be more harmonious.

DRAFT

Ms. Ramirez Thomas said no one has contacted her and generally those who maintain the building are very communicative. She offered to have Staff contact them to discuss.

Ms. Paez agreed and said he was right it's probably not required they consult with the Board. She did review the State law regarding the Historic District and Landmarks Act that speaks to this. The Act talks about their ability to apply our ordinance to the renovation of State buildings. That probably excludes solar collectors in the parking lot. And it does talk about construction and renovation of the exterior envelope of a building and defines a building.

She thought it would be a friendly request to collaborate within the spirit of the statute. Paragraph M speaks to capital outlay projects and it is appropriate for Staff to contact someone to initiate input on behalf of the City.

Chair Rios agreed they could approach them on a friendly basis for discussion. She thought it appropriate and people would be open minded in Santa Fe to talk to a preservation Board.

Ms. Ramirez Thomas said she would contact them.

Chair Rios asked Ms. Paez the latest on field trips.

Ms. Paez explained that with yellow status it increases mass gatherings from 5-10 as well as gatherings in vehicles. The opportunity to caravan, or getting a van, is getting closer. The hope is to get to green and they are trending in the right direction.

She is continuing to watch the status. There is more flexibility now to get into a van and drive around, but 10 people cannot socially distance in a van. She is willing to explore options and mentioned it to Director Isaacson. He knows the importance of the trips to the Board regarding their work and is open to exploring it as well.

She is optimistic about the changes and encourages her to consider this as they continue to improve.

Chair Rios asked that she keep them posted.

K. NEXT MEETING: March 9, 2021

L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:54 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

_____
Carl Boaz, Stenographer
For Carl G. Boaz, Inc.

DRAFT

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

Case #2020-00-2862-HDRB
Address - 247 Anita Place
Owner/Applicant - Gene and Sharon Tison

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

247 Anita Place is a 1,300 square foot Mission Revival bungalow built between 1930 and 1936. Its historic status is contributing to the Don Gaspar Area Historic District. Its defining features include its red tile roofed tower over the front porch, round arch porch openings, undulating parapet, and its stucco color and texture. Its white stucco has a unique textured pattern that resembles a "Spanish Lite Lace" pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this neighborhood, where Spanish-Pueblo Revival style buildings and structures dominate streetscape. The garage at the end of the driveway to the west of the house was constructed at the same time as the house.

At this hearing, the Applicant proposed to:

1. Construct a 317 square foot addition onto the northeast corner of the house. The addition's north elevation has been moved one foot north. The revised height is 14 feet, previously 12', from finished grade and is one foot lower than the existing house. The addition will have a flat roof and undulating parapet that matches the original house.

2. The addition's windows will match existing, 3/1 lite pattern, white aluminum clad.

3. The rear entry door on the west elevation will be wood with 3/1 lite pattern above the wood paneled door to match the window style. Staff noted that the door is depicted as solid wood panel in the proposed west elevation. This door is half glass/half wooden. The upper half will have glass with 3 vertical true divided lites to match existing windows. The rear entry has a 4 x 6 foot landing. The applicant proposed to step the back porch floor level to a landing so that a new set of steps that meet current residential stair code can be built. With the new parapet at 14 feet instead of 12 feet, the addition's floor level will be raised to the level of the new landing at the top of the stairs.

4. Add an overhang of approximately 18 sf over the new entry doorway on the west façade. The overhang will extend three feet over the entrance.

5. Add a skylight over the bedroom area.

6. The addition will be stuccoed in the same skip trowel pattern as the rest of the house. At the same time, the main house stucco will be repaired and the entire house restuccoed, maintaining the skip trowel texture. The current multiple flaking layers of paint on the house vary from medium tan to creamy white. The Applicant proposes to use the stucco color that best matches the primary color, El Rey 106 "Bamboo".

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 and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(H), Don Gaspar Area 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 property is located in the Don Gaspar Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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. 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.
9. 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 the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case # 2021-002916-HDRB
Address – 481 Arroyo Tenorio
Agent's Name – D'Angelico Enterprises Inc.
Owner/Applicant's Name – David and Anna-Karin Dillard

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

481 Arroyo Tenorio is a single-family residence and garage built in the Territorial Revival style and was designated as non-contributing to the Downtown and Eastside Historic District in 2008 (Case #H-08-028). The main house is believed to have been constructed in the early 1930s and had some minor alterations, which are not specified on the Historic Building Inventory form (dated September 19, 1984), in the 1980s. The property formerly had a guest house with a carport, but the guest house is now independently addressed as 491 Arroyo Tenorio.

An update to the initial inventory of the property was done in 2006. The photo on the form shows a long (slightly sagging) portal, windows with broad wood trim, wood chamfered square columns with a small capital at the top, brick coping along the parapet of the flat roofs of the house and the portal, and long canales. The exterior of the building is stuccoed. The windows are described as lacking integrity due to replacement with plate glass and likely loss of original wood elements and are likely the reason for a non-contributing status along with the non-historic additions to the house in the 1980s. The garage and guest house were both listed as recent additions in 2006 with no date of construction given, they were however also part of the non-contributing status designation for the property at the time of the 2008 HDRB case.

A river stone wall lines the street front of the property. It has not been evaluated for status, but not change is requested to the wall at this time. The existing vehicle gate for the property was added circa 2008 and the design for the gate was part of the approval for the 2008 case that came to the HDRB. While obscured from view on Arroyo Tenorio because of the river stone wall, the proposed greenhouse structure is considered publicly visible based on previous HDRB discussions about visibility and yard walls and fences.

At this hearing, the Applicant requested the following items:

1. Greenhouse Addition on Garage:

The Applicant seeks approval of the addition of a non-Santa Fe style greenhouse structure to the north elevation of the existing 600 square foot garage, as follows:

1. Construct a stem wall and greenhouse structure to the back of the garage (north elevation) to measure 225 square feet for the footprint of the addition and to be built to a height of 11 feet 6 inches.

a. Construct a stem wall of cinderblock on the west and north sides of the greenhouse. The stem wall will be finished in stucco on the interior and faced with a decorative river rock veneer. The stem wall will be capped with flagstone.

b. The greenhouse structure, which will sit atop the stem wall, will have a gray powder-coated aluminum frame, glass, and will have two doors (one on the east elevation and the other on the west elevation). It will be attached to the garage at the top of its frame and at the stem wall in an effort to create minimal impact to the garage. The greenhouse will not exceed the existing height of the garage. As with many greenhouses, the design does not comply with the Downtown and Eastside Historic District standards.

c. In response to the Board's comments on the case on January 28, 2021, the Applicant redesigned the publicly visible south elevation of the greenhouse. This elevation will now be a stucco wall with a door and window. In this way, no greenhouse glass is visible from the Arroyo Tenorio streetscape.

2. Retroactive Approval of Mini-Splits:

The Applicant wishes to resolve a NOV issued by the Historic Preservation Division and requests approval of the mini-split units on the roof of the main residence. Three mini-split units have been installed: two on the main house and one on the garage. The units were placed on the roof of the house and garage at the time the property was for sale and prior to the current owner's purchase of the property. No administrative approval was requested for the mini-split unit. The Applicant proposes to screen the mini-split units with a stuccoed wood screen. The stucco will match the existing structures.

3. Retroactive Approval to Reroof the Garage:

A re-roof for the house was approved administratively in 2020 but the request for re-roof of the garage was not requested at that time. The re-roof of the garage was discovered during an inspection for the swimming pool. The swimming pool was approved administratively in 2020. The re-roof included removal of the roof and replacement with a bitumen roof.

4. Courtyard Stucco:

The Applicant requested approval to stucco the courtyard interior. No stucco color was named for the project. The current stucco color is El Rey cementicious "Buckskin."

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 application as it complies with SFCC Section 14-5.2(D), General Design Standards for All H Districts; and the criteria for an exception to SFCC Section 14-5.2(E), Downtown and Eastside Historic Design Standards has been met.
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. Construction in the Downtown and Eastside Historic District must meet the district design standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposes to construct a greenhouse addition that does not meet the district design standards.
8. Staff determined that an exception to SFCC Section 14-5.2(E) would be required for approval of the Application, and the Applicant requested an exception.
9. 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.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district if the proposed design of the stuccoed wall of the greenhouse were modified to break up the straight, angled line and to ensure that the stucco corners are rounded to match the existing stucco corners.
12. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare for the reasons set forth in the staff report.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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 for the reasons set forth in the staff report.
14. Staff determined that no exception for visible roof-top appurtenances was required because an exception is only required for roof top appurtenances for significant and landmark structures.
15. In the Downtown and Eastside Historic District concealment of rooftop equipment must be concealed pursuant to SFCC Section 14-5.2(E)(1)(D).
16. 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.

17. 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.
18. 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.
19. 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 grants the exception requested in the Application.
3. The Board approves all items in the Application, as recommended by Staff, with the following additional conditions:
    - Both rooftop appurtenances on the garage, including the mini-split and satellite dish, shall be removed from the roof and relocated to the ground (if the Applicant wishes to retain them);
    - Effort shall be made to break up the straight, angled line of the stuccoed side of the greenhouse; and
    - The radius of the stucco corners on the new greenhouse shall match the existing stucco corners.

IT IS SO ORDERED ON THIS 9TH DAY OF MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

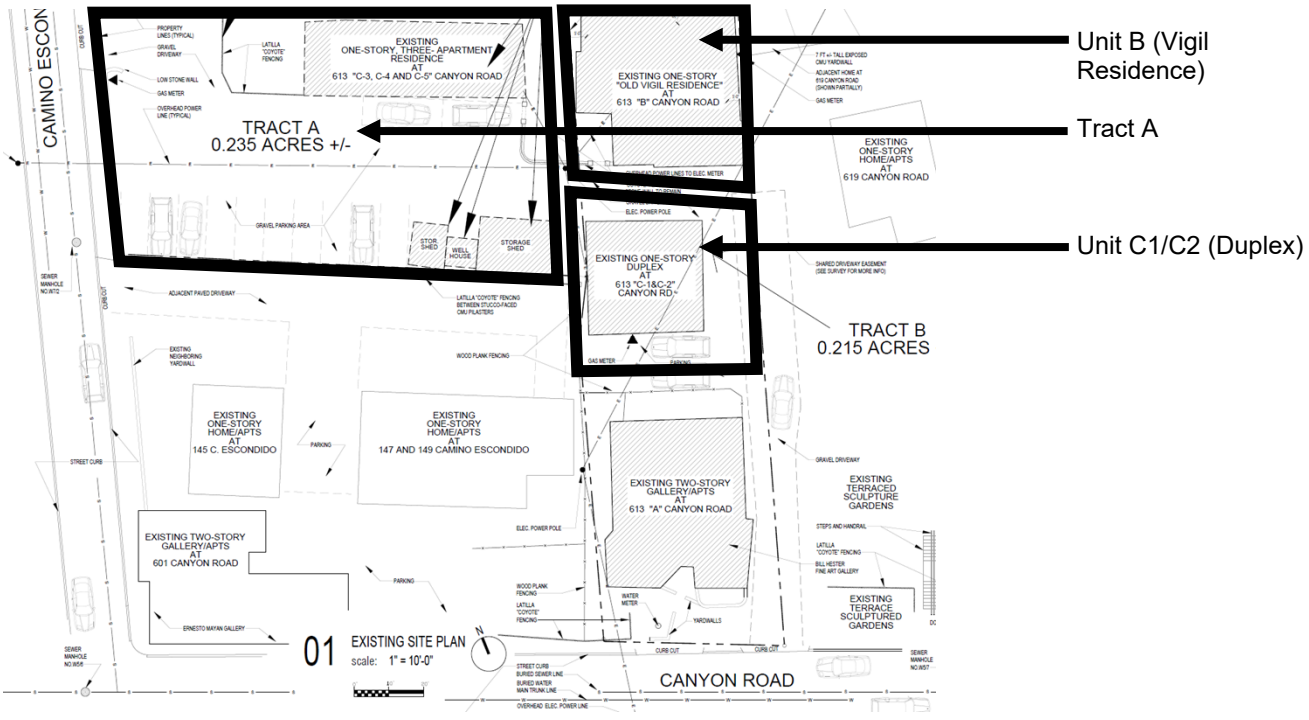
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #2020-001979-HDRB
Address – 613 Canyon Road
Agent's Name – Craig Hoopes Architects
Owner/Applicant's Name – Canyon Room Holdings

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

613 Canyon Road is a property with four existing buildings and numerous additional accessory buildings, as shown on the diagram below. Tract A, located in the northwest portion of the property, contains numerous structures that are all non-historic, constructed in the 1970s. Unit B (the "Vigil Residence") is designated contributing and is located in the northeast portion of the property. Unit B is approximately 2000 square feet and constructed mostly from adobe. In Case #H-18-084-A, the southwestern corner of Unit B was designated primary. The south façade of Unit B includes a cantilevered roof dating from the 1960s and non-historic doors. Unit C1 and C2 ("the Duplex") is also contributing and is located on the central-east portion of the property, directly south of Unit B.



At this hearing, the Applicant proposed the following modifications to the property.

Unit A: The Applicant proposes to demolish all units, including the triplex, two non-historic wooden accessory sheds and one non-historic well-house built over an abandoned well. The Applicant does not propose new construction for this tract at this time.

Unit B: Portions of Unit B do not meet IBC requirements, and the structure is constructed within a setback. The Applicant proposes to raise the parapet height to 11 feet. The maximum allowable height is 16 feet. Because raising the height would increase the extent of the nonconformity with setback requirements, raising the height requires a variance from the Board of Adjustment, which has already been approved. The Applicant also proposes to repair the windows on the primary façades and to replace all other windows. Windows will have divided light patterns and exposed heavy timber lintels. One small window in the rear of the building will be in-filled. The structure will be re-stuccoed using cementitious El Rey stucco colored "Adobe." A portal that was enclosed in the past to form an entry will be re-established.

Unit C1 and C2: The Applicant proposes to replace all windows with metal clad replacements with divided lights. The historic doors will be retained. A small portal matching that on the north elevation will be constructed on the south, non-primary elevation of the structure. It will be then restuccoed in cementitious El Rey "Adobe" and a small courtyard created with CMU walls to a height of 5 feet 6 inches.

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 Design Standards. Staff recommended approval of the demolition based on staff's evaluation of the demolition factors in SFCC Section 14-3.14(G)(1).
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. The Applicant proposes demolition in a historic district, for all units on Tract A.

8. Under SFCC Section 14-3.14(G), "in determining whether a request for demolition in a historic district should be approved or denied, the [Board] shall consider the following: (a) Whether the structure is of historical importance; (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and (c) The state of repair and structural stability of the structure under consideration."
9. The Board finds that the standards for demolition in SFCC Section 14.3-14(G) have been met for the reasons set forth in the Staff Report.
10. 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.
11. 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.
12. 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.
13. 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.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that the standards for demolition 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 concludes that the standards for demolition in a historic district have been met.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3109-HDRB
Address – 128 West Berger Street
Owner/Applicant's Name – David Smith

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

128 West Berger Street is a property with non-contributing status to the Don Gaspar Area Historic District. The existing shed was already reviewed for status in 2018, but the street-lining yard wall was not designated. The wall was built in around 1960 of concrete masonry and has been plastered several times since then. There are a number of similarly high walls close to the street in this streetscape. At this hearing, the Applicant requested a historic status review of the yard wall.

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 noncontributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.
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 property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
5. 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."
6. 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.

7. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
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 "noncontributing structure," as recommended by staff.
10. 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 designates the yard wall as a noncontributing structure.

IT IS SO ORDERED ON THIS 9th DAY of MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3111-HDRB
Address – 314 North Guadalupe
Agent's Name – Andrew Lyons
Owner/Applicant's Name – James Heneghan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

At this hearing, the Applicant proposed to construct a new 2,540 square-foot single-story Spanish-Pueblo Revival style residence on a rectangular site in the Westside-Guadalupe Historic District. The site fronts the south side of North Guadalupe Street. The proposed house would be situated to the north and in front of a 899 square-foot bungalow-style house, which was built in the 1920's. The existing bungalow is set to the rear of a large lot that is situated at the corner of North Guadalupe and Jose Streets. The bungalow has a historic status of contributing to the Westside-Guadalupe Historic District. The bungalow would become the accessory dwelling unit upon construction of the new proposed residence, which would be the principle dwelling unit.

The proposed house would have nearly flat roofs hidden behind parapets and canales. Its front/north elevation is wall-dominated with two facades varying in height. The proposed height is 15', close to but below the maximum allowable height for this site, which is 15'1". The house would have a front entry portal on its north façade that matches the house in architectural style. All exposed wood would be stained with Cabot's "Cordovan Brown", and the stain would be used on the exposed wood portion of the galvanized metal-lined canales as well.

The Applicant proposes a vintage pair of front entry doors to be stained Valspar's "Classic Mahogany". All but one of the windows would be aluminum-clad wood units, most of which are casements. Proposed are two double-hung units under the front entry portal, and three awning windows in the garage. A vinyl awning window would be installed in the bathroom on the east elevation. Two sets of French doors are proposed on the east elevation. The window and door cladding will be Sierra Pacific "Brown". The building would have a one-car garage with a metal garage door, painted to match the stucco. Exterior lights would be antique bronze and rustic brown. Proposed skylights would be flat Velux-style units, out of public view. The air conditioning condenser would be ground-mounted and located on the east elevation. A low 41" yard wall would be erected in front of the house at the sidewalk. The wall would have river rock bases, pilasters, and a pedestrian gate. The proposed yard wall height meets the maximum allowable height for this streetscape. The new gate would be constructed of vertical wood planks with clavos and would be stained similar to the front entry doors, "Classic Mahogany". The new house would be stuccoed with La Habra's "Suffolk" to match the existing yard walls on the site. The yard wall on the west elevation was recently constructed by the owners of the lot behind/south of the site of the proposed new construction. The brick paving of the portal would be red, as would the path leading from the portal to the pedestrian gate at the front of the property along North Guadalupe.

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 project and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(I), Westside-Guadalupe 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 Westside-Guadalupe Historic District and is subject to the Westside-Guadalupe Historic District design standards set forth in SFCC Section 14-5.2(I).
7. The Applicant proposed to construct a 2,540 square foot single-story Spanish-Pueblo Revival Style building and yard wall.
8. The lot already contains a bungalow-style residence, which has been designated as a contributing structure.
9. 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."
10. The placement of the existing bungalow toward the back of the lot, with open space in front of the bungalow, helps establish and maintain the character of the Westside-Guadalupe Historic District and adds to the historic associations or historic architectural design qualities that are significant for the district.
11. The proposed new structure would block the view of the contributing bungalow and diminish the existing bungalow's contribution to the streetscape and the district.
12. Under SFCC Section 14-5.2(D)(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."
13. The Board finds that the yard space in front of the contributing bungalow structure is a space that embodies the structure's contributing status.

14. Under SFCC Section 14-5.2(D)(1)(b), "If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied."
15. The Board finds that the proposed new structure would cause the adjacent bungalow to lose its contributing status.
16. 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.
17. 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.
18. 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 the Application.
2. The Board denies approval of the Application because the proposed new construction would cause the adjacent structure on lot to lose its contributing status.

IT IS SO ORDERED ON THIS 9TH DAY OF MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3114-HDRB
Address – 630 Canyon Road
Agent's Name – Lorn Tryk Architects
Owner/Applicant's Name – Santa Fe Monthly Meeting of Friends

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

630 Canyon Road is located in the Downtown and Eastside Historic District. The main non-residential structure on the street, known as the Olive Rush House, is a significant structure used by the Santa Fe Monthly Meeting of the Religious Society of Friends.

The Society proposes to construct a new structure behind the main structure, in a location with no public visibility. It will have 1500 square feet of heated space and 585 square feet of portal. The maximum allowable height is 14 feet 9 inches, and the structure will be 14 feet 8 inches in height. The main room will have an octagonal form, with additional rooms on the west, north, and south. Portals will extend in front of the north façade and the southeast corner. The stucco will be El Rey "Buckskin." The windows and doors will be colored Sierra Pacific "Seawolf," and the wood framing of the portals will be clear stained. All rooftop appurtenances will be screened by parapets, and outdoor lighting will be dark sky-compliant sconces with an oil-rubbed bronze finish.

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 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 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 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.
8. 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.
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 the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-003113-HDRB
Address - 324 Staab Street
Agent's Name – Will McDonald
Owner's Name – Sterling Resource Group

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

324 Staab Street is a contributing structure to the Downtown and Eastside Historic District. Known as the Sandoval House, the structure is best described as simplified Spanish-Pueblo Revival style first built in 1930s, with two additions added by 1942, in the common accretion pattern of historic adobe buildings. It has three masses connected: two symmetrical wings and a tall center section. It has a flat roof and rounded corners. A historical feature is its simple nature with no ornamentation. The structure has been a duplex for a long time. It has undergone minor alterations. The Applicant previously received H-board approval to add a shed portal to the front north façade of the house between the building's two wings, a re-roof, and re-stucco of the entire structure (Case #2020-002535-HDRB). The current proposal consists of alterations to the rear of the house. The house has two units, Units A and Unit B. The proposed alterations are to both units.

At this hearing, the Applicant proposed the following changes.

Unit A

1. Replace two windows on the center of the south elevation. New windows will be Sierra Pacific white aluminum clad casements.

2. Replace door on the southern portion of the west elevation. New door will be white aluminum clad with glass.

3. Remove existing overhang above the door.

4. Replace window and resize window opening on south elevation. New window will be an awning window smaller than the existing window. The new window will be Sierra Pacific white aluminum clad.

5. Replace window on the southern portion of the east elevation. In its place will be a trio of windows: a center picture window flanked by two casement windows. The new windows will be Sierra Pacific white aluminum clad.

7. Replace window on center portion of east elevation. New window will be Sierra Pacific white aluminum clad casement.

8. Reroof the shed roof of the southeastern corner "Bedroom Two".

Unit B

1. Replace window on south end of west elevation and door on south end of south elevation. New windows will be Sierra Pacific white aluminum clad. The new door will be white aluminum clad with glass.

2. Remove existing overhang over the door.

Units A and B (Entire structure)

1. Refurbish the windows on the primary north façade and windows on the east and west facades. The Applicant proposes to paint the windows white to match white cladding of the new windows.

2. Add six skylight located behind parapets.

3. Restucco the entire house with elastomeric El Rey, color "Tumbleweed" similar to the existing El Rey "Suede." A color swatch is included in the case packet.

4. Restucco front yard wall to match house, El Rey "Tumbleweed."

Staff noted that the Applicant received a temporary permit to demolish the eastern half of the historically-contributing concrete masonry yard wall during construction. The permit's conditions require that the demolished wall portion that was removed must be replaced in-kind with respect to design, materials, style, and height, material, and style.

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), the General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended that approval be conditioned upon the Applicant meeting the condition of the emergency permit, which is good for 90 days, that requires replacement of east side of front yard wall upon final inspection.
4. 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).
5. 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.

6. 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.
7. 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.
8. 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 the Application as recommended by Staff, with the following conditions:
    - The demolished portion of the contributing yard wall must be re-built in kind, as recommended by Staff and required by the temporary permit;
    - All window and door color shall be rust red to match existing color on the north façade; and
    - Stucco shall be cementitious, not elastomeric; and
    - Skylights shall not be publicly visible.

IT IS SO ORDERED ON THIS 9th DAY of MARCH 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-003119-HDRB
Address – 331 De Vargas Street
Agent's Name – Shaw Architecture, LLC
Owner/Applicant's Name – Four Plex, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2021.

BACKGROUND

331 De Vargas Street is a multi-unit residential structure in the Downtown and Eastside Historic District. It was constructed in 1980 and as such is noncontributing to the district. It is unclear whether the existing windows are original to the house, although the Applicant stated in the application that they have been in place for over 40 years. A photo from the 1985 HCPI appears to show windows with divided lights and white muntins.

At this hearing, the Applicant requested approval for the following items:

1. Replace two existing doorways with casement windows on the street-facing elevation to match existing fenestration on the building.
2. Reduce the width the existing full-length stairway so as to service a remaining doorway, and install a planter in this location.
3. Stucco over the reduced openings.

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 denial of the proposed undivided-lite windows because that aspect of the application does not comply with SFCC Section 14-5.2(E), Downtown and Eastside Design Standards, and in staff's view, the Applicant failed to meet the criteria for an exception. Staff otherwise recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D) General Design Standards for all Historic Districts. Staff

noted that the Board may find that the exception criteria have been met upon further testimony and evidence from the Applicant.

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 District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-5.2(E)(1)(c), installation of single planes of glass larger than 30 inches in dimension is prohibited.
7. The Applicant proposes to install single planes of glass larger than 30 inches in dimension.
8. Staff determined that an exception to SFCC Section 14-5.2(E)(1)(c) would be required for approval of the Application, and the Applicant requested an exception.
9. 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.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the structure has had non-divided lite windows for decades, and maintaining non-divided lite windows is in keeping with the existing structure and appearance.
12. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because installing divided light windows would introduce multiple fenestration types on the street-facing façade and would not maintain consistency of character.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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.
14. The Board finds that the Applicant has conclusively demonstrated 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.
18. 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 grants the exception requested in the Application.
3. The Board approves the Application (Items 1-3).

IT IS SO ORDERED ON THIS 9th DAY of MARCH, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003206--HDRB

Project Description:

Project Location(s): 918 DON GASPAR AVE
Santa Fe, NM 87505

Contacts:

Applicant: MARTINEZ ARCHITECTURE STUDIO studio@martinezarch.com
P.O. BOX 925

Property Owner: Benglis Lynda
917 Acequia Madre

Historic District: HD: Don Gaspar Area

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002975-HDRB

Address: 918 Don Gaspar Avenue
Historic Status: Non-contributing (downgraded from contributing)
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Preliminary 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(H) Don Gaspar Historic District Design Standards.

Staff recommends that the proposal complies with Section 14-5.2(C)(2)(f) for reinstatement of Contributing status.

BACKGROUND & SUMMARY:

918 Don Gaspar Avenue is a single-family residential bungalow with a historic status of contributing and a freestanding garage with a historic status of non-contributing, to the Don Gaspar Historic District.

The house was constructed by 1928 and the garage by 1948 in a style matches the house, which has white painted gables with dark brown wooden shakes below. An HCPI from 1993 shows the garage with a shingled gable, but the bottom portion of the view is blocked by wooden doors that separate it from the street. Since the photo was taken, unpermitted work was performed on the garage. Half of the shingled gable was covered over with a scratch coat of plaster and an aluminum sliding window.

The Board reviewed the status of the structure in Case #2020-2975-HDRB on January 28, 2021. It downgraded the status of the structure to noncontributing and required the property owner to submit an application to restore the structure such that it shall be restored to its former contributing status per Section 14-5.2(C)(2)(f). Little evidence exists as to the history of the structure. It appears to have been built a few years after the house (1915, with the house built in 1911), with the lowering of the floor occurring at a still later date. It may have originally not had a front wall, only shingles over the gable.

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

1. Reconstruction of the west wall, which is the front façade of the garage. The front door and window in will be white to match existing gate. The stone walls are “river rock”. The boards and trim will be white to match existing. The shingles will be brown to match the existing. The roof material will remain green asphalt shingles.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 918 Don Gaspar

ID NUMBER: 051600323

BUILDING NAME: Gillette house

SANTA FE ID NUMBER: H1843

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

1915-18 ESTIMATE by 1928 ACTUAL

SOURCE(S) owner, city directory

BUILDING DATA

ARCHITECTURAL STYLE: Bungalow

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: porch glassed; new porch

OVERALL CONDITION:

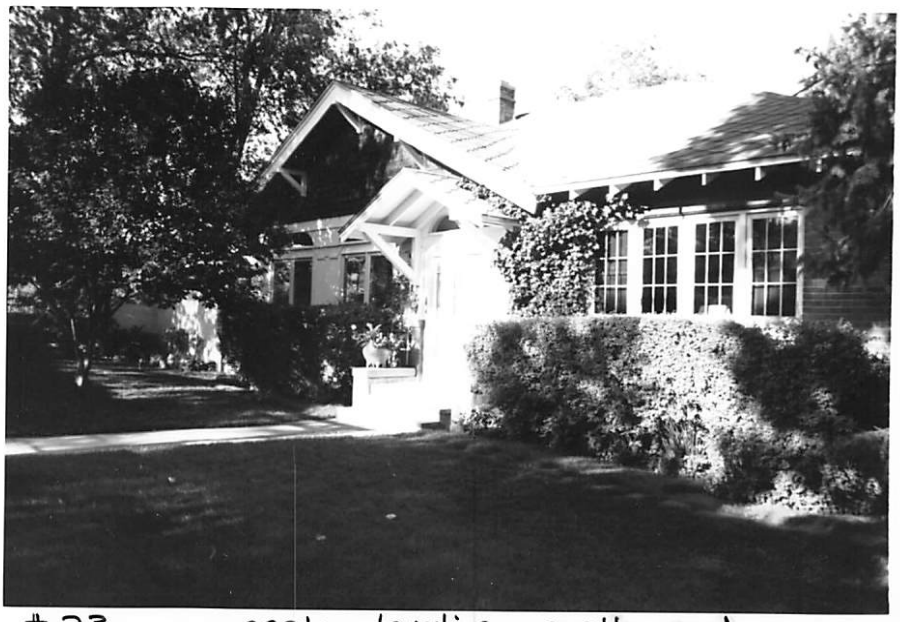
X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

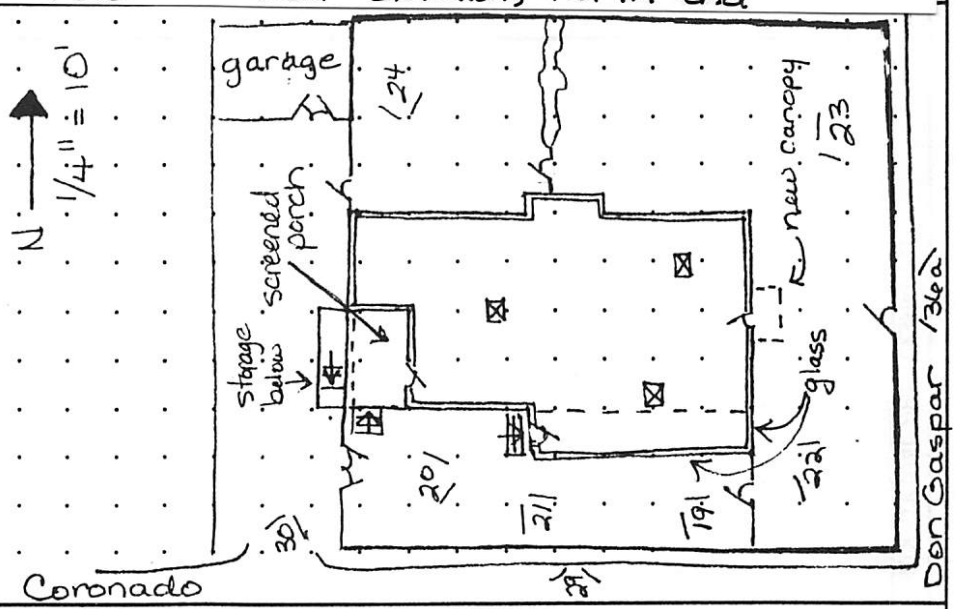
___ YES X NO

PHOTO



#23 east elevation, north end

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

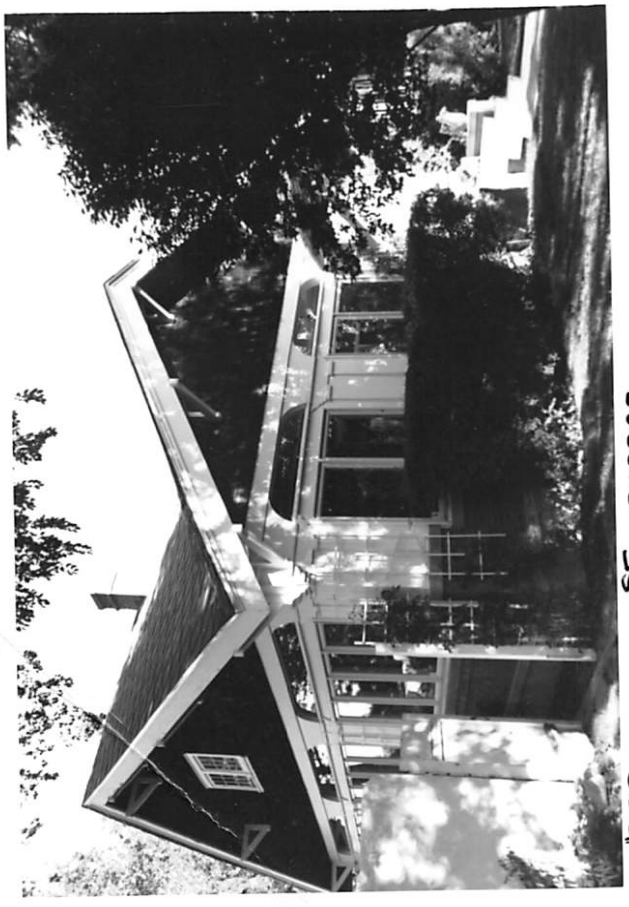
NEGATIVES WITH NMHPD ROLL # DB7 NEG # 29 TO 31 & 36a

DB8 # 19 TO 24

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	dramatic cross-gable with asphalt shingle, shakes in gables, brackets under wide eaves
BUILDING WALLS	red brick
FOUNDATIONS	raised, concrete
DOORS	east — large light with sidelights & transom (segmental, above beam); west to porch - large light wood with sidelights and transom behind tapered posts on brick piers
WINDOWS	paired 9-light casements; 6-light wood casements, pairs & trios & quartets; 1/1 DHW in bathroom; Concrete sills; basement has 2-light hoppers
PORCHES OR PORTALES	new, small gable with brackets on east (compatible) with brick steps, concrete banisters; south veranda has large segmental openings, low brick wall — lintel has been added with segmental glass pane above, row of single-light casements below. Detailing of porch posts preserved. Screen porch SW with herringbone T&G siding, screen panels above, with storage at basement level below the floor.
~~BALCONIES~~	
~~COURTYARDS~~	
FENCES/WALLS	stucco wall on stone base at street; stone wall on NW, back yard; Craftsman gate, east; board fence, W
ARCH. DETAILS	
OTHER	tall brick chimneys
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#22 SE corner



#19 Porch detail, south

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS

918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: #1843

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#24 north elevation, west end



#36a east, across street



#29 south, from street

(continuation sh

map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS

918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: H1843

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#20 south elevation, east end



#21 south elevation, west end



#30 west elevation

(continuation she

ap/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS: 918 Don Gaspar

ID NUMBER: 0516 00323

SANTA FE ID NUMBER: H 1843

SURVEYED/RESEARCHED
DATE 8/93 BY DB

Excellent example of Bungalow architecture – a large house on a corner lot, now partially hidden by the yard wall.

Interview with owner Paul Gerber:

most noticeable modern change is the glass that has been added to the veranda. Gerber's design includes a lintel that spans the opening leaving a curved opening above and respecting the detailing of the porch supports, which shows in relief against the lintel. On the east, the Gerbers added a small gable overhang to protect the entry. With these exceptions, the historic detail of the house has not been changed. Massing was not effected.

These changes are not intrusive, but they constitute substantive changes to the historic fabric. The building still contributes to the district.

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1843

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 323	UTM reference zone 12 (13)	easting 414770	northing 3948240

location description: 918 Don Gaspar

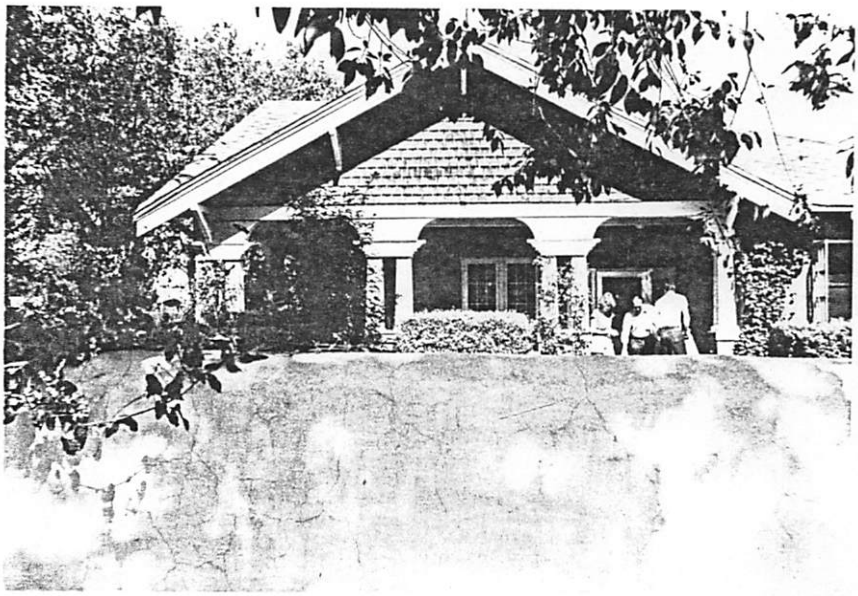
city/town: Santa Fe

land grant/reservation:

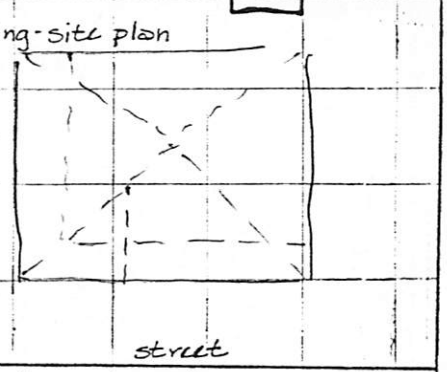
building name: Giulitta House

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

film roll by E.T. no. 11 | negative nos. 85A-27A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1915 estimate 1912-28 actual

source: City Directory, Sanborn

use
present: residential
other:
historic: residential
other:

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major
describe:

style: Bungalow

foundation material: concrete water table

wall material/surface: brick

architectural features:
- big front gable
- regular brick
- dormer side lights
- corbel details porch
- shingle gable
- wd casement

surroundings: MC)

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: X significant ___ contributing ___ supporting ___ intrusive

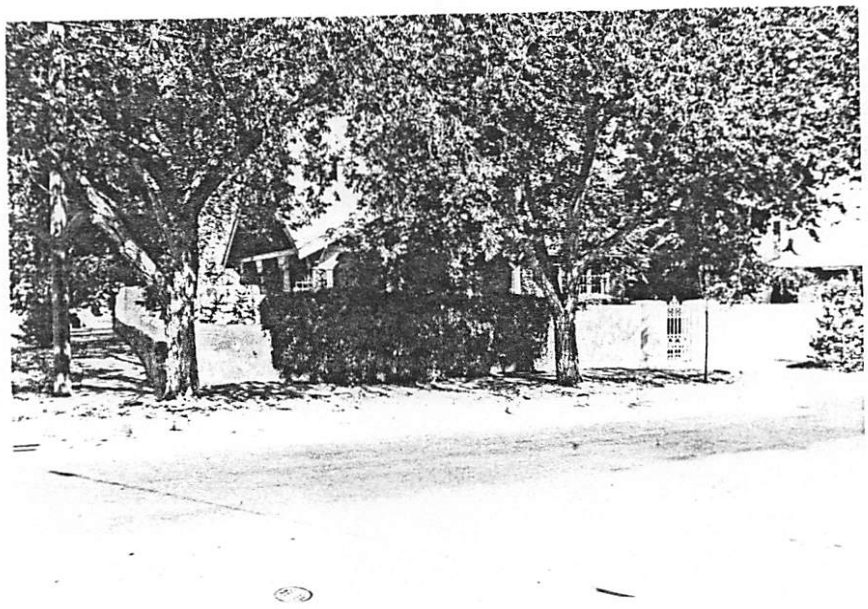
comments:
- 5' stucco wall
- street trees (some young)
- excellent example.
- rear ~~attic~~ privy on 1930 Sanborn

associated buildings? X yes
what type?

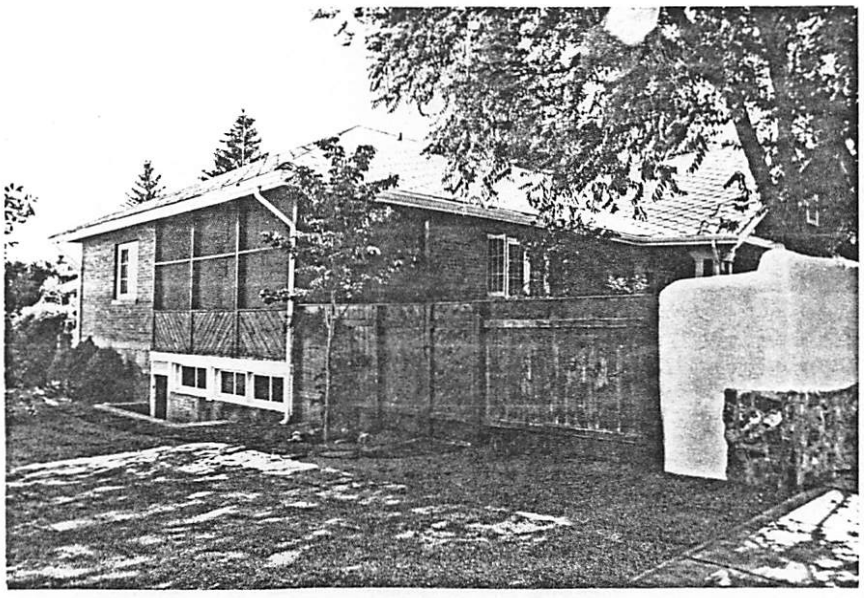
if inventoried, list ID nos.
garage

see back? X yes

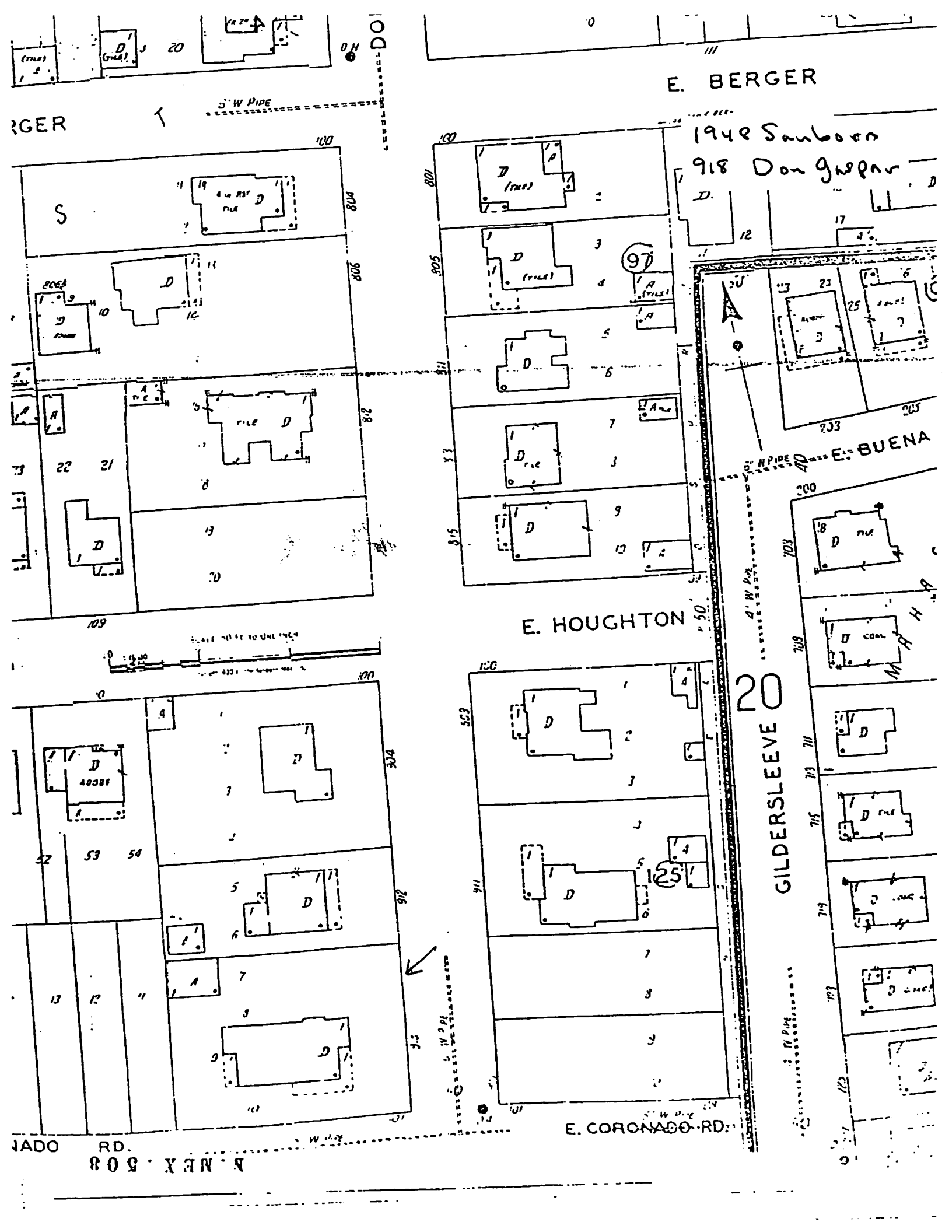
1928 cd - Gillette LA SEC co-ordinate Scottish Rite Bodies
1936-37 cd - Gillette LA
Justine Thomas bet ca 1915



#26A



#27A


E. BERGER
E. HOUGHTON
E. BUENA
E. CORONADO RD.
GILDERSLEEVE
20
1948 Sanborn
918 Dongan

WEST ELEVATION

918 DON GASPAR
H-1987-002



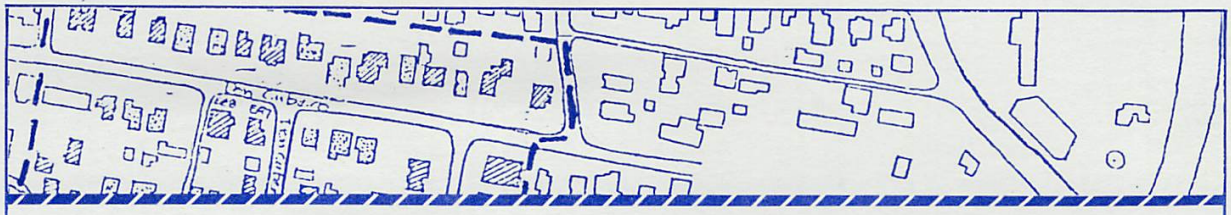
BASEMENT



NORTH WEST
ELEVATION



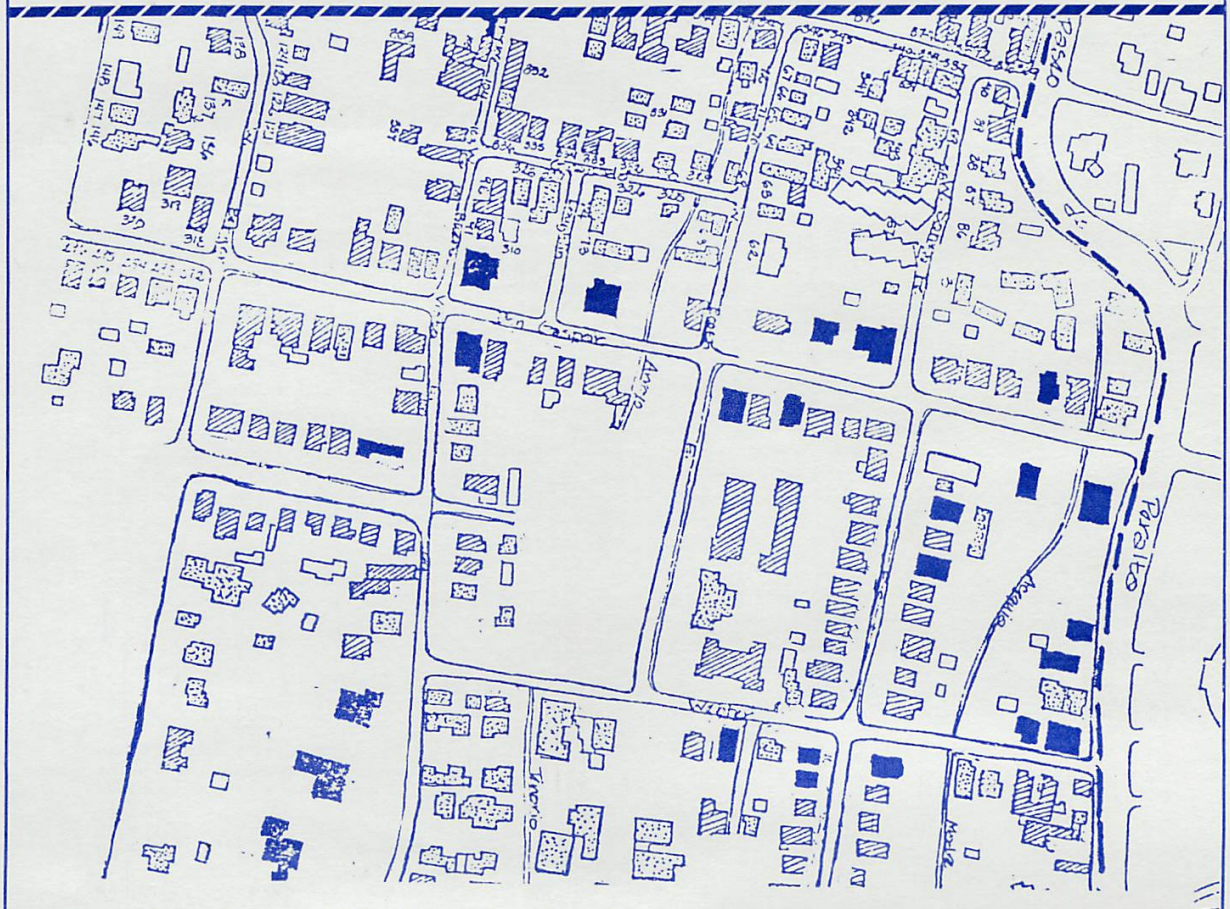
WEST ELEVATION



City of Santa Fe, New Mexico

ZONING AND RELATED LAWS

Includes Historic District and H-District sign regulations , mobile home park regulations ,planning commission, subdivisions, board of adjustment , overlay zones and performance standards



Chapter 3, Planning and Development, SFCC 1981 - Supplements Code of Laws are available from the Office of the City Clerk

ADDRESS: 918 Don Gaspar **HIST. SURVEY #:** 323

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments: HPD File: Records of H Board meetings and appeal.
Plans of porch enclosure.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 523	UTM reference zone 12 (13)	easting	northing

location description: 918 Don Gaspar

city/town: Santa Fe

land grant/reservation:

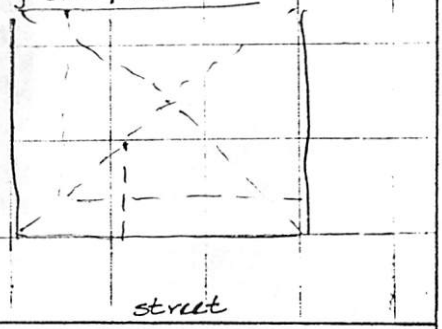
building name: Guiette House

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

film roll by E.T. no. 11 | negative nos. 85A-27A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1915 estimate 1918-28 actual

source: City Directory, Sanborn

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Bungalow

foundation material: concrete water table

wall material/surface: brick

architectural features:
- Pedimented front gable
- Massive brick chimneys
- Double side lights
- Corbel details porch
- Shingle gable
- Wood casement

surroundings: N(C)

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ___ contributing
___ supporting ___ intrusive

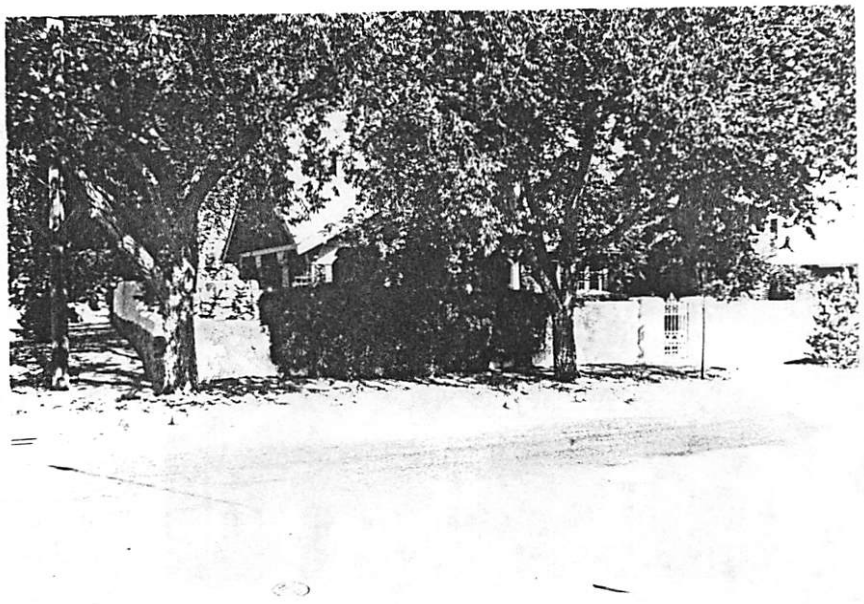
comments:
- Stone entrance wall
- Mature trees (some young)
- Excellent example.
- Rear addition 1930 Sanborn

associated buildings? X yes
what type?

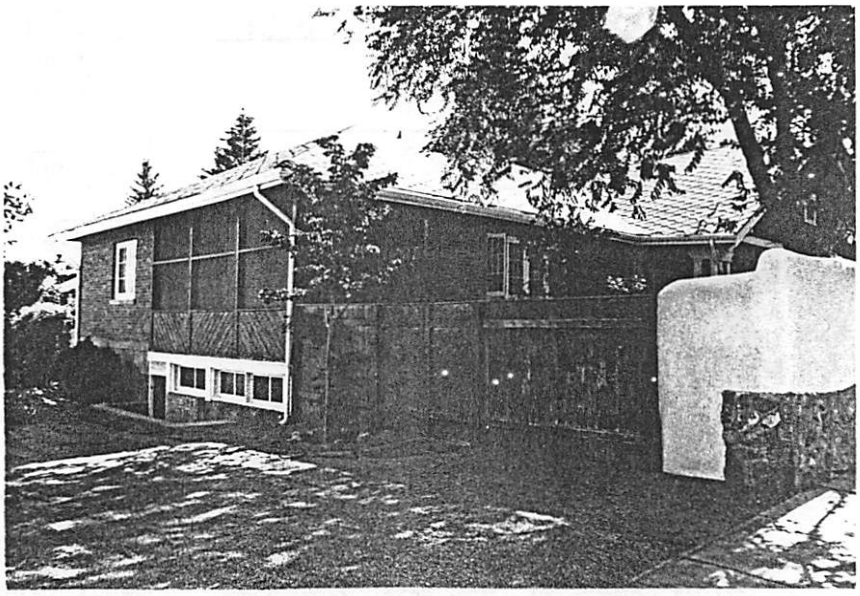
if inventoried, list ID nos.
garage

see back? X yes

1928 cd - Gillette LA SEC co-ordinat. Scottish Rite Bodies
1936-37 cd - Gillette LA
Justine Thomas bet ca 1915



#26A



#27A



#20 south elevation, east end

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

918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#21 south elevation, west end

MARTINEZ
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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#30 west elevation

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#20 south elevation, east end

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#21 south elevation, west end

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 2020



#30 west elevation

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
DECEMBER 14, 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

Garage History Observations
BENGLIS RESIDENCE – 918 DON GASPAR AVENUE
Don Gaspar Historic District
March 1, 2021

EXISTING CONDITIONS:

The existing garage seems to have been built a few years after the house, because its roof sits on top of the existing stone walls that were built first. The house was built in 1911 so the garage could have been built circa 1915.

The interior of the garage is unfinished, you see the stone walls and unfinished roof structure. There is no indication that there was any front wall; the garage may have consisted of an unfinished roof structure that had shingles to match the Main House and white painted gates either at or near the front facade.

At some point the floor of the garage was lowered by adding a concrete skirt at the base of the stone walls and a front wall was added, resulting in the facade you see now.

Richard Martinez

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 CONVERT EXISITNG GARAGE TO GUEST HOUSE
BENGLIS RESIDENCE – 918 DON GASPAR AVENUE

Don Gaspar Historic District – Contributing Status
December 14, 2020

EXISTING CONDITIONS:

An existing house and garage currently occupy the lot. The garage and house were built in 1914, see photo labeled "#30 west elevation". No work is to be done on the main house. The house and garage have contributing status.

PROPOSED CONSTRUCTION:

We are converting the garage into a guest house. We will reconstruct the west wall, which is the front facade of the garage.

Existing Garage: 385 square feet
Proposed Guest House: 385 square feet

MATERIALS:

We will replace the front door and window in will be white to match existing gate. The stone walls are "river rock". The boards and trim will be white to match existing. The shingles will be brown to match existing. The roof material will remain green asphalt shingles.

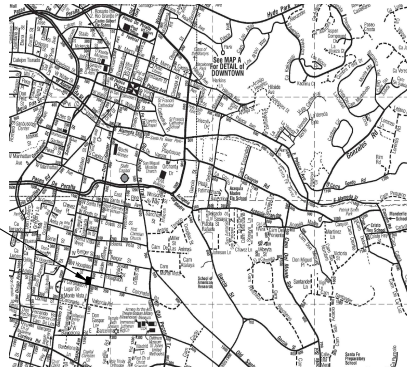
Richard Martinez

918 DON GASPAR HISTORIC REVIEW

918 DON GASPAR
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO DON GASPAR AVE. DESTINATION WILL BE ON THE RIGHT AT 918 DON GASPAR AVE. SANTA FE, NM 87505

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: CONVERSION OF EXISTING GARAGE TO GUEST HOUSE

BUILDING TYPE: GUEST HOUSE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

MAX BUILDING HEIGHT: 15'-0"

NET AREAS (MAIN HOUSE):

HEATED:	2,762 S.F.
PORCHES:	708 S.F.

NET AREA (EXIST. GARAGE)

UNHEATED:	385 S.F.
TOTAL ROOFED ON LOT	3,855 S.F.

NO NEW ROOFED AREA PROPOSED

LOT AREA: - 12,500 S.F.

LOT COVERAGE: - 30.8%

UTILITY DATA:

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

ZONING: R-21

SPECIAL DISTRICTS: DON GASPAR HISTORIC DISTRICT
MAIN HOUSE - CONTRIBUTING
GARAGE - CONTRIBUTING

PARKING REQUIREMENTS: 3 SPACES (3 SPACES PROVIDED)

DRAWING INDEX

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

DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 989-4958
studio@martinezarch.com

Carlos Gomora
12/10/2020

MARTINEZ ARCHITECTURE STUDIO PC
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505-989-4958 studio@martinezarch.com

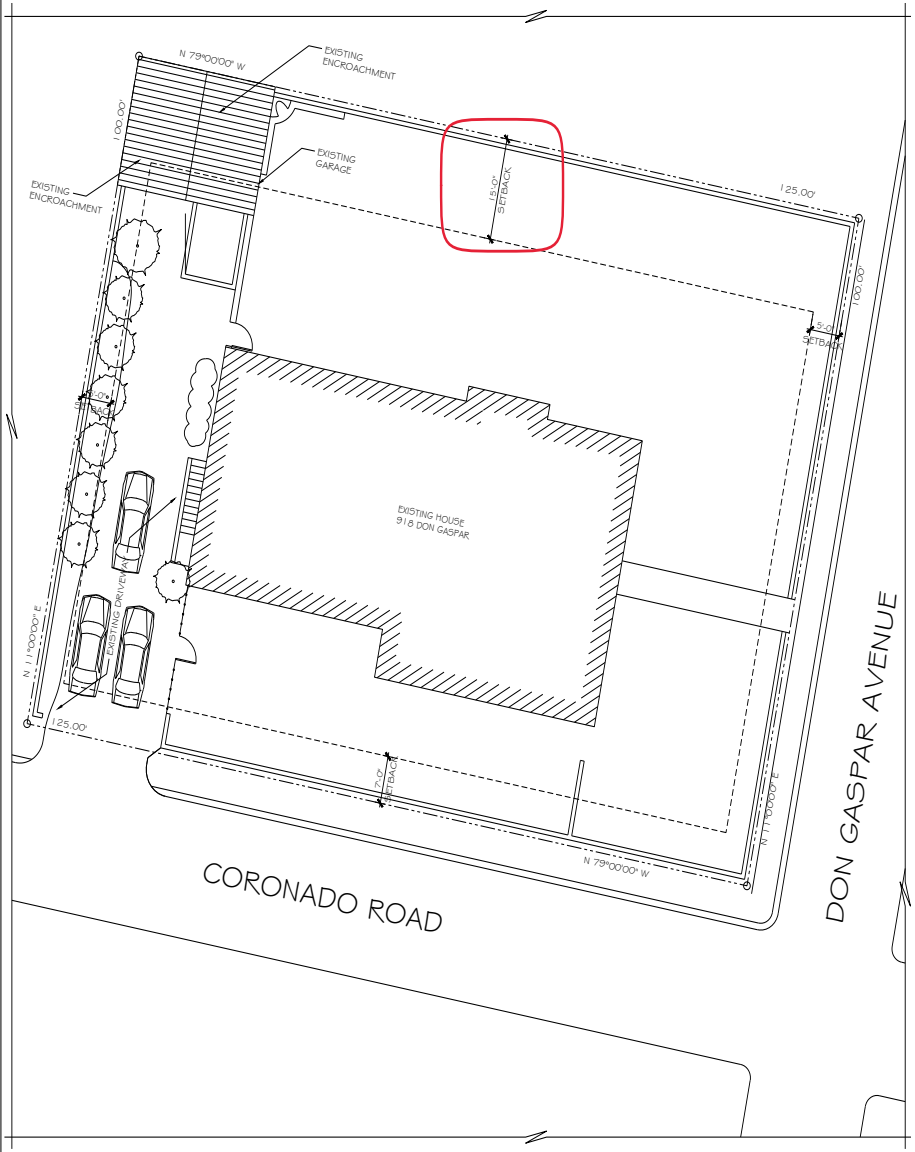
918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

DECEMBER 7, 2020

COVER SHEET & PROJECT DATA

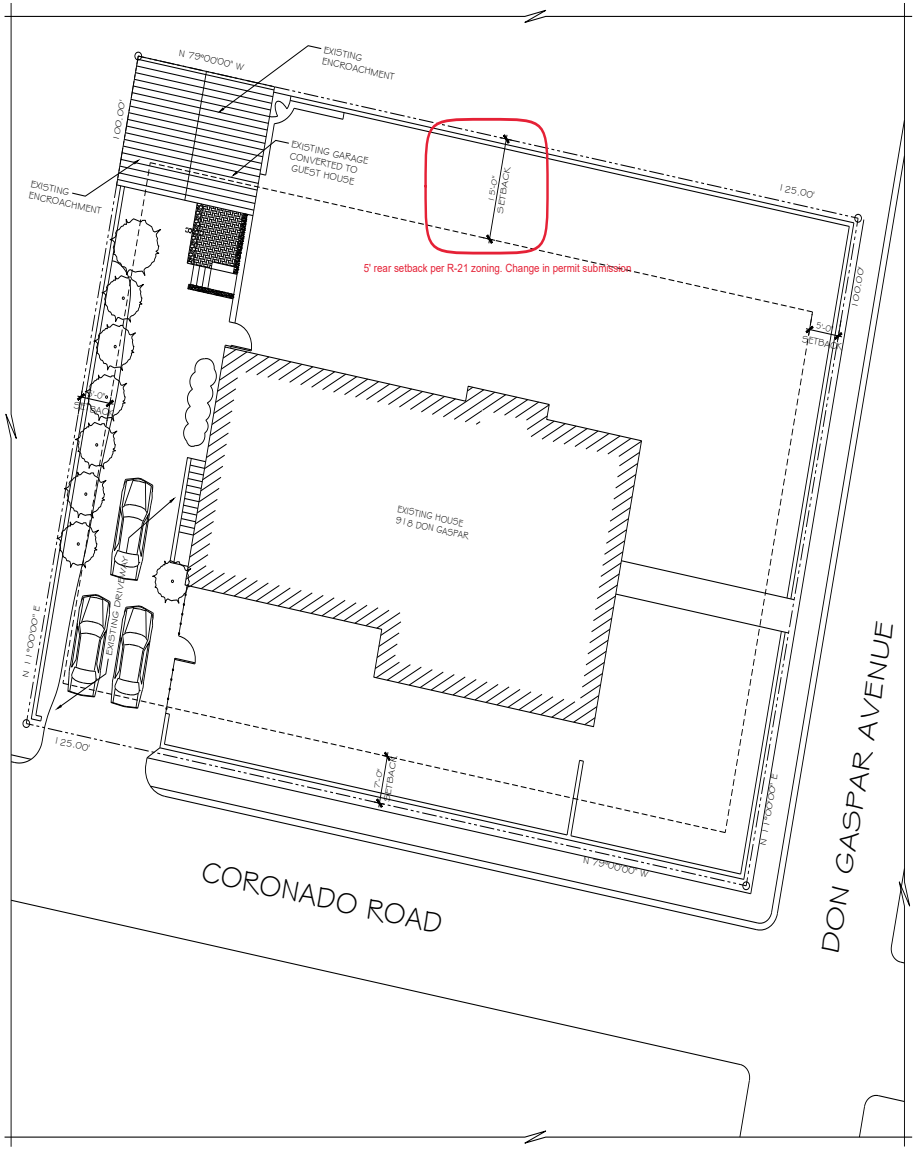
A
0.1

SET #
1908 - 918 DON GASPAR



1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

cg

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918 DON GASPAR
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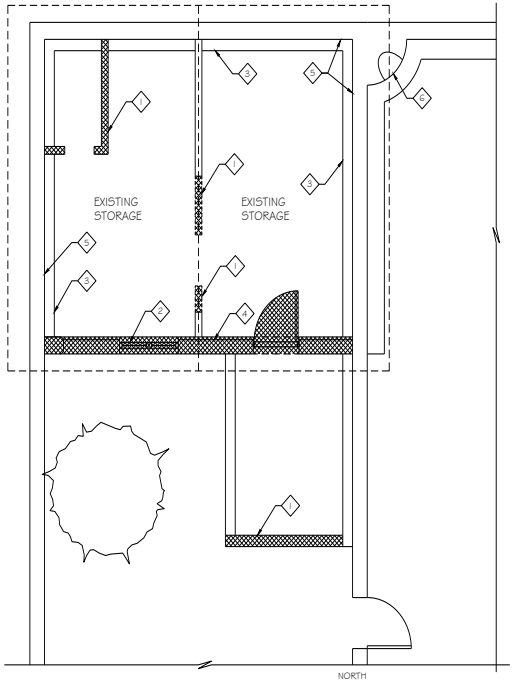
DECEMBER 7, 2020

EXISTING & PROPOSED SITE PLAN

A
1.0

SET #

1908 - 918 DON GASPAR



LEGEND:
Existing\Demolition Plan - Main House

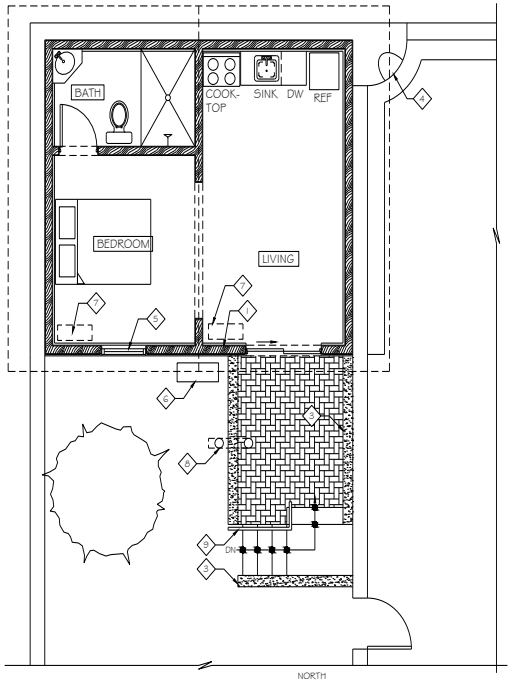
EXISTING WALLS TO REMAIN

REMOVE EXISTING ELEMENTS

KEYED NOTES:
Existing\Demolition Floor Plan

1. REMOVE WALL
2. REMOVE WINDOW
3. EXISTING CONC. CURB
4. EXISTING 2X6 WALL ON TOP OF CMU WALL
5. EXISTING STONE WALL
6. EXISTING EXTERIOR KIVA FIREPLACE

1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"



WALL LEGEND:
Proposed Floor Plan

EXISTING WALLS TO REMAIN

NEW FRAME WALLS

STONE CLAD WALLS

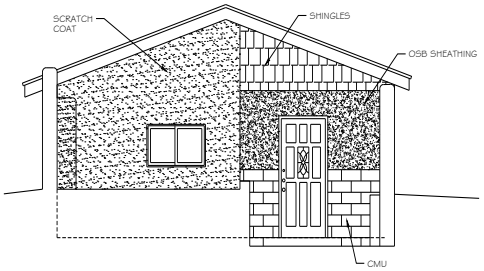
GENERAL NOTES:
Proposed Floor Plan

1. ALL WALL DIMENSIONS ARE TO OUTSIDE FACE OF RIGID INSULATION, NOT ROUGH FRAMING, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL COORDINATE DOOR HEIGHTS WITH EXISTING FRAMED OPENINGS.

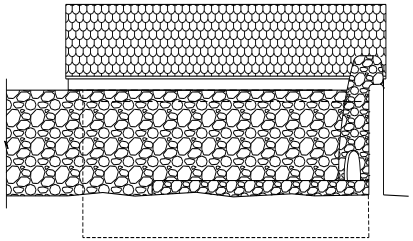
KEYED NOTES:
Proposed Floor Plan

1. INSULATE FRAME WALL ABOVE W/ R-19 BATTS AND CMU WALL BELOW W/ 2" RIGID INSULATION
2. EXIST. CMU W/ NEW STUCCO @ 36" ABOVE HIGHEST GRADE
3. NEW STUCCO WALL
4. EXISTING EXTERIOR KIVA FIREPLACE
5. NEW EGRESS WINDOW
6. MINI-SPLIT CONDENSING UNIT LOCATION
7. MINI-SPLIT CASSETTE
8. SUMP TO DAYLIGHT ON HIGHER GROUND
9. NEW IRON RAILING & BANISTER

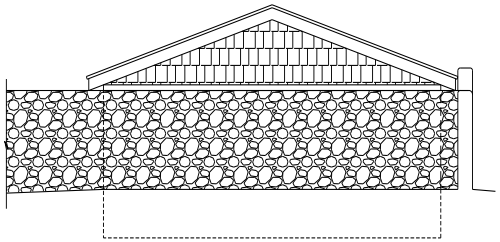
2 PROPOSED FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"



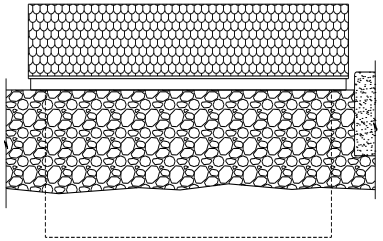
3 EXISTING NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



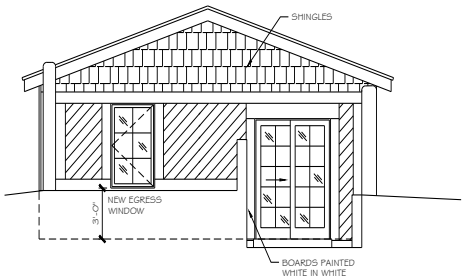
4 EXISTING EAST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



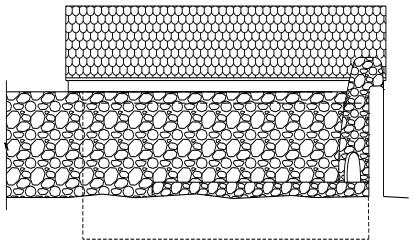
5 EXISTING SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



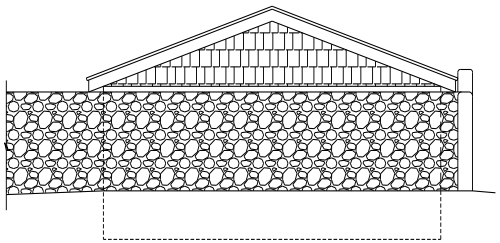
6 EXISTING WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



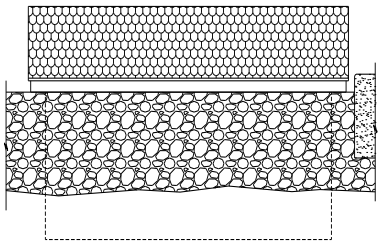
7 PROPOSED NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



8 PROPOSED EAST ELEVATION (NO CHANGES)
A-2.0 SCALE: 1/4" = 1'-0"



9 PROPOSED SOUTH ELEVATION (NO CHANGES)
A-2.0 SCALE: 1/4" = 1'-0"



10 PROPOSED WEST ELEVATION (NO CHANGES)
A-2.0 SCALE: 1/4" = 1'-0"

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

0' 2' 4' 8' 12'

cg

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918 DON GASPAR

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SANTA FE, NEW MEXICO

DECEMBER 7, 2020

EXISTING & PROPOSED FLOOR PLANS & EXTERIOR ELEVATIONS

A
2.0

SET #

1908 - 918 DON GASPAR

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BENGLIS RESIDENCE – 918 DON GASPAR AVENUE GARAGE

Showing front wall and lowered floor

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BENGLIS RESIDENCE – 918 DON GASPAR AVENUE GARAGE

Showing its roof on top of the stone wall

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BENGLIS RESIDENCE – 918 DON GASPAR AVENUE GARAGE

Showing the inside of the garage

EXTERIOR FINISHES

918 DON GASPAR AVENUE

Don Gaspar Historic District

December 14, 2020

Guest House Window, Boards, Trim & Door will be “White”

Stone walls are - “River Rock”



The shingles will be “Brown”





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EXISTING STORAGE SHED
SOUTH ELEVATION
DECEMBER 14, 2020



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918 DON GASPAR
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SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
DECEMBER 14, 2020



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918 DON GASPAR
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SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
DECEMBER 14, 2020



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918 DON GASPAR
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SANTA FE, NEW MEXICO

EXISTING STORAGE SHED
SOUTH ELEVATION
DECEMBER 14, 2020



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STUDIO PC

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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
DECEMBER 14, 2020



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918 DON GASPAR
918 DON GASPAR
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
DECEMBER 14, 2020

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Design Solutions, agent for Barbara Wagner and Charles Palmer, owners, request primary façade designation on a contributing structure.

Case number: **2020-003048-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 555 San Antonio Street

OW – Barbara Wagner and Charles Palmer Santa Fe, NM 87505

AP -- Design Solutions Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No X

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION ___1930s_____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003048-HDRB

Address: 555 San Antonio
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ Façade diagram

_____ Historic Inventory Form

__NA__ Zoning Review Sheet

__X__ Previous Case Notes: H-91-143

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__NA__ Elevations

__X__ Photographs

____ Other

RECOMMENDATION:

Staff recommends designating the center north elevation a primary façade per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts.in the Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

555 San Antonio is a Pueblo Revival style 3,176 square foot residence located in the Downtown and Eastside Historic District. It is believed to be constructed before 1932.

The property has undergone multiple additions and alterations. According to a 1991 HDRB case, the house was remodeled in 1945, 1965, and 1975. A portal was added to the west elevation in 1975. In 1991 the square footage was approximately 2,100 square feet. Sometime after this, a 900 square foot addition was constructed. Another larger addition was added also after 1991.

The house reads as two houses conjoined: the original house and the addition on its south façade. The existing yard wall has replaced a lower yard wall with a different configuration.

The applicant is before the board for designation of primary façade(s) as applicable.

18 February, 2021

City of Santa Fe
Planning Division
Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 555 San Antonio

Dear Sirs / Madams:

Applicants are requesting a final determination of the primary facades for the existing residence located in the downtown and Eastside district.

Existing residence is approximately 3,176 sq. ft. and is constructed in the Pueblo Revival Style. The lot is approximately 9,500 sq. ft. and is surrounded by a stucco yard wall varying between 5'-6 and 7'-6" in height.

The subject property has had numerous additions and modifications including a 900 sq. ft. addition which was approved by the board in 1991. At the 1991 Board hearing the previous owner testified that the portal was added in 1975, and that renovations were done to the residence in 1945, 1965, and 1975.

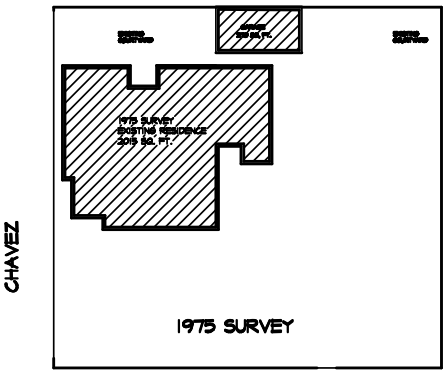
Based on the history of the project, we propose that the West and North portions of the house that were constructed prior to 1990 be designated at "primary".

The existing structure is currently designated as "contributing" and contains several elements that contribute to the streetscape of the "Downtown and Eastside" district. Although numerous changes and additions have occurred to the property, it is agreed that the property remain with a "contributing" status designation.

Thank you for your consideration.

Sincerely,

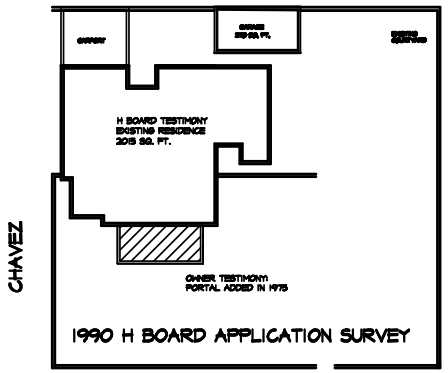
Tim Curry



SAN ANTONIO

1975 SURVEY
EXISTING RESIDENCE
2015 SQ. FT.

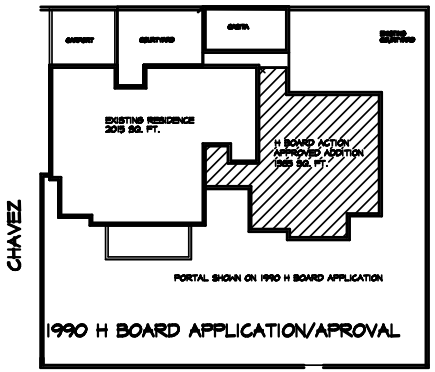
NORTH



SAN ANTONIO

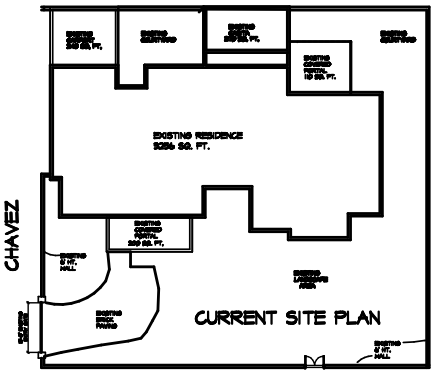
1990 H BOARD TESTIMONY
EXISTING RESIDENCE
2240 SQ. FT.

SCALE 1/16" =1'-0"



SAN ANTONIO

H BOARD ACTION
APPROVED ADDITION 1385 SQ. FT.



SAN ANTONIO

EXISTING RESIDENCE
3625 SQ. FT.

PROGRESSIVE SITE PLAN

1/16" = 1'-0"

APPROVALS: DATE
OWNER:
DRAWN BY:
CHECK BY:
ENGINEER:

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

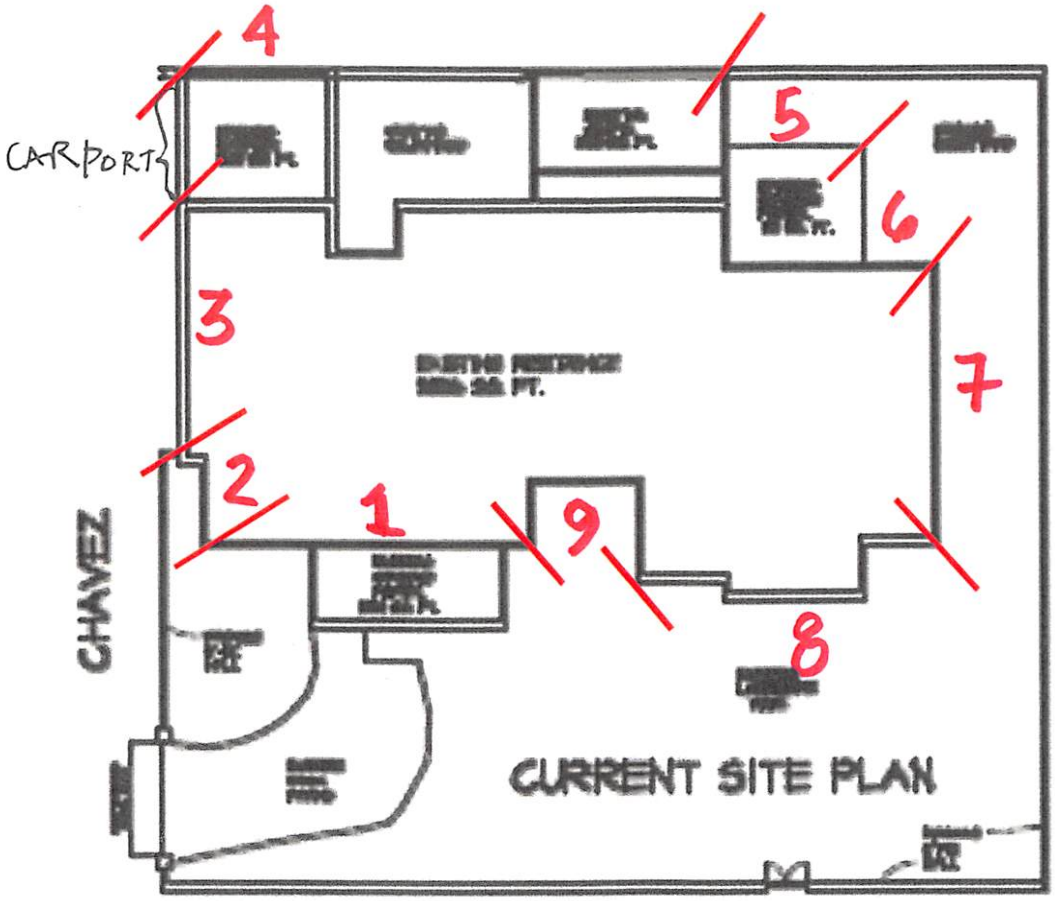
WAGNER-PALMER RESIDENCE

555 SAN ANTONIO
SANTA FE, NEW MEXICO

DATE
19 FEBRUARY 2021

REVISIONS: DATE

C-1



FACADE DIAGRAM

Case #H-91-143. 555 San Antonio. Core Historic District. Josephine Franzheim proposes Pueblo Revival addition - one story.

Mr. Gosling presented the staff report (see attached as Exhibit "C"). He continued to inform the Board that SHPO has stated that the proposed addition will not affect the conributing status of the building.

Mr. Drew then moved to take this case off the table. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Present and sworn was the applicant, Ms. Josephine Franzheim, who thanked subcommittee members, Ms. Rios-Kite and Mr. Bennett, for their help. She presented revised plans and photographs.

Mr. Bennett asked the applicant if the gate on the north elevation wall would be widened. Ms. Franzheim responded in the affirmative, stating that it will become a two-door gate so she can put her car in the yard, adding that there will be a single-door pedestrian gate on the San Antonio facade.

Ms. Rios-Kite inquired if the applicant proposes to use the existing pedestrian gate and Ms. Franzheim responded that she could, but was planning a similar mesquite gate.

Mr. Irish stated that he would personally like to thank the applicant for her compromise, adding that if all applicants were so cooperative in maintining style, "it would be an easier city to live in".

Regarding the proposed gate, Mr. Drew asked if, "You don't plan to come back and throw us a little bull?" Ms. Franzheim responded in the negative.

Ms. Rios-Kite also thanked the applicant for her cooperation and inquired if the door and window on the porch would stay. Ms. Franzheim replied in the affirmative.

There were no speakers from the floor on this request.

Mr. Drew moved approval of **Case #H-91-143**, as submitted, with the condition that:

1) any changes to the proposed gates return to staff.

The motion was seconded by Mr. Irish and passed by unanimous voice vote.

The Chair again expressed the Board's appreciation to the applicant, thanking her for being a good neighbor and Santa Fean and for saving a contributing building.

(At this point, Mr. Irish was excused for the balance of the meeting.)

Case #H-91-154. 109 Vigil Lane. Core Historic District. David Howell proposes new two-story house.

Mr. Drew then moved amendment to add the condition that the applicant return to the Board with the final design of the hand rail. The amendment was accepted by Mr. Irish and Ms. Rios-Kite.

The amendment passed by unanimous voice vote.

The main motion, as amended, passed by unanimous voice vote.

Chair Woods remarked that, while the Board had a letter of recommendation from SHPO, it had not enitrely followed the recommendation, in view of the Life Safety issues, which is the prerogative of the Board.

Case #H-91-143. 555 San Antonio. Core Historic District. Josephine Franzheim proposes remodel and addition.

Mr. Flores presented the staff report (see attached as Exhibit "N"). He continued to call the Board's attention to a letter from SHPO, dated May 23, 1991 (also attached as Exhibit "N.1").

Present and sworn was the applicant, Ms. Josephine Franzheim, who presented renderings for the Board's review. She stated that the existing portion of the house facing San Antonio Street would remain the same, adding that there were 30-40' tall trees and a wall around the property. Ms. Franzheim said that the portal was added in 1975 and was not a portion of the original house, adding that in 1945, 1965 and 1975 there had been renovations done.

Chair Woods asked what the existing square footage was and what was to be added. Ms. Franzheim said that the existing was approximately 2100 sq. ft. and the addition was approximately 900 sq. ft.

Ms. Rios-Kite asked what the overall height of the addition would be and Mr. Flores replied that it was to be 21' 6", with an existing height of approximately 12'.

Ms. Rios-Kite then inquired if there were other two-story structures on the street and Ms. Franzheim responded in the affirmative, stating that the house directly in front of San Antonio Street was going to be a two-story house, as well as the houses to the left and right. She said that there is a 1½ story house on Chavez Street, to the northeast.

Regarding the letter from SHPO, Ms. Franzheim stated that, when Dr. Anders had visited the site, she had made suggestions for the addition, which had been followed. She added that Dr. Anders had not been opposed to the addition at that time. Chair Woods replied that, in her conversation with Dr. Anders, she had indicated that the mass of the two-story addition would result in the loss of the contributing status.

Mr. Flores informed the Board that SHPO had commented that the overall massing and its effect on the streetscape would jeopardize the contributing status. He continued to quote from the letter of May 23, 1991 (Exhibit "N.1"), as follows:

"It is the opinion of this office that unless the addition is scaled down in size, detailing and placement the property will no longer be contributing."

Mr. Martinez asked the applicant if she would be willing to compromise and do away with the second story, noting that there was a problem in this area, as it was little by little, beginning to lose its historic significance. He said that he thought, "We're beginning to bite the hand that feeds us". Ms. Franzheim asked if she could add 1½ story.

Chair Woods suggested that the request be tabled for appointment of a subcommittee to work with the applicant.

Speaking in opposition to this request was Mr. Scott Farquhar, 557 San Antonio Street, who was sworn. He presented a petition in opposition to the proposal containing 15 signatures (see attached as Exhibit "N.2"). He stated that the concern was with the proximity of the second story to the street and the fact that it would be overwhelming. Mr. Farquhar added that the house was over 60 years old, which was an additional concern.

Another speaker in opposition was Ms. Ann Farquhar, who was sworn and said that she was concerned because the two-story structure would affect the privacy of her patio. She said that she did not have a problem with the other proposed changes.

Mr. Farquhar then informed the Board that the new two-story structure was setback 65' from the street and the other two-story structure in the neighborhood was the first house on the street.

Also speaking in opposition to this request was Ms. Sara Melton, Old Santa Fe Association, who was previously sworn and stated that the historic fabric of the community was being erroded bit-by-bit and that one change leads to the precedent for others. Ms. Melton noted that, while the first house on the street, constructed in the 1920's was a two-story house, all the others were one-story and the street was characterized by visually small-scale houses.

Ms. Franzheim stated that there was a large, two-story house on the street, as well as a house with a pitched roof and solar panels. She said that she would not be opposed to a one-story house if she could get guidance on the square footage she could add.

Chair Woods informed the applicant that the Board uses the recommendations of SHPO for guidance only and suggested that working with a subcommittee could help the applicant.

Ms. Franzheim then inquired if she could begin interior remodeling while the request was tabled. Chair Woods replied that interior remodeling which is not publicly visible could be begun.

Mr. Drew moved to table **Case #H-91-143**, for a subcommittee to assist the applicant. The motion was seconded by Ms. Rios-Kite and passed by unanimous voice vote.

Chair Woods designated Ms. Rios-Kite and Mr. Bennett as the subcommittee to assist the applicant.

Mr. Drew then moved amendment to add the condition that the applicant return to the Board with the final design of the hand rail. The amendment was accepted by Mr. Irish and Ms. Rios-Kite.

The amendment passed by unanimous voice vote.

The main motion, as amended, passed by unanimous voice vote.

Chair Woods remarked that, while the Board had a letter of recommendation from SHPO, it had not enitrely followed the recommendation, in view of the Life Safety issues, which is the prerogative of the Board.

Case #H-91-143. 555 San Antonio. Core Historic District. Josephine Franzheim proposes remodel and addition.

Mr. Flores presented the staff report (see attached as Exhibit "N"). He continued to call the Board's attention to a letter from SHPO, dated May 23, 1991 (also attached as Exhibit "N.1").

Present and sworn was the applicant, Ms. Josephine Franzheim, who presented renderings for the Board's review. She stated that the existing portion of the house facing San Antonio Street would remain the same, adding that there were 30-40' tall trees and a wall around the property. Ms. Franzheim said that the portal was added in 1975 and was not a portion of the original house, adding that in 1945, 1965 and 1975 there had been renovations done.

Chair Woods asked what the existing square footage was and what was to be added. Ms. Franzheim said that the existing was approximately 2100 sq. ft. and the addition was approximately 900 sq. ft.

Ms. Rios-Kite asked what the overall height of the addition would be and Mr. Flores replied that it was to be 21' 6", with an existing height of approximately 12'.

Ms. Rios-Kite then inquired if there were other two-story structures on the street and Ms. Franzheim responded in the affirmative, stating that the house directly in front of San Antonio Street was going to be a two-story house, as well as the houses to the left and right. She said that there is a 1½ story house on Chavez Street, to the northeast.

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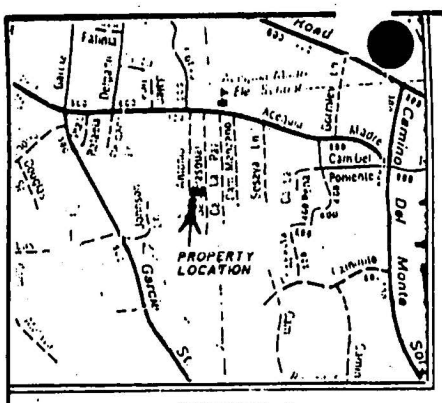
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Mr. Drew moved to table **Case #H-91-143**, for a subcommittee to assist the applicant. The motion was seconded by Ms. Rios-Kite and passed by unanimous voice vote.

Chair Woods designated Ms. Rios-Kite and Mr. Bennett as the subcommittee to assist the applicant.



VICINITY MAP
(not to scale)

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER FROM WHICH THE CENTER OF A SANITARY SEWER MANHOLE No. W5BIC-3 BEARS N.55°27'58"W., 10.94 FEET DISTANT,

THENCE FROM SAID POINT OF BEGINNING S.89°28'01"E. ALONG THE NORTHERLY LINE OF THE LOT HEREIN DESCRIBED, A DISTANCE OF 94.51 FEET TO THE NORTHEAST CORNER

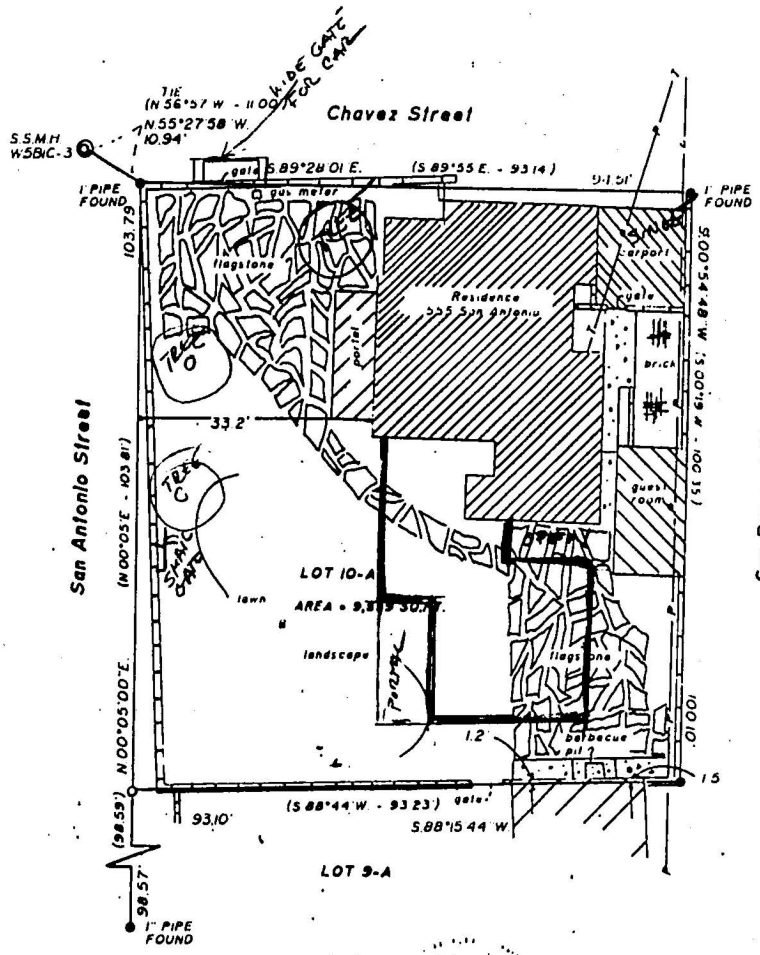
THENCE S.00°54'48"W. ALONG THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED, A DISTANCE OF 100.10 FEET TO THE SOUTHWEST CORNER.

THENCE S.88°15'44"W. ALONG THE SOUTHERLY LINE OF THE LOT HEREIN DESCRIBED A DISTANCE OF 93.10 FEET TO THE SOUTHWEST CORNER;

THENCE N.00°05'00"E. ALONG THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED A DISTANCE OF 103.79 FEET TO THE NORTHWEST CORNER BEING ALSO THE POINT AND PLACE OF BEGINNING.

CONTAINING 9,559 SQ. FT.

Community Panel #350070-0005B
Zone C



- ● DENOTES POINTS FOUND & USED AS NOTED.
- ○ DENOTES No. 5 REBAR W/CAP SET THIS SURVEY
- ◎ DENOTES SANITARY SEWER MANHOLE.

NOTE: SUBJECT TO EASEMENTS OF RECORD

NOTE: THE BEARINGS AND DISTANCES IN PARENTHESIS AND BASIS OF BEARING FOR THIS SURVEY WERE TAKEN FROM A SURVEY DONE BY CIPRIANO MARTINEZ N.M.L.S. No. 3995, ENTITLED "PARSONS SUBDIVISION" DATED JUNE 10, 1973.

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON ARE AN ACCURATE DELINEATION OF A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION IN APRIL 1991, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Robert L. Benavides

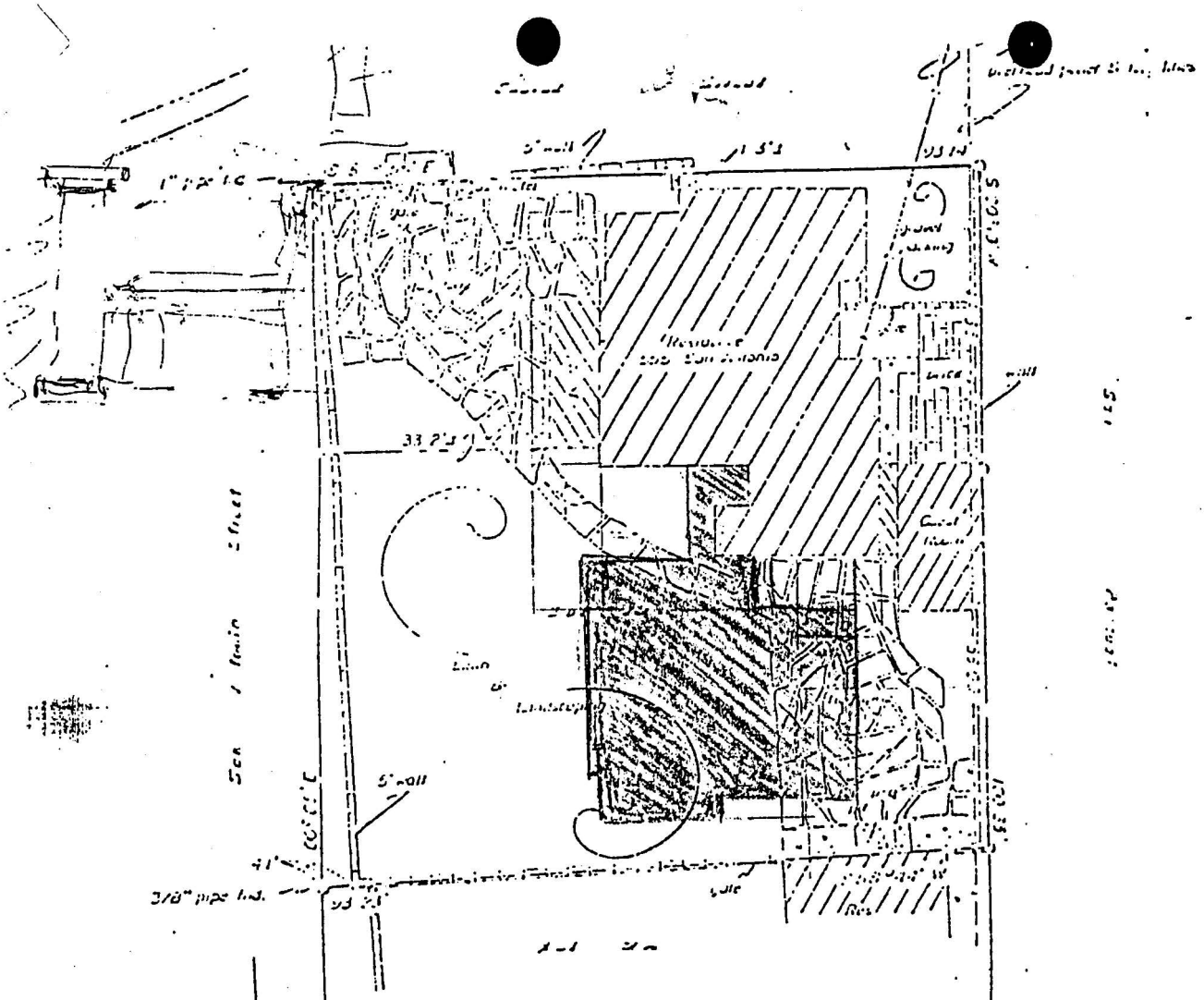
ROBERT L. BENAVIDES — N.M.L.S. No. 5824

PLAT OF SURVEY
FOR
JOSEPHINE FRANZHEIM

555 SAN ANTONIO STREET
LOT 10A-PARSONS SUBDIVISION
SANTA FE, NEW MEXICO

PREPARED BY:
PROFESSIONAL LAND SURVEYING
SANTA FE, NEW MEXICO Ph 471-7800

B-305



SUPPLEMENTAL SURVEY
UNDER
LANDSCAPE AT DUKES
555 SAN ANTONIO STREET
LOT 10A - PARSONS SUBDIVISION
SANTA FE, NEW MEXICO.

SCALE 1" = 20'
0 10 20

H 91-143

NOTE: THIS SURVEY IS BASED ON A SURVEY DONE BY CIPRIANO MARTINEZ, NMLS NO 3955, ENTITLED "PARSONS SUBDIVISION" DATED JUNE 10, 1975

NOTE: SUBJECT TO EASEMENTS OF RECORD.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THE IMPROVEMENTS SHOWN HEREON WERE SURVEYED UNDER MY SUPERVISION IN MAY 1990, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

ROBERT L. BENAVIDES
NEW MEXICO
5026
REGISTERED LAND SURVEYOR

ROBERT L BENAVIDES, NMLS NO 5026

H-91-143
555 San Antonio

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BRUCE KING
GOVERNOR

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-6320

HELMUTH J. NAUMER
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

May 23, 1991

Melanie Deason
Urban Design Review Specialist
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504-0909

Re: 555 San Antonio

Dear Ms. Deason:

This letter is in response to your request for our comments on the proposed addition to the contributing status of the above-cited property.

The house is a single-story, Pueblo Revival style building that has had some additions and alterations since it was constructed prior to 1932. However, it still retains much of its historic architectural integrity and does contribute to the streetscape which consists mostly of small-scale, single-story residences built primarily in the 1920s and 1930s.

The proposed addition more than doubles the existing space and overpowers the existing house in scale and detailing so that the original house no longer can be seen as the primary structure. It is the opinion of this office that unless the addition is scaled down in size, detailing and placement the property will no longer be contributing.

If you have any questions, please let us know.

Sincerely,

Mary Ann Anders

Dr. Mary Ann Anders
Architectural Historian

City of Santa Fe, New Mexico

memo

DATE: JUNE 24, 1991

TO: HISTORIC DESIGN REVIEW BOARD MEMBERS

FROM: MELANIE DEASON, URBAN DESIGN REVIEW SPECIALIST

CASE #H- 91-143 ADDRESS: 555 San Antonio

REFERENCE ATTACHMENTS:

____	Applicant's Proposal Letter	X	Minutes of May 28, 1991
____	Case Synopsis	____	Photographs
____	District Guidelines	____	Other
X	State Historical Survey Sheet		
X	Vicinity Map & Site Plan		
X	Elevations and/or Floor Plan		

STAFF RECOMMENDATIONS:

May 28: Staff recommends H-Board determine appropriateness of the second story addition.

June 24: This case was tabled for redesign. The applicant is now presenting a one story addition, and requests H-Board approval.

The applicant will present revised drawings at tonights meeting.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS "CORE"

CASE NO. H91-143 PROJECT LOCATION 555 San Antonio St.

PUBLICLY VISIBLE: N X S X E X W X

1. MASSING: Applicable X Not Applicable ( )

a. Building Height 21'-3"

b. Roof Type FLAT

c. Facade Features PUEBLO REVIVAL ADDITION

Complies X Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable X Not Applicable ( )

a. Percentage of Opening per Facade <40% N <40% S <40% E <40% W

b. May Exceed 40%-Under Portal OK

c. 30" Maximum Glass Size (larger under portal) OK

d. 3 ft. Minimum Distance from Corners OK

Complies X Does Not Comply ( )

Staff Comments: LINTELS OVER NEW OPENINGS TO MATCH EXISTING

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable X

a. Cantilevered Elements

b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. **MATERIALS:** Applicable (X) Not Applicable ( )

a. Primary Exterior Finish STUCCO OVER FRAME

b. Secondary Exterior Finish WOOD WINDOWS W/ TRUE DIVIDED LIGHTS

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

5. **COLORS:** Applicable (X) Not Applicable ( )

a. Exterior MATCH EXISTING - "TERRA MOCHA"

b. Accents WHITE TRIM

c. Maximum Glass Area _____

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

6. **ROOFS:** Applicable (X) Not Applicable ( )

a. Roof Type and Slope FLAT

b. 30 Maximum Roof Overhang N/A

c. Parapets Concealed Equipment OK

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

_____

_____

_____

_____

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Suzanne Huebner, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Bernie Beenhouwer, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Carlos A. Gallegos, Dist. 3
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

GENERAL CASE INFORMATION

Case #H- 91-143 Meeting Date May 28, 1991 District Core

Agent's Name _____ Address _____ Phone _____

Owner's Name Josephine Franzheim Address 555 San Antonio Phone 986-0395

Project Address 555 San Antonio

PUBLICLY VISIBLE FACADES: North (XX) South (XX) East (XX) West (XX)

HISTORICAL SIGNIFICANCE: Number 28 Area No. 11 Age Pre 1938

Significant ( ) Contributing (XX) Non-Contributing ( )

Survey Sheet Attached (X) Survey Sheet Not Available ( ) Not Surveyed ( )

APPROVAL REQUIREMENTS: New Construction (X) Exterior Renovation ( )

Demolition ( ) Basal Square Footage: _____

PROPOSAL: New second story Pueblo Revival addition.

BOARD ACTION

This is to certify that the Historic Design Review Board met at the regularly scheduled bi-monthly meeting and acted on the above referenced case. The decision of the Board was to approve ( ), deny ( ), table (X), conditionally approve ( ) your request. You shall make part of your building permit application any conditions imposed by the Board which are listed as follows: Subcommittee of Cecelia Kite & Charles Bennett

Redesign to 1-story.

For further information please call 984-6657.

Sincerely,

Melanie Deason MDeason 5/20/91
Urban Design Review Specialist

NOTE: HDRB approvals are valid for six (6) months.

City of Santa Fe, New Mexico

memo

DATE: MAY 28, 1991

TO: HISTORIC DESIGN REVIEW BOARD MEMBERS

FROM: MELANIE DEASON, URBAN DESIGN REVIEW SPECIALIST

CASE #H- 91-143 ADDRESS: 555 SAN ANTONIO

REFERENCE ATTACHMENTS:

X	Applicant's Proposal Letter	____	Minutes of _____
X	Case Synopsis	____	Photographs
X	District Guidelines	____	Other
X	State Historical Survey Sheet		
X	Vicinity Map & Site Plan		(IN PACKET)
X	Elevations and/or Floor Plan		

STAFF RECOMMENDATIONS:

5/28/91: Staff recommends H-Board determine appropriateness of the second story addition.

6/24/91: The applicant has redesign this proposal and the request of the H-Board. She is now presenting a one-story addition.

Staff recommends approval and requests H-Board concurrance.

Note: The revised renderings are enlargements in your packet.

May 15, 1991

Outline of work for 555 San Antonio St.

(1) New additions of a master bedroom and bath and a living room

(2) Remodel of interior

(3) stucco color terra-maca; Texture white

(4) style adobe - Pueblo - new and existing

(5) Construction adobe & stucco over frame for new

(6) windows and doors wood and glass framed as existing and for new work.

Lot aprx. 9500 sq. ft.

Existing house and casita total aprx. 2276

Proposed new addition aprx. 900 sq. ft.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS "CORE"

CASE NO. H91-143 PROJECT LOCATION 555 San Antonio St.

PUBLICLY VISIBLE: N (X) S (X) E (X) W (X)

1. MASSING: Applicable (X) Not Applicable ( )

   a. Building Height 21'-3"

   b. Roof Type FLAT

   c. Facade Features PUEBLO REVIVAL ADDITION

Complies (X) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (X) Not Applicable ( )

   a. Percentage of Opening per Facade <40% (N) <40% (S) <40% (E) <40% (W)

   b. May Exceed 40%-Under Portal OK

   c. 30" Maximum Glass Size (larger under portal) OK

   d. 3 ft. Minimum Distance from Corners OK

Complies (X) Does Not Comply ( )

Staff Comments: LINTELS OVER NEW OPENINGS TO MATCH EXISTING

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable (X) Not Applicable ( )

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b. Secondary Exterior Finish WOOD WINDOWS W/ TRUE DIVIDED LIGHTS

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

5. COLORS: Applicable (X) Not Applicable ( )

a. Exterior MATCH EXISTING - "TERRA MOCHA"

b. Accents WHITE TRIM

c. Maximum Glass Area _____

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

6. ROOFS: Applicable (X) Not Applicable ( )

a. Roof Type and Slope FLAT

b. 30 Maximum Roof Overhang N/A

c. Parapets Concealed Equipment OK

Complies (X) Does Not Comply ( )

Staff Comments: _____

_____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

_____

_____

_____

_____

1. **CORE HISTORIC DISTRICT**

(Section 14-70.9, SFCC 1987; pgs. 1636 - 1638)

The Board reviews publicly visible projects, such as new construction, additions, renovations, remodeling, and demolitions of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco colors), that are publicly visible or not.

Buildings are required to be designed in the "Santa Fe Style", defined as including both the Pueblo Spanish and Territorial vernaculars. Briefly, the design regulations state that no glass panes may be greater than 30 inches in any dimension (except under portals), that doors and windows can constitute no more than 40 percent of any facade, and that no window or door can be closer than three (3) feet to the outside edge of any facade. A building's massing, color and proportion must be characteristic of adobe construction, even if made in frame/stucco or block/stucco. Pitch roofs are allowed, but must meet certain tests; ask for Resolution 88 for specifics.

14-70.9 Standards; Downtown and Eastside.

CORE

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

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

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of

the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.

(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

* H-STAFF

HISTORIC DESIGN REVIEW

Case File # NA-91-143 Historic District CORE

Survey Area No. 11 Structure Number 28 Age PRE 1932 Status _____

Legal Description: Subdivision _____ Lot _____ Block _____

** **

Project Location 555 SAN ANTONIO ST - SANTA FE, N.M

Property Owner JOSEPHINE J. FRANZHEIM Phone _____

Address _____

Applicant Name Josephine Franzheim Phone 986-0395

Address 373 Cerrillos Santa Fe. Applicant Function _____

PROJECT PROPOSAL: remodel and new addition

PUBLICALLY VISIBLE: North (✓) South ( ) East (✓) West (✓) _____

NEW CONSTRUCTION: Single family residential ✓ Multi-residential _____

Commercial _____ Public Works _____

OTHER: Demolition _____ Remodel ✓ Addition ✓ Restucco ✓

Signs _____ Wall/Fence _____ Antenna _____ Solar _____

I certify that the documents submitted for Historic Design Review have been prepared in accordance with the applicable checklist, and meet minimum standards outlined in the Historical Ordinance. Failure to complete these requirements may result in rejection of my application.
I agree to post two (2) notices of construction/demolition on the project site, in a conspicuous manner, as viewed from the nearest public street or way, for a minimum of seven (7) days. (Post prior if H-Board approval is required; post following day if Staff approval granted.)
As applicant for a building permit, which requires Historical approval, I hereby agree to surrender my building permit and cease such construction if an appeal is filed within seven (7) days of Historic approval.
I further agree that the issuance of the building permit and payment for same, constitutes the equivalent of a Construction Agreement. Failure to abide by the terms of the approved building permit/construction agreement, will be considered a Breach of Contract, with Legal action forthcoming.

Josephine Franzheim — May 15, 1991

Signature of Applicant (who is owner or acts on behalf of owner, for purpose of obtaining building permit) — Date

TO BE FILLED OUT BY APPLICANT

** **

Date of Staff Review _____ Staff Person _____

Date of Initial Consultation _____ In Person _____ By Phone _____

Posting of Neighborhood Notification: From ____ to ____ Received on _____

Date of Staff Approval (H-Board not required) _____

Date(s) of H-Board Review 5/28/91 6/24 _____

Date of Approval 6/24/91 Conditions _____

Date of Table or Denial 5/28 Reasons redesign

Field trip on _____ Comments _____

Architectural Character: _____

Streetscape Character: _____

Other Review:	Date Request Out	Date Response In
( ) Address Verification		
( ) SHPO		
( ) Archaeological		
( ) Building		
( ) Other - _____		

TO BE FILLED OUT BY HISTORICAL STAFF



555 San Antonio
North Elevation



555 San Antonio
West Elevation



555 San Antonio
West Elevation
Streetscape



555 San Antonio
West Elevation
Streetscape

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003110--HDRB

Project Description:

Project Location(s): 128 W BERGER ST
Santa Fe, NM 87505

Contacts:

Applicant: David Smith dsmitharchitect@mac.com
132 W BERGER ST
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1960s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 23, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003110-HDRB

Address: 128 West Berger Street
Historic Status: Non-contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

___ 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 that the construction exceeds the maximum allowable height per Section 14-5.2 (D)(9)(c)(ii)(C). Staff recommends either requiring that the wall height be lowered to the maximum or that the case be postponed for the applicant to apply for an exception.

BACKGROUND & SUMMARY:

128 West Berger Street is a property with non-contributing status to the Don Gaspar Area Historic District. The shed in the back of the lot was designated non-contributing.

The lot was part of a consolidation in 2018 so that no access is currently available from the street. The applicant now proposes to create a 14 foot wide opening to allow access to the lot and the apartments located on it. This will include a gate that will be constructed to a height of 4 feet 7 inches, which is the maximum allowable wall height. It will be a "Sage" green steel frame to match the house with a wood infill with a Cedar wood stain.

This case came before the HDRB on February 23, 2021. It was postponed to a Date Certain of March 9, 2021 for completion of a Preliminary Zoning Review (PZR) and possible re-design. It was found that the existing wall exceeds the maximum allowable height, which is 4 feet 7 inches and that it may require demolition of part of wall to bring it down to appropriate height. The applicant returns with a new proposal that lowers the wall to the maximum allowable height where the sight triangle applies. Another portion of the wall to the west is replaced with a wrought iron fencing portion on top to match the adjacent property, but does not lower the overall height. This new construction does not meet the code requirement for construction of a wall within the maximum allowable height.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 130-132 West Berger Street

OLD ID NUMBER:

SANTA FE ID NUMBER: 5590

UTM REFERENCE EASTING NORTHING

ZONE 13 414770 3948500

LEGAL DESCRIPTION:

BUILDING NAME:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SW 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
1930 ESTIMATE
1930-6 ACTUAL

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? storage

IF INVENTORIED, LIST ID NUMBER(S)

5591 5592

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR NA

EXPLAIN: not historic

OVERALL CONDITION:

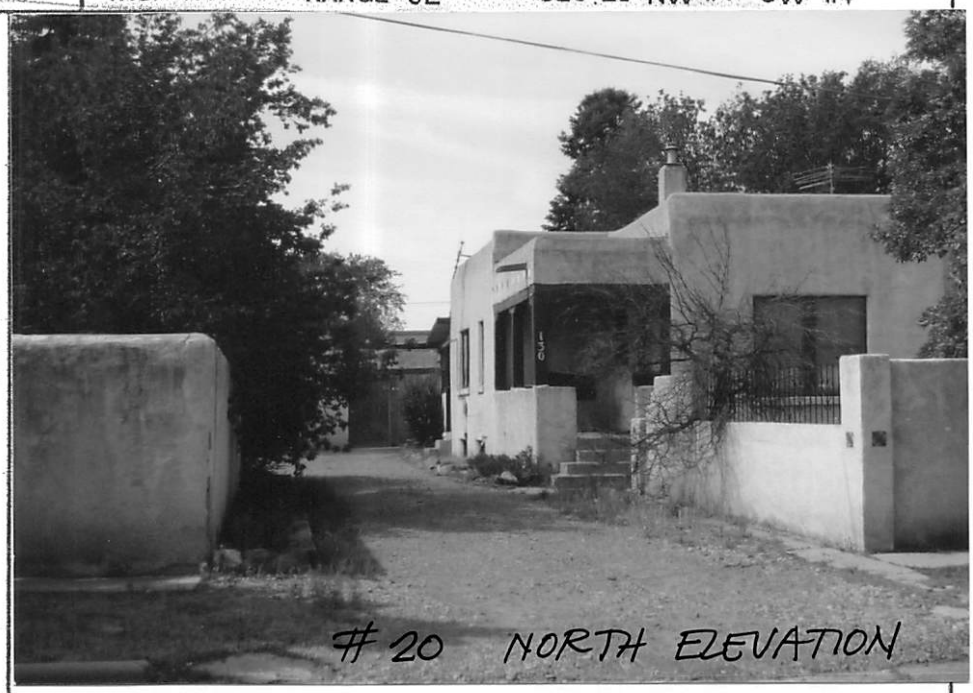
____ EXCELLENT ____ GOOD

____ FAIR X DETERIORATED

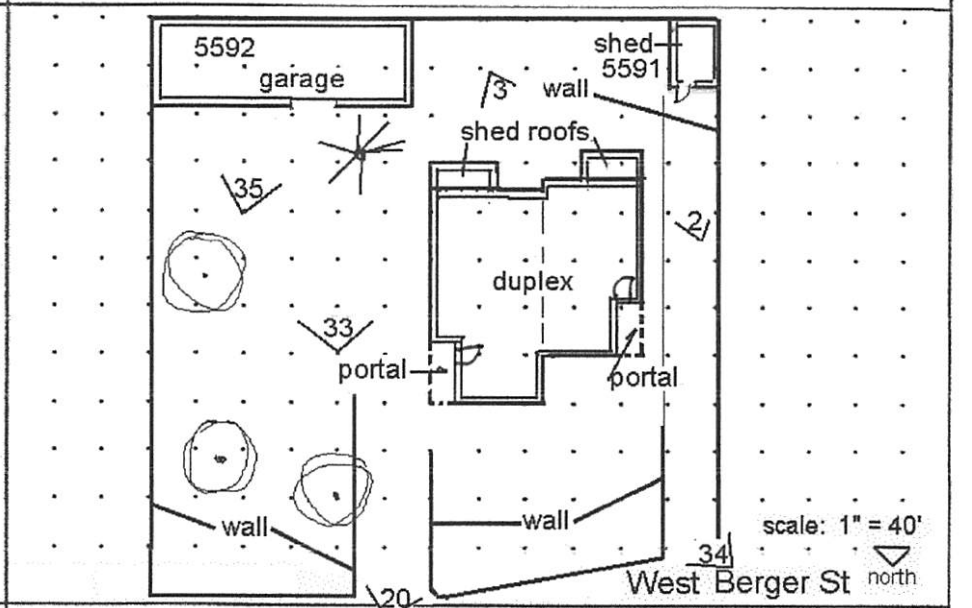
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 9 NEG # 1-3
10 29-36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat roof with parapets and canales shed roofs at rear of ea. unit	
BUILDING WALLS	adobe	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 15'
DOORS	wood panel & french doors metal overhead garage door	
WINDOWS	wood double hung, some in pairs lug sills fixed at sun room wood casements at garage	
PORCHES OR PORTALES	inset with exposed beam and posts, low wall	
ARCHITECTURAL DETAILS	metal grille insets in yard wall, exposed lintels, additive massing	
FENCES/WALLS	5' tile walls	
SITE FEATURES	large yard enclosed by wall large mature trees, deciduous & evergreen	
OTHER/ COMMENTS	shed has shed roof , wood panel door with 2 lights, metal sash garage/shed has flat roof with parapets, metal garage door, grouping of 3 4-light wood casement windows.	

ADDITIONAL PHOTOGRAPHS





NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY (concluded)

IDENTIFICATION

ADDRESS

130-132 W. Berger Street

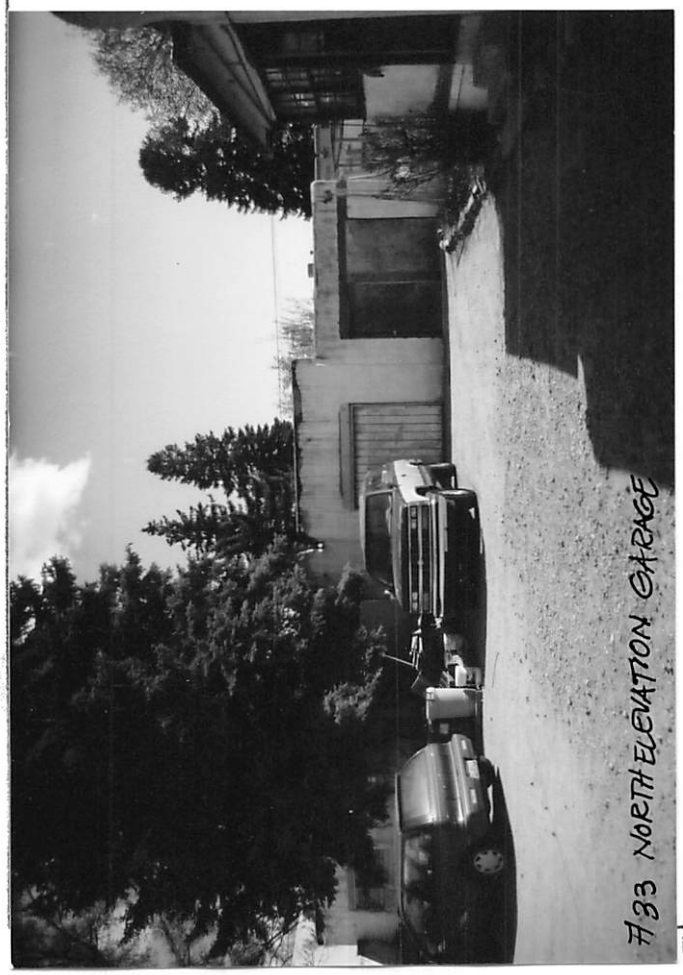
ID NUMBER:

SANTA FE ID NUMBER: 5590,1,2

SURVEYED/RESEARCHED

DATE 5/00 BY CC







historic

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H559

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 138	UTM reference zone 12 (13)	easting 414620 northing 3947500

location description
130 W Berger
132 W Berger

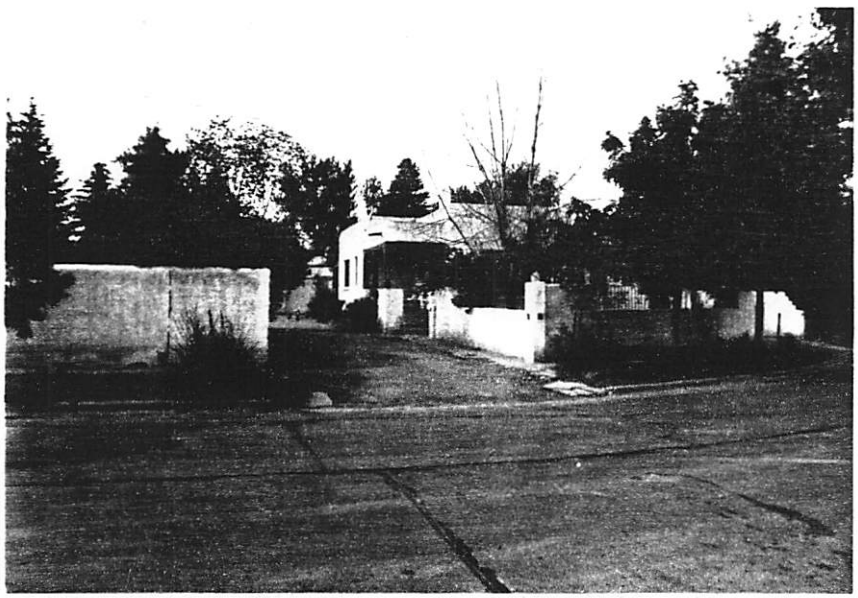
city/town
Santa Fe

land grant/reservation

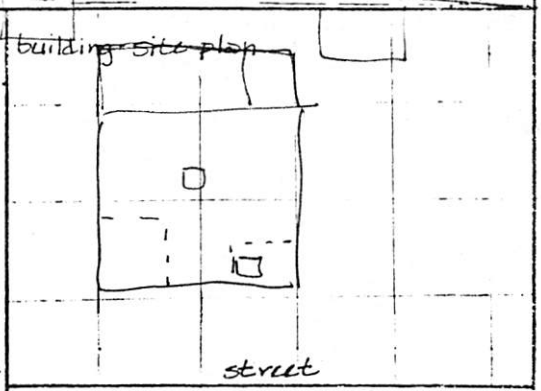
building name

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

film roll by E.T. no. 5 | negative nos. 27 | loc. of neg. City of Santa Fe



building site plan



date of construction
1940 estimate 1930-36 actual

source
City Directory

use
present residential
other
historic residential
other

condition
___ excellent ___ good
X fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe:
add'n

surroundings
MED

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
X supporting ___ intrusive

associated buildings? X yes
what type?
2 garages-stucco

if inventoried, list ID nos.

see back? ___ yes

style
Pueblo Revival

foundation material
N/V

wall material/surface
stucco

architectural features
corner porch
vigas cut off
wd d/h 6-6
rear addn w/ overhang parapet

comments
stucco wall follows curve

on 1936-37 CD Kennedy E.L.
on 1968 Danborn update

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: Feb 25 2021

Property Owner of Record: DAVID SMITH

Applicant/Agent Name: DAVID SMITH

Contact Person Phone Number: (505) 577 5012

Site Address: 128 West Berger

Proposed Construction Description: New gate in front wall

TOTAL ROOF AREA:

Zoning District: _____

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 : _____%
☐Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed 4'-6"
Maximum Height: 4'-6" 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 SMITH _____ [☐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 Smith — Feb 25 2021
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 NLB Date: 03/3/21
Notes: _____

Zoning Approval:
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: I recommend approval on the sight visibility. In Article 14-7.1 of the City of Santa Fe Code, obstructions between a height of three (3) feet and six (6) feet are prohibited within the required visibility triangles. Although the proposed 3.0-ft wall is within the sight visibility triangle, it appears the existing wall on the property is higher than the wall the applicant is proposing.

REVIEWER: Noah Berke **DATE:** 3/3/21

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

Revised 20 November 2020

February 24. 2021

TO: Historical Committee

FROM: David Smith

Dear Board Members and Staff,

Attached are revised documents for the wall and gate at 128 west Berger St. Based on your direction that the existing front wall would have to be lowered to 4’7” inches and input from traffic division about sight lines, I propose a wall that will mimic the historic wall next door at my home. It would be mostly compliant with the height requirement and be a good addition to the streetscape.

I designed the gate with the need for visibility requirements when it is open.

While more complicated and costly than my original submission, the new design will satisfy my needs for access and tie my property together visually and aesthetically.

Thanks you for your consideration.

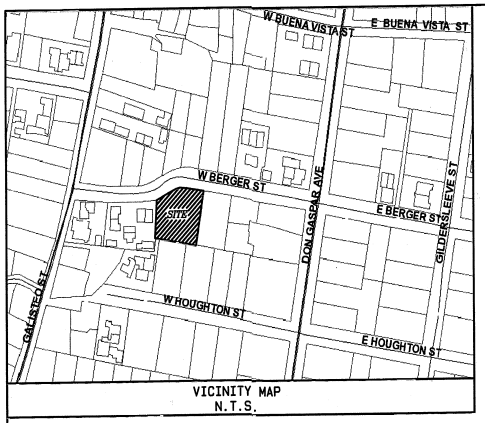
Sincerely
David Smith



LOT CONSOLIDATION & LOT LINE ADJUSTMENT OF LOTS 1, 2, 3 & 4, BLOCK 2, OF THE BUENA VISTA ADDITION

841 36

LYING AND BEING SITUATED AT 130 BERGER STREET, WITHIN PROJECTED SECTION 25, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

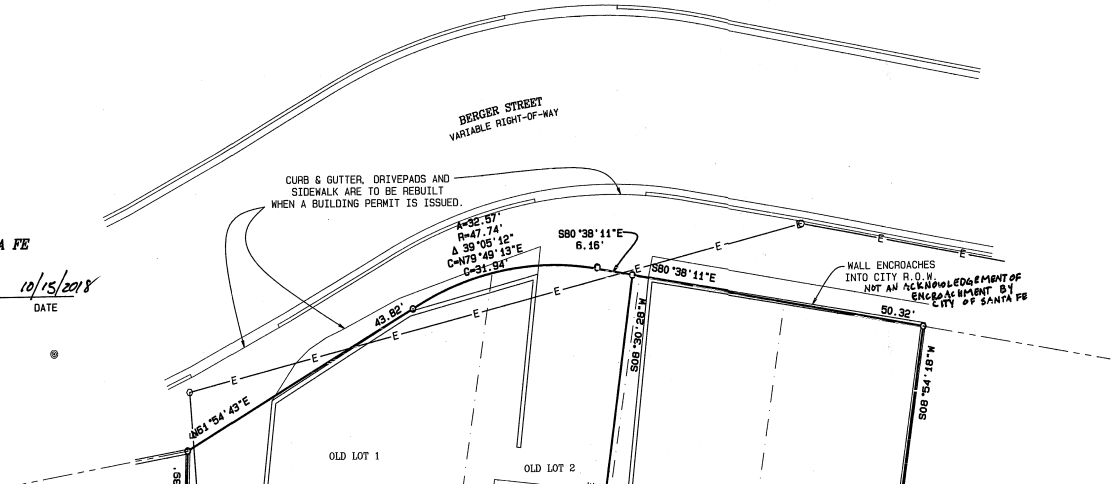
COUNTY OF SANTA FE

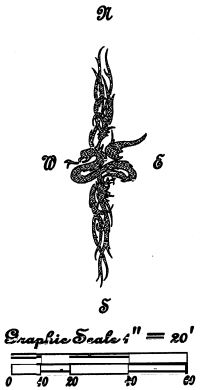
COUNTY TREASURER — DATE 10/15/2018

CITY OF SANTA FE
REVIEWED BY

CITY ENGINEER — DATE 11.1.18

CITY PLANNER — DATE 10/16/18





LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR STAMPED, M. NOONAN N.M.P.L.S. No. 6998
- GAS METER
- CLEANOUT
- UTILITY POLE
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- E — ELECTRICAL LINE
- FORMER LOT LINE
- ADJOINER BOUNDARY LINE

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT, LOT CONSOLIDATION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT REASONABLE EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

LINDA SMITH, MANAGING PARTNER OF 231 WEST MANHATTAN, LLC

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF October, 2018.

NOTARY PUBLIC

6-28-2021
MY COMMISSION EXPIRES

OFFICIAL SEAL
James B Muir
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-28-2021

NOTES:

1. BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON AUGUST 27, 2018.
2. REFER TO PLAT ENTITLED" BUENA VISTA ADDITION" PREPARED BY WALTER G. TURLEY, N.M.P.S. No. 95, RECORDED IN BOOK 1, PAGE 76 ON DECEMBER 26, 1890 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. REFER TO PERSONAL REPRESENTATIVE'S DEED, ESTATE OF JOE RICHARD BACA TO 231 WEST MANHATTAN, LLC, RECORDED AS INSTRUMENT #1866763 ON SEPTEMBER 5, 2018 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
5. REFER TO WARRANTY DEED, DAKOS TO WILLIAMS, RECORDED IN BOOK 101, PAGE 75 ON MARCH 30, 1955 AT THE SANTA FE COUNTY CLERK'S OFFICE.

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO 231 WEST MANHATTAN, LLC THAT THIS LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 08/27/18

MITCHEL K. NOONAN — 10/05/18
N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE) 1871789
STATE OF NEW MEXICO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 2 DAY OF NOV A.D. 2018, AT 10:56 O'CLOCK A M AND WAS DULY RECORDED IN PLAT BOOK 841 PAGE 36, OF THE RECORDS OF SANTA FE COUNTY.

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

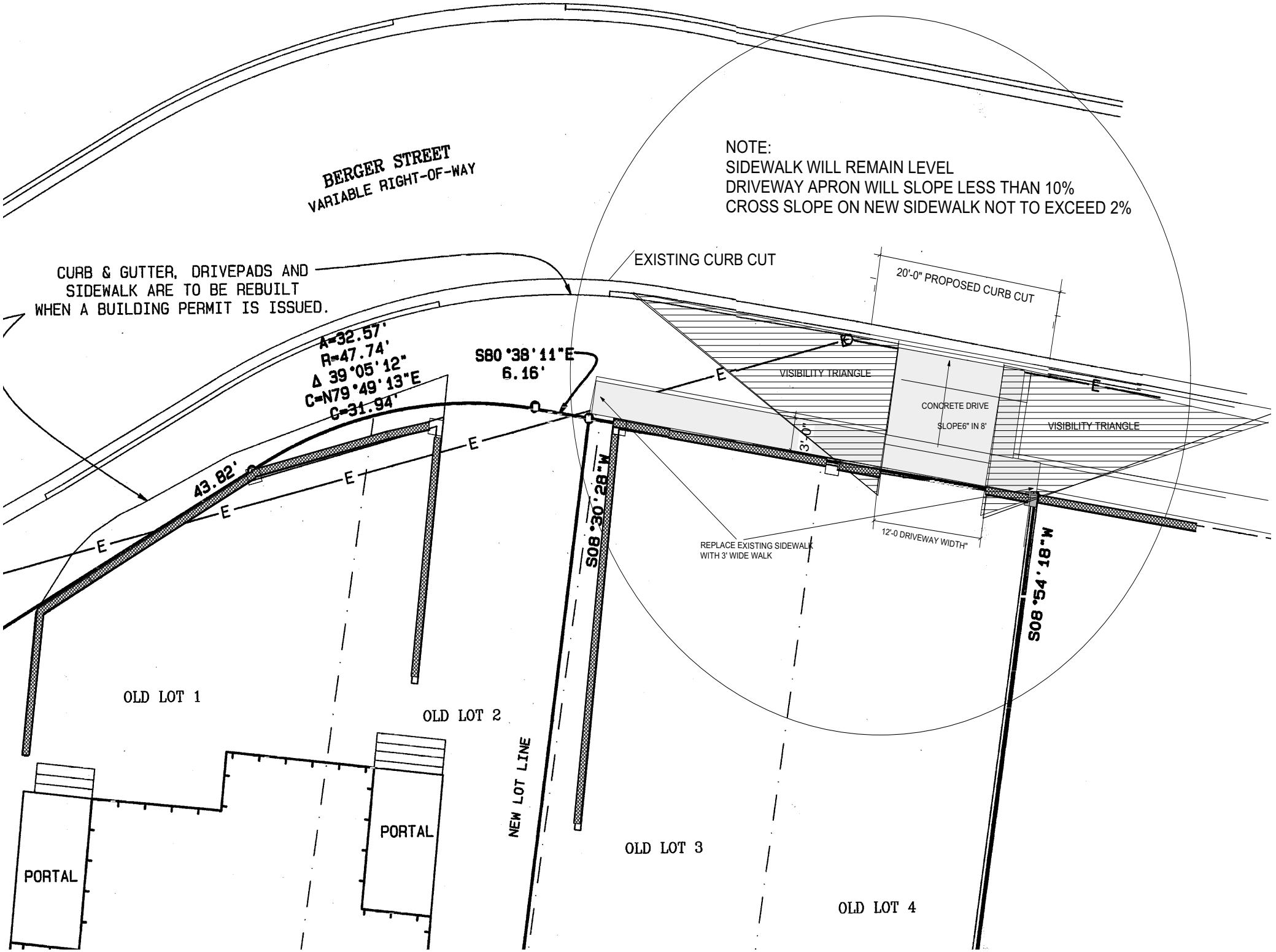
DEPUTY

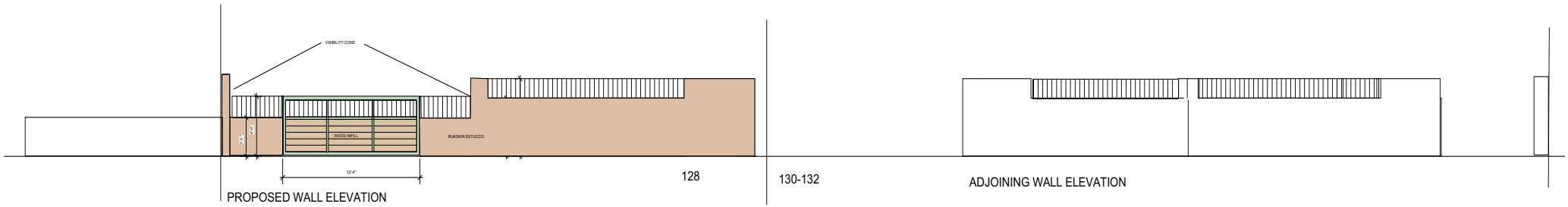
COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK	
UPC	1-054-098-119-345
OWNER:	231 WEST MANHATTAN, LLC
FILED:	INST. # 1866763
SUBDIVISION:	BUENA VISTA ADDITION
SECTIONS:	SECTION 25, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 08/27/18 | DRAWN BY: DKA | PROJECT NO.: C-2880


BERGER STREET
VARIABLE RIGHT-OF-WAY
NOTE:
SIDEWALK WILL REMAIN LEVEL
DRIVEWAY APRON WILL SLOPE LESS THAN 10%
CROSS SLOPE ON NEW SIDEWALK NOT TO EXCEED 2%
CURB & GUTTER, DRIVEPADS AND SIDEWALK ARE TO BE REBUILT WHEN A BUILDING PERMIT IS ISSUED.
EXISTING CURB CUT
20'-0" PROPOSED CURB CUT
A=32.57'
R=47.74'
Δ 39°05'12"
C=N79°49'13"E
C=31.94'
S80°38'11"E
6.16'
43.82'
VISIBILITY TRIANGLE
CONCRETE DRIVE
SLOPE6" IN 8'
VISIBILITY TRIANGLE
3'-0"
12'-0 DRIVEWAY WIDTH"
REPLACE EXISTING SIDEWALK WITH 3' WIDE WALK
S08°30'28"W
S08°54'18"W
E
OLD LOT 1
OLD LOT 2
OLD LOT 3
OLD LOT 4
NEW LOT LINE
PORTAL
PORTAL



PROPOSED WALL ELEVATION

ADJOINING WALL ELEVATION



Red Cedar
ST-152



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Design Solutions, agent for Barbara Wagner and Charles Palmer, owners, request addition of an 80 sf portal and a 60 sf addition on a contributing structure.

Case number: **2020-003197-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 555 San Antonio Street

OW – Barbara Wagner and Charles Palmer Santa Fe, NM 87505

AP -- Design Solutions Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No X

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION ___1930s_____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003197-HDRB

Address: 555 San Antonio Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_____ District Standards & yard wall & fences	__X__ Proposal Letter
_____Historic Inventory	__X__ Site Plan/Floor Plan
__X__ Preliminary Zoning Review Sheet	__X__Elevations
__ X___Previous Case Notes H-91-143	__X__Photographs

RECOMMENDATION:

Staff recommends approval of the proposal, as the application complies with Section 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E)(2) Downtown and Eastside Design Standards

BACKGROUND & SUMMARY:

555 San Antonio is a Pueblo Revival style 3,176 sf residence in the Downtown and Eastside Historic District. It is believed to be constructed before 1932. The building is surrounded by a stucco yard wall varying between 5'-6 and 7'-6" in height.

The building has undergone alterations in 1945, 1965, and 1975. A portal was added to the west elevation in 1975. In 1991 the square footage was approximately 2,100 square feet. Sometime after this, a 900 square foot addition was constructed. Another larger addition was added also after 1991.

The house reads as two houses conjoined: the original house and the addition on its south façade. The existing yard wall replaced a lower yard wall with a different configuration.

The applicant proposes the following changes:

1. Add an 80 sf portal to the west elevation at the entry/front doors. The portal is intended for protection from the elements.

2. Add a 60 sf room on the east elevation.

3. Remove the existing wooden vehicle gate on the north elevation and replace with stucco wall to match existing. Existing landscape pavers will be removed and revegetated.

4. Remove a window in the carport and cover with plaster to match the existing.

5. Add three skylights. All skylights will be low profile with bronze anodized cladding and will be concealed behind parapets and not publicly visible.

Exterior stucco will be cementitious El Rey "La Luz" to match existing. Roofing will be tan colored brai. New windows and doors will be fabricated with divided lites in a clad color of "Sage Green" from Sierra Pacific Windows. Stain will be natural linseed oil.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2-10-21

Property Owner of Record: Barbara Wagner & Charles Palmer

Applicant/Agent Name: Tim Curry/Design Solutions

Contact Person Phone Number: (505-660-7116

Site Address: 555 San Antonio

Proposed Construction Description: Addition of Entry Portal & Bath Addition

TOTAL ROOF AREA: 4,216 sq. ft.

Zoning District: R-5 Historic District -Downtown & Eastside

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 : 43 %
□Open Space Required: _____
3,730 sq. t. & 567 sq. ft. Open Space Provided

Setbacks:
Proposed Front: 33'-8 Minimum: 7'-6"
2nd Front? 7'-6"
Proposed Rear: 17' Minimum: 5'
Proposed Sides: L ___ R 11'-4 Minimum: 5'

Height: Proposed 10'-8" Less than existing structure
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

TIM CURRY [□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 2-10-21 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 1-14-13

18 February, 2021

City of Santa Fe
Planning Division
Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 555 San Antonio

Dear Sirs / Madams:

Applicants are requesting approval for modifications to an existing residence located in the downtown and Eastside district.

Existing residence is approximately 3,176 sq. ft. and is constructed in the Pueblo Revival Style. The lot is approximately 9,500 sq. ft. and is surrounded by a stucco yard wall varying between 5'-6 and 7'-6" in height.

Applicants propose an 80 sq. ft. portal addition to the West elevation of the existing property. Addition is requested to protect existing entry doors and direct visitors to the "front doors" of the residence.

A 60 sq. foot addition is proposed for the East Elevation, which is not publicly visible.

Applicants also propose the removal of the existing wooden vehicle gate on the North elevation of the property. The gate will be removed and replaced with a stucco wall to match existing.

A non-publicly visible window will also be replaced with a wooden door in the area of the existing carport.

Three skylights are also proposed as shown on the plans. All skylights will be low profile with bronze anodized cladding-and will be concealed behind parapets and not publicly visible.

Finishes and Colors:

Exterior Stucco Color: El Rey "La Luz" to match existing

Roofing: Tan colored Brai.

Exterior Windows and Doors: New windows and doors will be fabricated with divided lites, in a clad color of "Antique Bronze"

Stain: Natural Linseed oil

The proposed revisions are compatible with the unique character and diverse style of the Downtown-Eastside Historic District, and City

planners have reviewed and provided the needed approvals for zoning and code requirements. The proposed modifications will comply with all required building setbacks.

Therefore, this design is submitted for your review and we respectfully request approval.

Thank you for your consideration.

Sincerely,

Tim Curry

AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

James A. Parsons
JAMES A. PARSONS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF JUNE, 1975.

MY COMMISSION EXPIRES February 22, 1977

NOTARY PUBLIC

GENERAL NOTES

- INDICATES CORNERS SET
- INDICATES CORNERS FOUND AND USED

EXTERIOR BOUNDARY CALLS ARE TAKEN FROM JAMES C. HARVEY SURVEY DATED OCTOBER 14, 1960.

12,344.1 TOTAL SQ. FT.

UTILITY COMPANIES

Thomas D. Aspinwall 6-19-75
PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL DEPT.

Charles W. Stanford 6-19-75
PUBLIC SERVICE COMPANY OF NEW MEXICO, WATER DEPT.

A. Wirth 6-19-75
MOUNTAIN STATE TELEPHONE COMPANY

[illegible] 6-19-75
SOUTHERN UNION GAS COMPANY

SURVEYORS CERTIFICATE

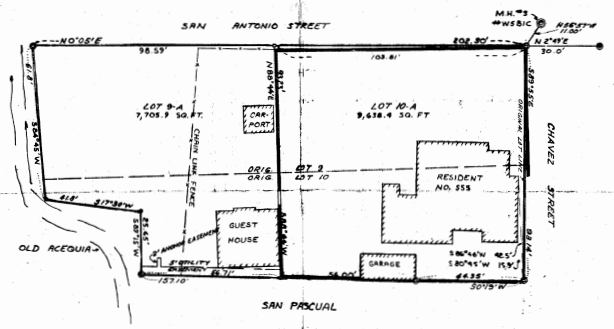
I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINIATION OF NOTES OF A FIELD SURVEY DONE BY ME ON JUNE 10, 1975 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cipriano Martinez
CIPRIANO MARTINEZ
N.M.L.S. NO. 3995

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } 977,757

I hereby certify that this instrument was filed for record on the 31 day of July A.D. 1975, at 4:40 o'clock P.M. and was duly recorded in my book ____ page ____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
DANNY CRITZ
County Clerk, Santa Fe County, N.M.
Sharon Romero Deputy

SCALE 1"=20'



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, OWNER AND PROPRIETOR OF THE LAND AS SHOWN HEREON FORMERLY BEING LOTS 9 AND 10 OF THE A. A. SOLAVA SUBDIVISION HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND THAT THE ABOVE AND FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT OF THE UNDERSIGNED OWNER THEREOF, AND SHALL BE KNOWN AS THE PARSONS SUBDIVISION.

James A. Parsons
JAMES A. PARSONS

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

ON THIS 17th DAY OF June 1975 BEFORE ME PERSONALLY APPEARED JIM PARSONS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND WILL.

MY COMMISSION EXPIRES February 22, 1977

NOTARY PUBLIC

PLANNING AUTHORITY SUMMARY PROCEDURE ENDORSEMENT

APPROVED ON July 10, 1975 BY: [illegible] CITY ENGINEER

APPROVED ON July 10, 1975 BY: [illegible] CITY PLANNER

APPROVED BY CITY PLANNING COMMISSION AT ITS MEETING OF July 10, 1975.

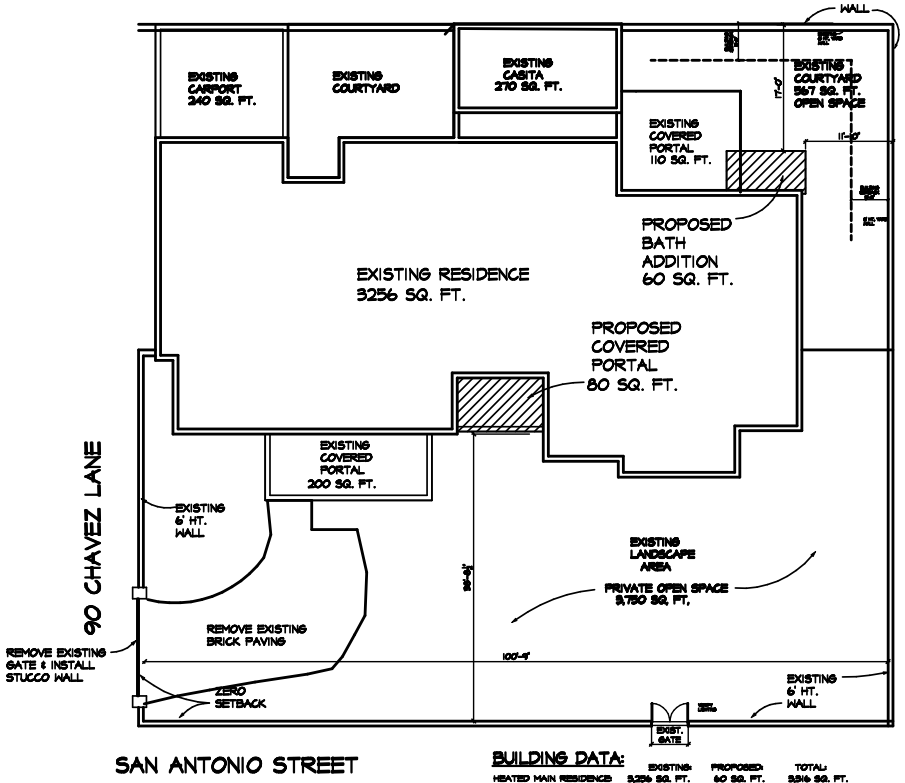
[illegible] VICE-CHAIRMAN

[illegible] SECRETARY

PARSONS SUBDIVISION

75E74

Land Records Corp. SFTC ALB10656 SF 41-17.001



BUILDING DATA:

	EXISTING:	PROPOSED:	TOTAL:
HEATED MAIN RESIDENCE:	3,256 SQ. FT.	60 SQ. FT.	3,316 SQ. FT.
HEATED CASITA:	270 SQ. FT.	00 SQ. FT.	270 SQ. FT.
CARPORT	240 SQ. FT.	00 SQ. FT.	240 SQ. FT.
PORTALS	310 SQ. FT.	80 SQ. FT.	390 SQ. FT.
TOTAL ROOFED:	4,076 SQ. FT.	140 SQ. FT.	4,216 SQ. FT.

LOT SIZE 9436 SQ. FT.
LOT COVERAGE 44%
PRIVATE OPEN SPACE
3,750 SQ. FT. + 367 SQ. FT. = 4,317 SQ. FT.

EXISTING & PROPOSED SITE PLAN
1/8" = 1'-0"



VICINITY MAP
N.T.S.

SHEET INDEX

A-1 SITE / ROOF / UTILITY PLAN
A-2 EXISITNG FLOOR PLAN
A-3 PROPOSED FLOOR PLAN
A-4 EXISTING & PROPSED WEST ELEVATIONS
A-5 EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
A-6 EXISTING & PROPSED EAST ELEVATIONS

APPROVALS:	DATE
OWNER:	
DRAWN BY:	
CHECK BY:	
ENGINEER:	

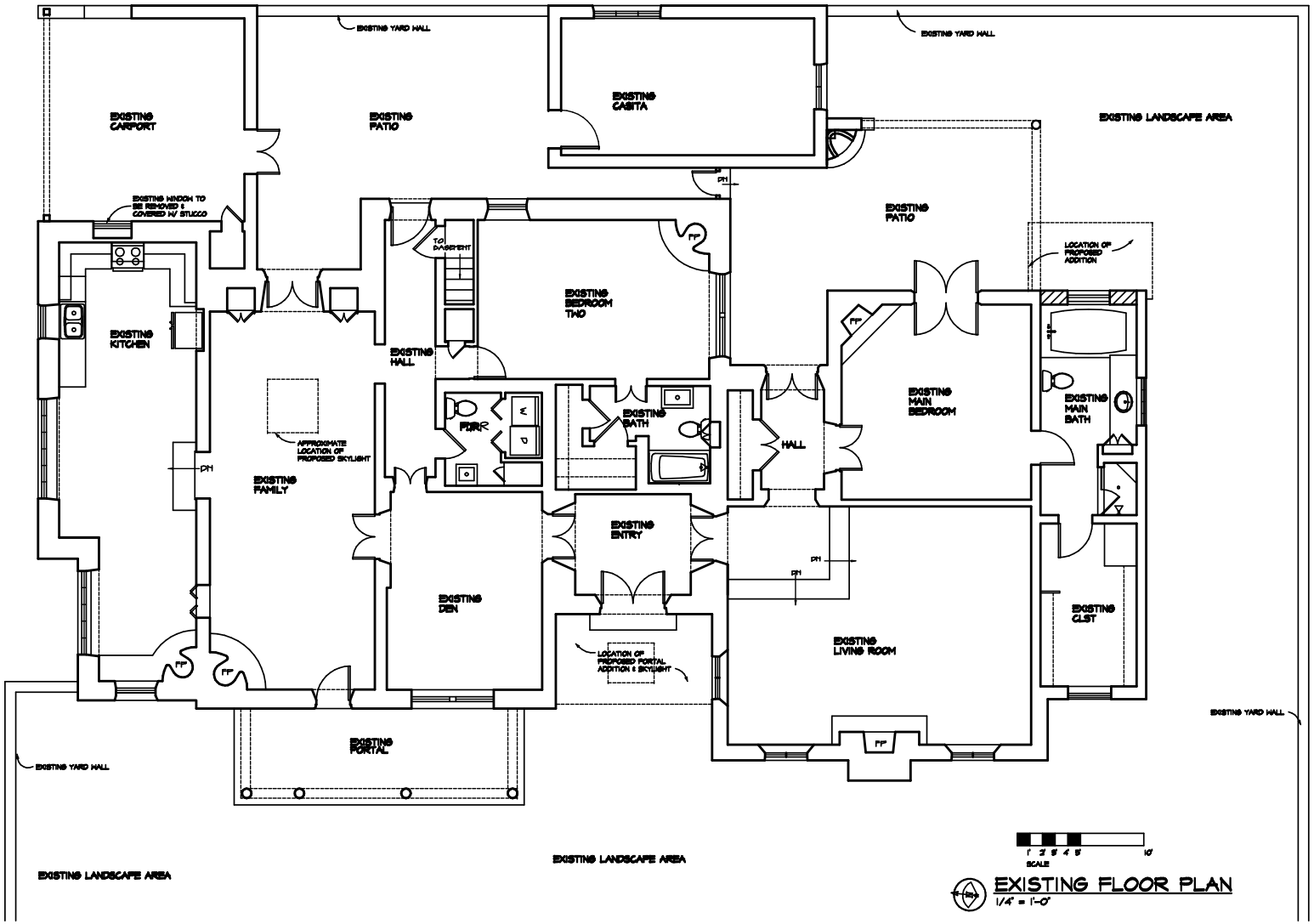
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DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1495 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 9241 FAX 505 989 1105

WALKER-PALMER RESIDENCE
555 SAN ANTONIO
SANTA FE, NEW MEXICO

DATE
18 FEBRUARY 2021

REVISIONS:	DATE

A-1



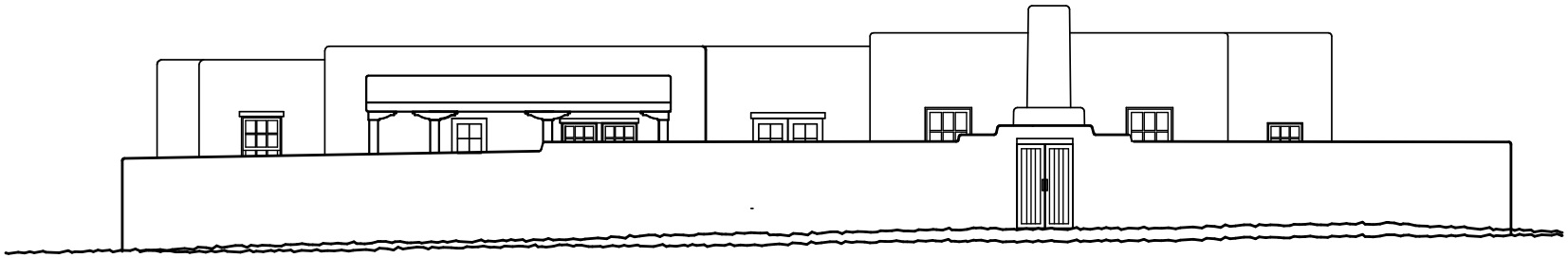
APPROVALS	DATE
OWNER	
DRAWN BY	
CHECK BY	
ENGINEER	

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PH 505 989 3241 FAX 505 989 1105

WAGNER-PALMER RESIDENCE
555 SAN ANTONIO
SANTA FE, NEW MEXICO

DATE
18 FEBRUARY 2021
REVISIONS DATE

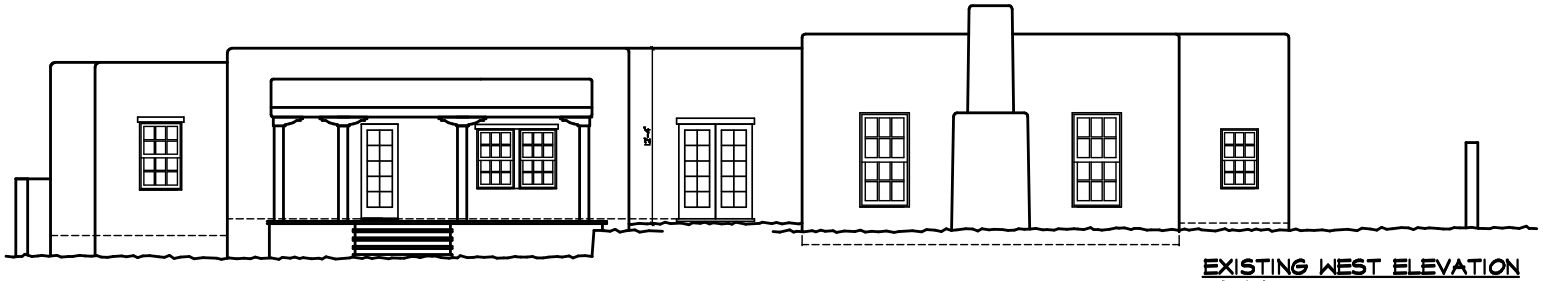
A-2



WITH YARD WALL SHOWN

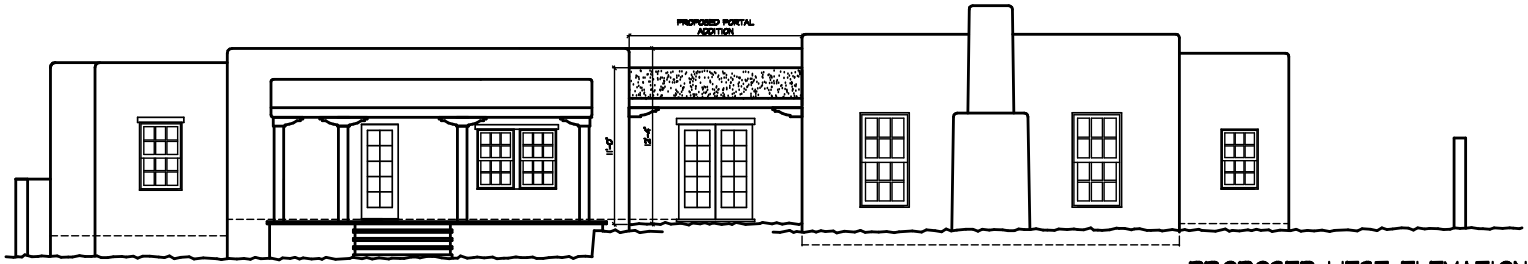
EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

APPROVALS DATE

OWNER

DRAWN BY:

CHECK BY:

ENGINEER

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TIM S. CURRY AND ASSOCIATES
145 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 8241 FAX 505 989 1105

WAGNER/PALMER RESIDENCE

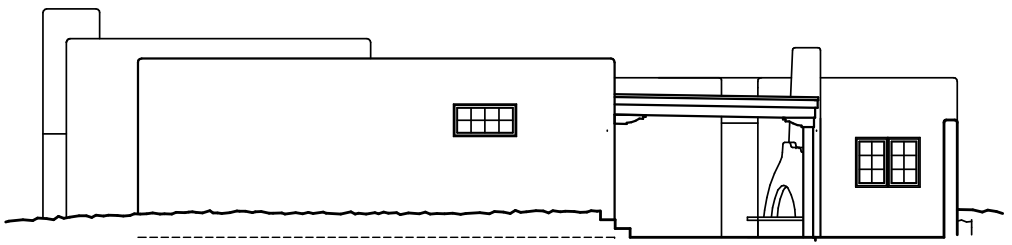
555 SAN ANTONIO

SANTA FE, NEW MEXICO

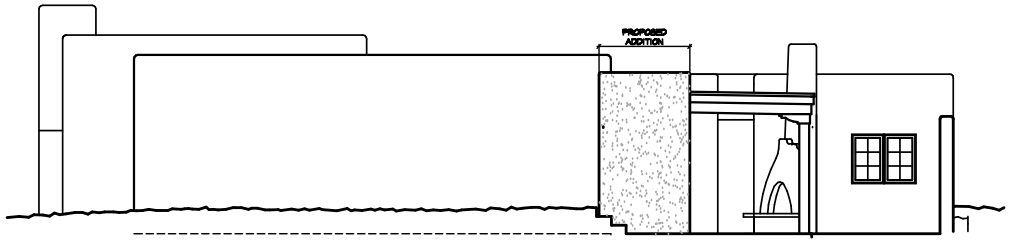
DATE:
15 FEBRUARY 2021

REVISIONS DATE

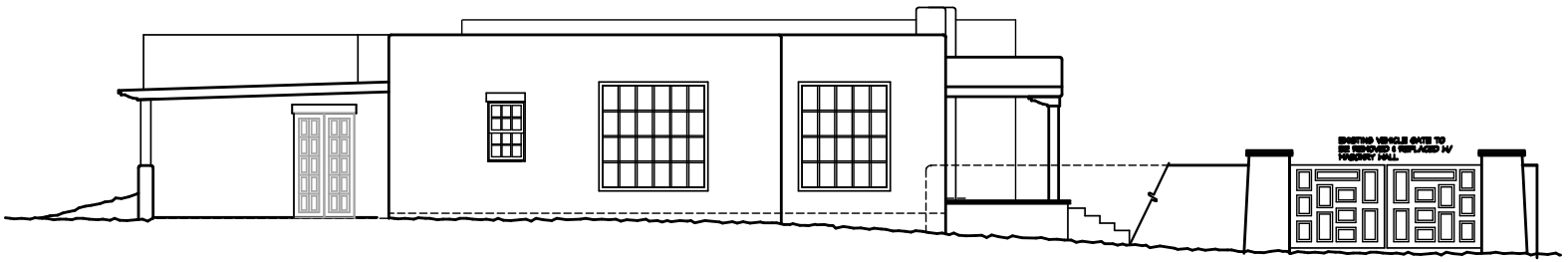
A-4



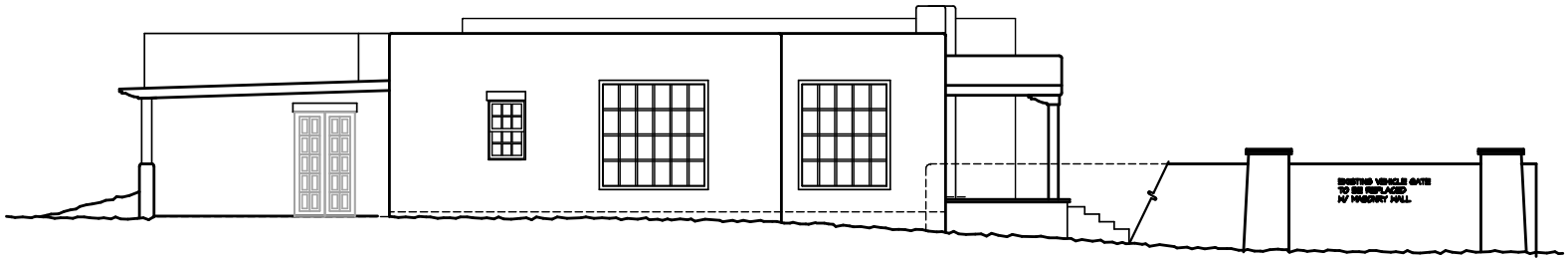
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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



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



1' 2' 5' 4' 5' 10'
SCALE

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

APPROVALS	DATE
OWNER	
DRAWN BY:	
CHECK BY:	
ENGINEER:	

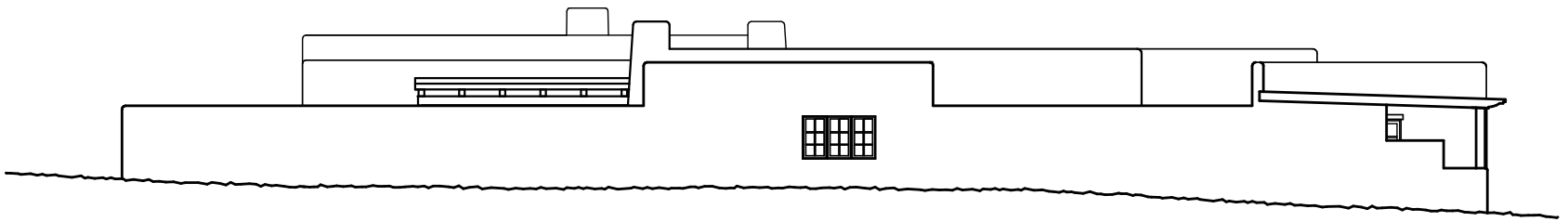
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WAGNER & PALMER RESIDENCE
555 SAN ANTONIO
SANTA FE, NEW MEXICO

DATE:
18 FEBRUARY 2021

REVISIONS:	DATE:

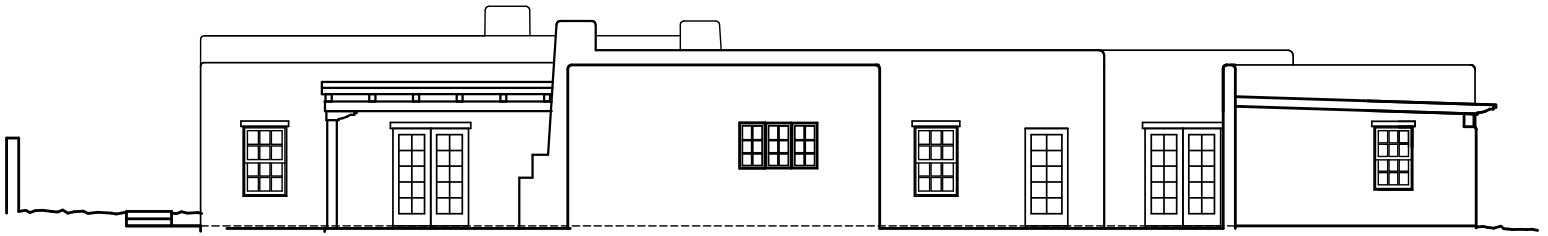
A-5



WITH YARD WALL SHOWN

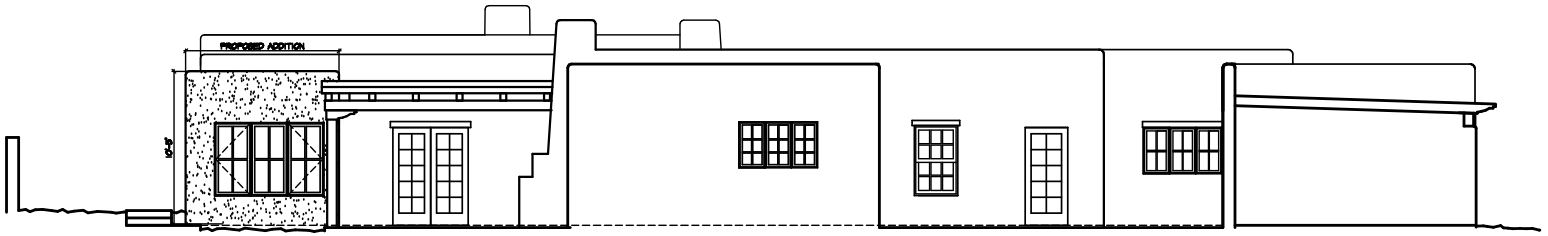
EXISTING EAST ELEVATION

1/4" = 1'-0"



EXISTING EAST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"

SCALE 1' 2' 3' 4' 5' 10'

APPROVALS: DATE

OWNER:

DRAWN BY:

CHECK BY:

ENGINEER:

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1495 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1905

WAGNER/PALMER RESIDENCE
555 SAN ANTONIO
SANTA FE, NEW MEXICO

DATE:
18 FEBRUARY 2021

REVISIONS: DATE

A-6

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Bill Roth, agent for Michael Loftin, proposes a 423 sf addition on a non-contributing structure.

Case number: **2020-003199-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1660 ½ D Cerro Gordo

OW – Michael Loftin Santa Fe, NM 87505

AP -- Bill Roth Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No X

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION ___1930s_____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

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

---

Case # 2020-003199-HDRB

Address:1660 ½ D Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__X__ Historic Inventory Form

__X__ Preliminary Zoning Review Sheet

_____ Other: Previous HDRB Cases

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 H Districts and 14-5.2(E)(2) Downtown and Eastside Design Standards, Recent Santa Fe Style.

BACKGROUND & SUMMARY:

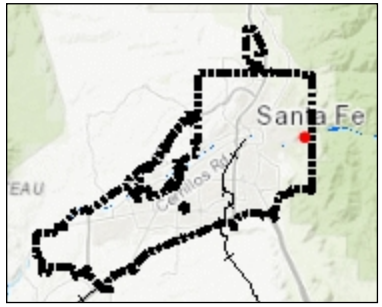
1660 ½ D is a 3,500 sf Spanish Pueblo Revival style single story residence built in the 1990s and located in the Downtown and Eastside Historic District. The building has a historic status of non-contributing. The house is located off Cerro Gordo Road to the south and through a winding driveway tucked into the back of the lot that runs along the river. None of the building is publicly visible.

The applicant proposes to add a 272 square foot writing studio on the southwest corner of the house. The addition will match the house's style with a shed roof portal with a standing seam style profile, dark brown in color. The construction will be frame and stucco. The roof is flat with parapets. The stucco will be cementicious El Rey's "Buckskin" to match existing house. Windows will be clad dark brown color "Sim" to match existing windows. The south exterior door will be from the same manufacturer with same cladding and finish. The north door will match the south door.

Santa Fe
Mapping the City Different

1660 1/2 Cerro Gordo





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

Non-Contributing to Downtown & Eastside Historic District

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1428

building threatened? yes	surveyed date 1-7-83 by mb	county Santa Fe	ID no. 051600529
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1660½ ? Cerro Gordo

city/town: Santa Fe

land grant/reservation:

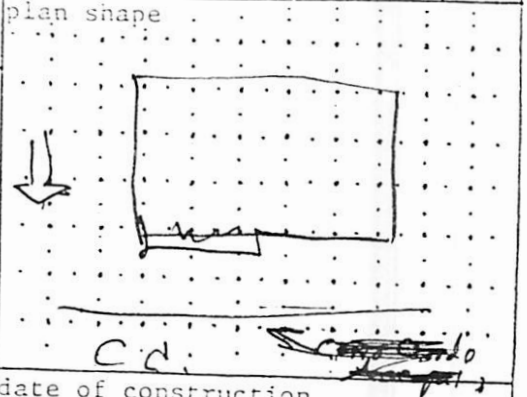
building name:

legal description: tnsp 17 N ☒ range 10 E ☒ sec 20 SE ¼ NW ¼

film roll by mb no. 24	negative nos. 25	loc. of neg. HPB



plan shape



date of construction: Postwar estimate _____ actual

source:

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: Territorial Vernacular

foundation material: Not vis

wall material/surface: Stucco

architectural features:

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none
if eligible, interest:
why?

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Daniel Martinez - 90 yrs old
Remijio 962-0976

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

Ht To Eave 30

St back 30'

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 01 -20 -2021

Site Address: 1660 1/2D CERRO GORDO

Property Owner of Record: MICHAEL D. AND SUSAN LOFTIN

Proposed Construction Description: new attached 272 sq ft writing studio

Applicant/Agent Name: BILL ROTH

Contact Person Phone Number: (505) 670-2879

TOTAL ROOF AREA: 357 sq ft

Zoning District: R2

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 : 18 %
□ Open Space Required:_____

Setbacks:
Proposed Front: 107'-8" Minimum: 7'
2nd Front? _____
Proposed Rear: 56'4" Minimum: 15'
Proposed Sides: L 5'-9" R 75'10 1/2" Minimum: 5'

Height: Proposed 13'-8"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

BILL ROTH [□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 01-20-202
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: LLOR still required (in progress); setbacks, stepbacks, lot coverage all compliant.

REVIEWER: Carlos Gemora **DATE:** 2/9/21

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

Revised 20 November 2020

3-1-2021

TO WHOM IT MAY CONCERN

We are proposing the construction of the following:
A 272 sq ft (heated space) Writing Studio attached to the south west corner of the existing residence, at 16601/2 D Cerro Gordo. The existing house is non contributing historically. The construction will be gFrame/stucco, and the wall system is a 2x8 wood frame wall, built with staggered 2x4 studs on a 2x8 plate. The roof is a flat roof, with parapets. The exterior stucco will be traditional cementatioaus El Rey Stucco, Buckskin in color, to match the exiting home. Windows will be Clad E Series Anderson windows, with the cladding a dark brown color sim to existing windows. The South Exterior Door will be from the same manufacture with the same cladding and finish, The North door will match the south door. The addition is pueblo/Santa Fe style, with a south shed roof style portal with a metal standing seam style profile, dark brown in color.

Thanks your for taking the time to consider our proposed addition!

Cheers

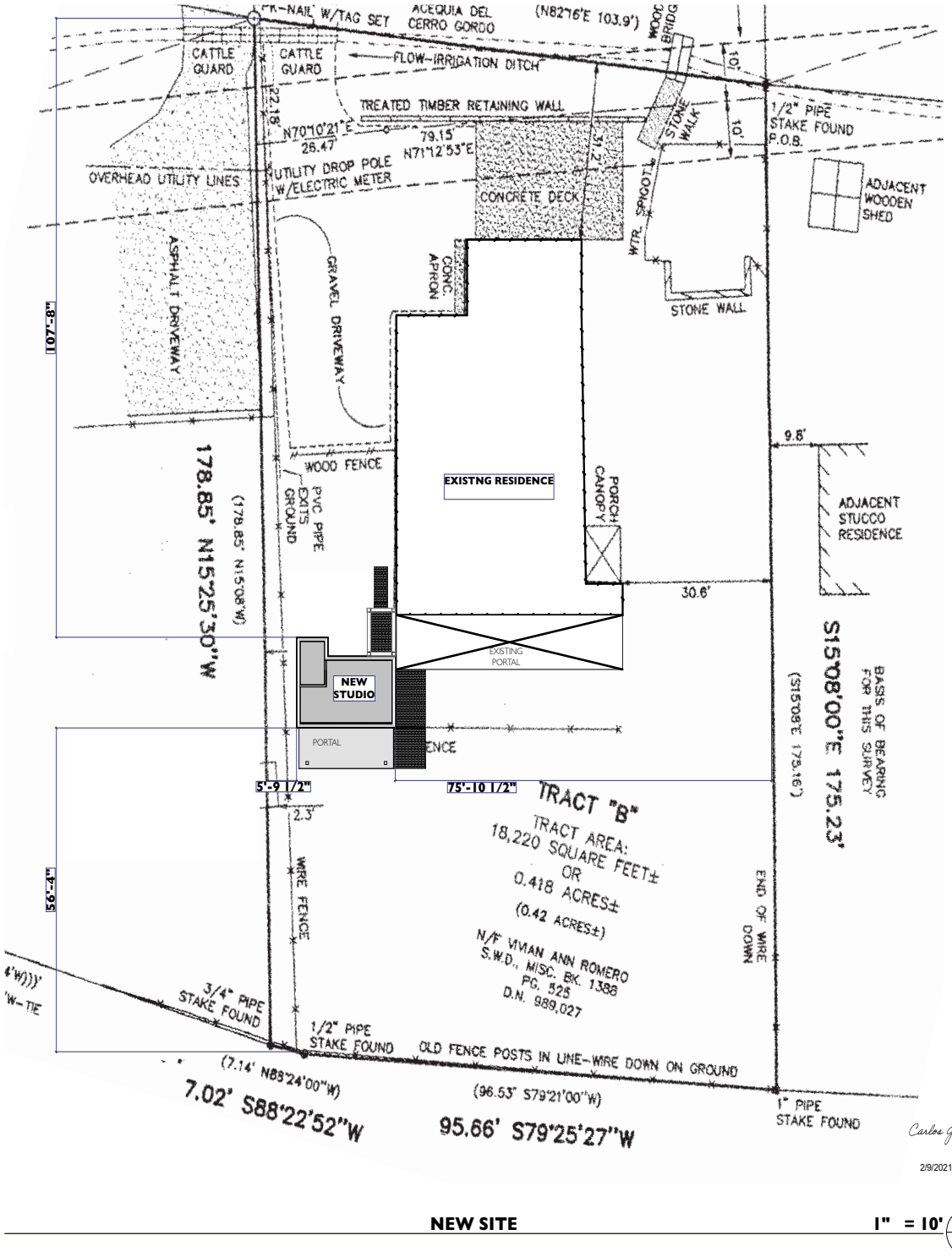
Bill Roth
Modern Design+Construction, Inc.
505.670.2879

LOFTIN RESIDENCE

1660 1/2 D CERRO GORDO RD
SANTA FE NM 87505

STUDIO ADDITION 12-1-20

SQ FT LOT 18220.00
SQ FT. CONDITIONED EXISTING 2305
SQ FT CONDITIONED NEW 272
SQ FT PORTALS EXISTING 0
SQ FT PORTALS NEW 175 SQ FT
SQ FT UNDER ROOF EXISTING 2830
SQ FT UNDER ROOF NEW 3277
LOT COVERAGE EXISTING= 15.5%
LOT COVERAGE NEW= 18.0%
DESIGNER: BILL ROTH
CONSULTANT: COLLEEN GAVIN
CONTRACTOR-MODERN DESIGN+CONSTRUCTION, INC.
GB 02-352518



Carlos Gemora
2/9/2021

NEW SITE 1" = 10'

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GB 02-352518
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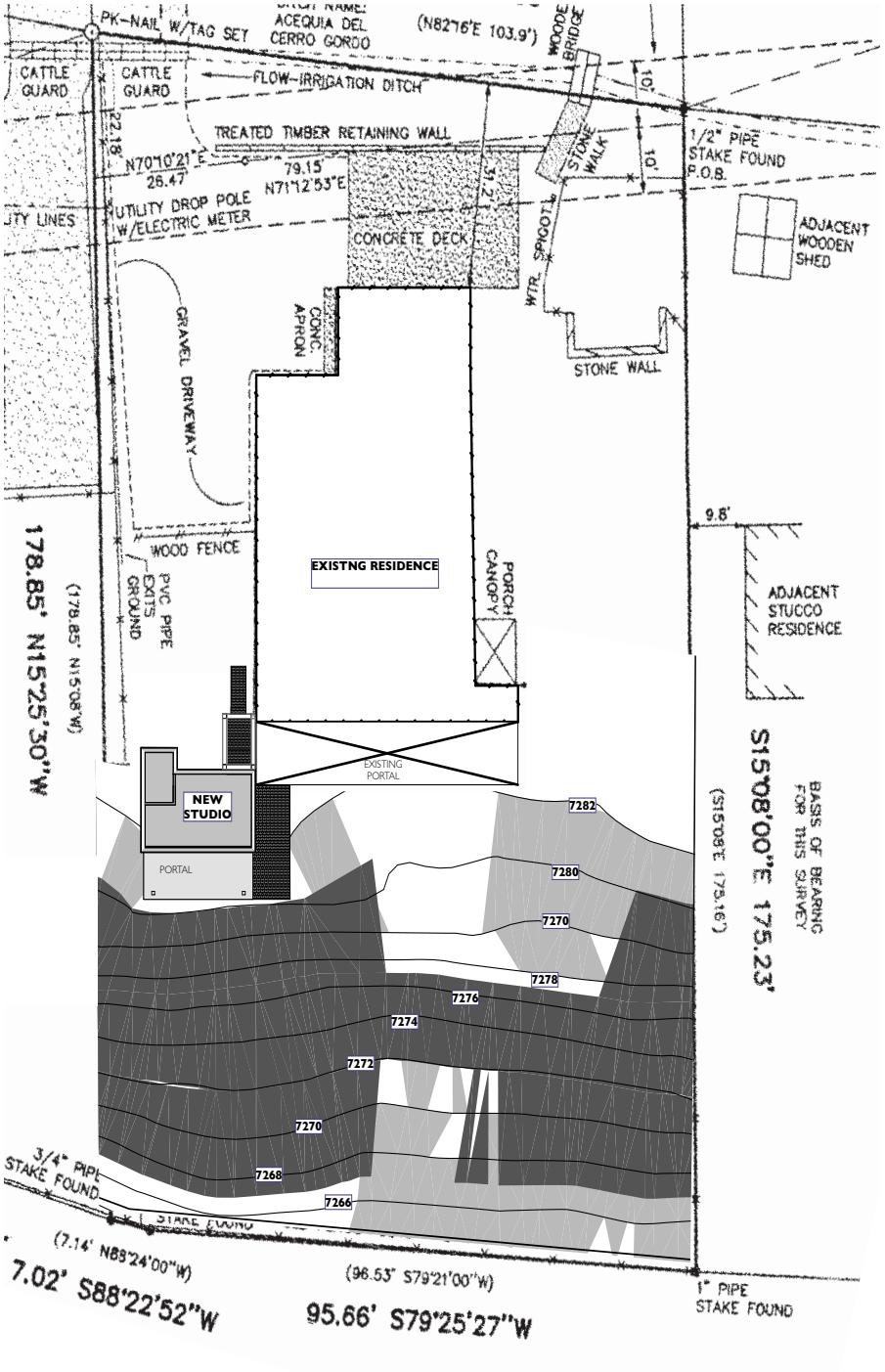
1660 1/2 D CERRO GORDO
SANTA FE NM 87505

FILE NAME LS092920
REVISION DATE: 12 10 2020
DRAWN BY BERIC SPURLOCK
REVIEWED BY COLLEEN GAVIN

SITE NEW

01

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1 NEW TOPO 1" = 10'

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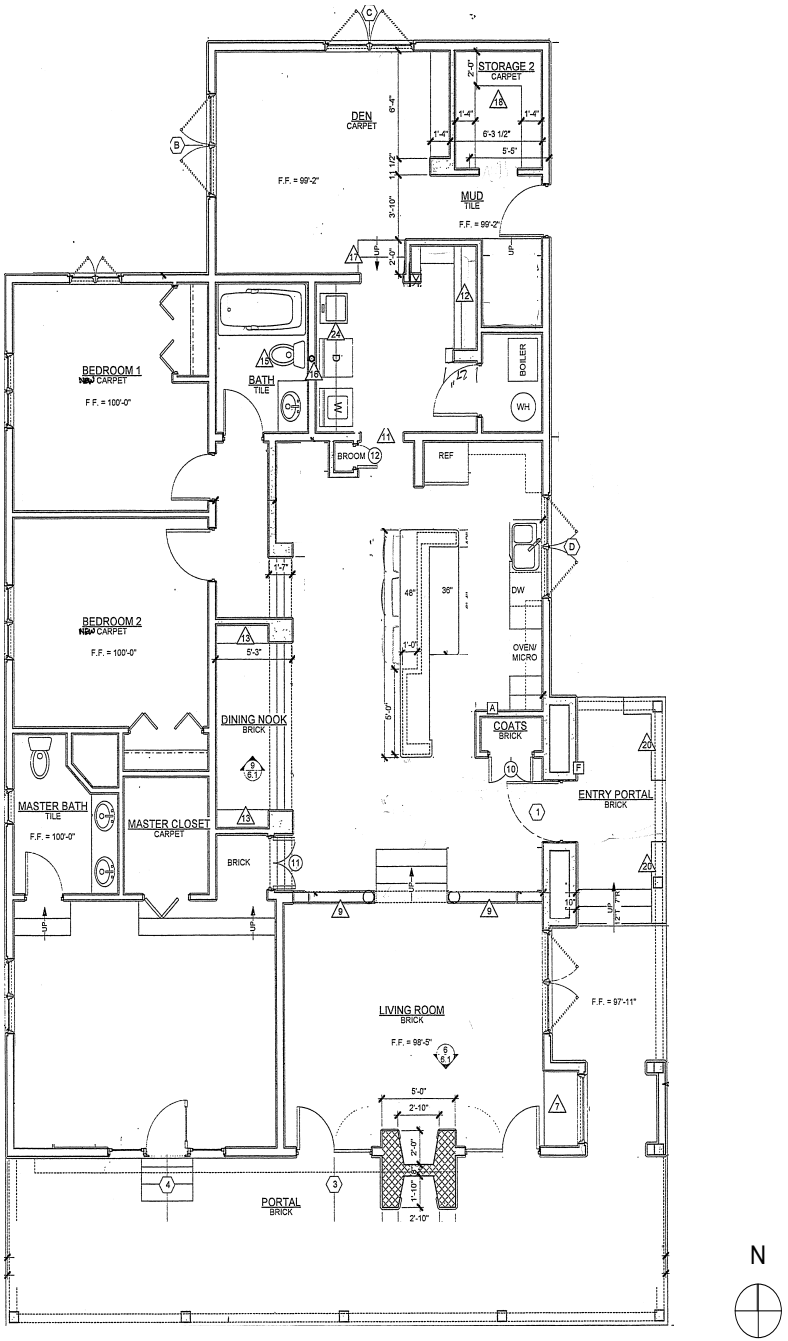
FILE NAME LS092920
REVISION DATE: 12 10 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

cg

TOPO

02

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N

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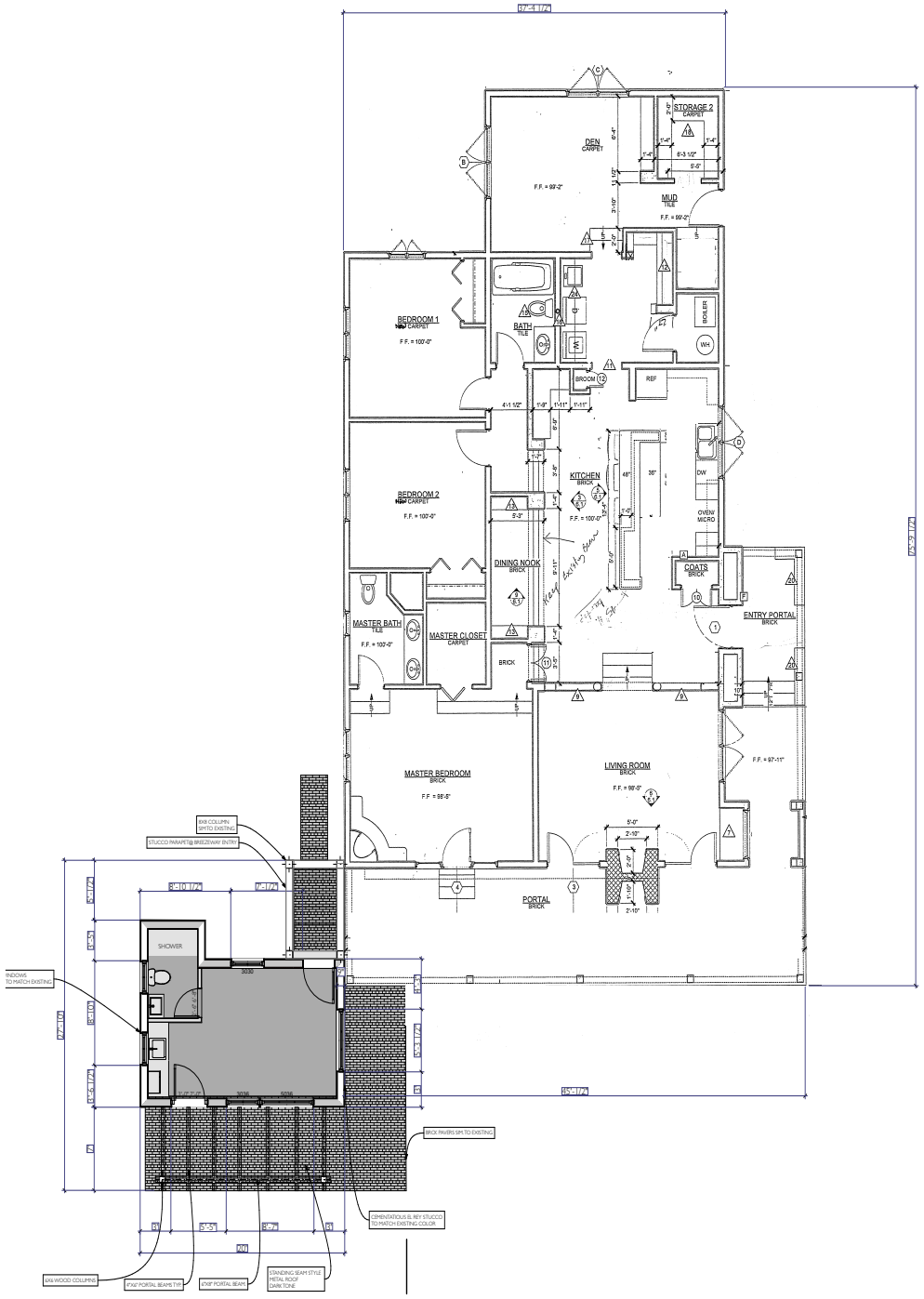
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1660 1/2 D CERRO GORDO
SANTA FE NM 87505

FILE NAME LS092920
REVISION DATE: 12 10 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

EXISTING PLAN

03



1/04 **STUDIO DESIGN PLAN** 272 SQ FT HEATED/2X8 EXTERIOR WALLS

SCALE: 3/16" = 1'-0"

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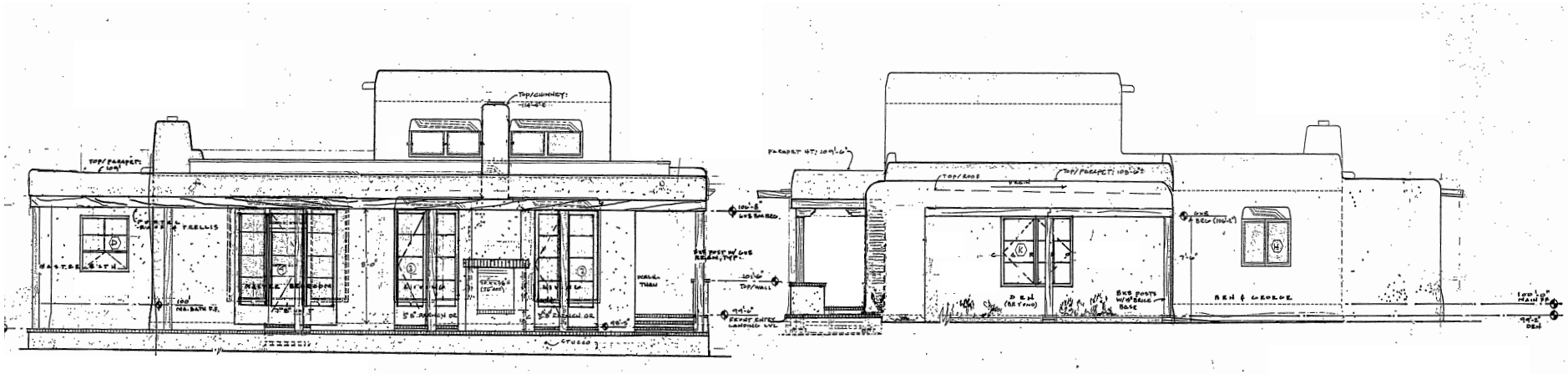
FILE NAME LS092920
REVISION DATE: 12 10 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

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DESIGN NEW

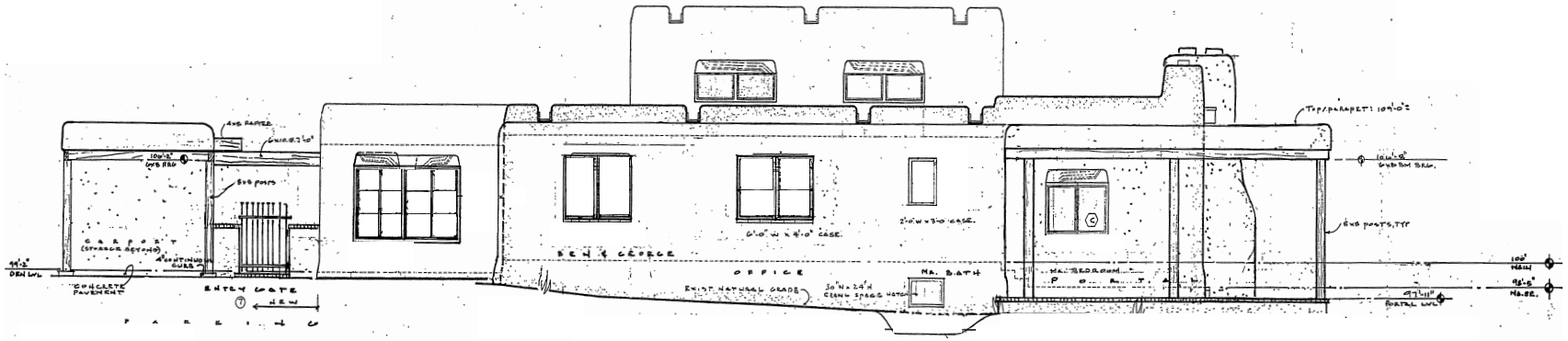
04

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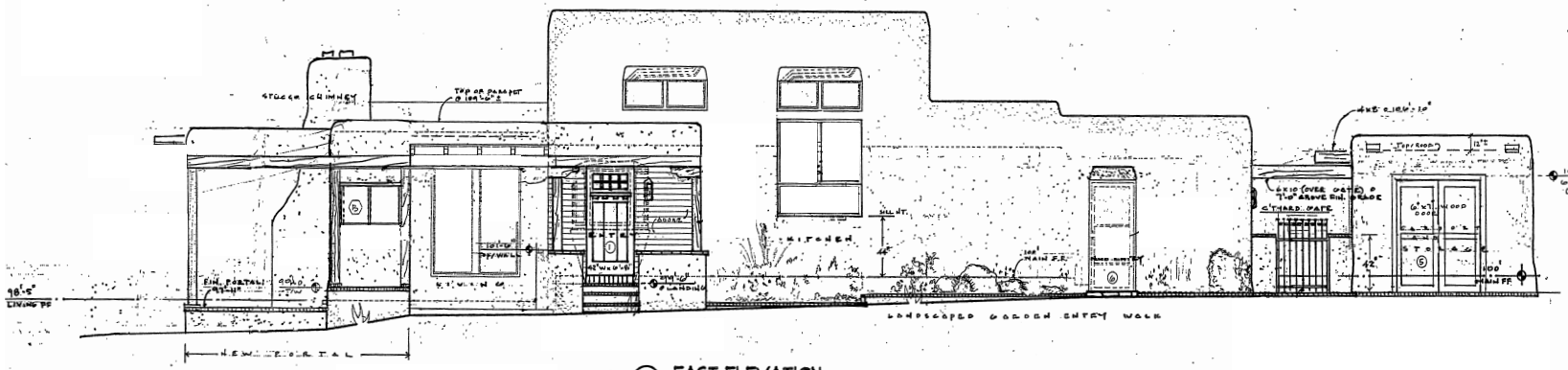


4 SOUTH ELEVATION 1/4"=1'-0"

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



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



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

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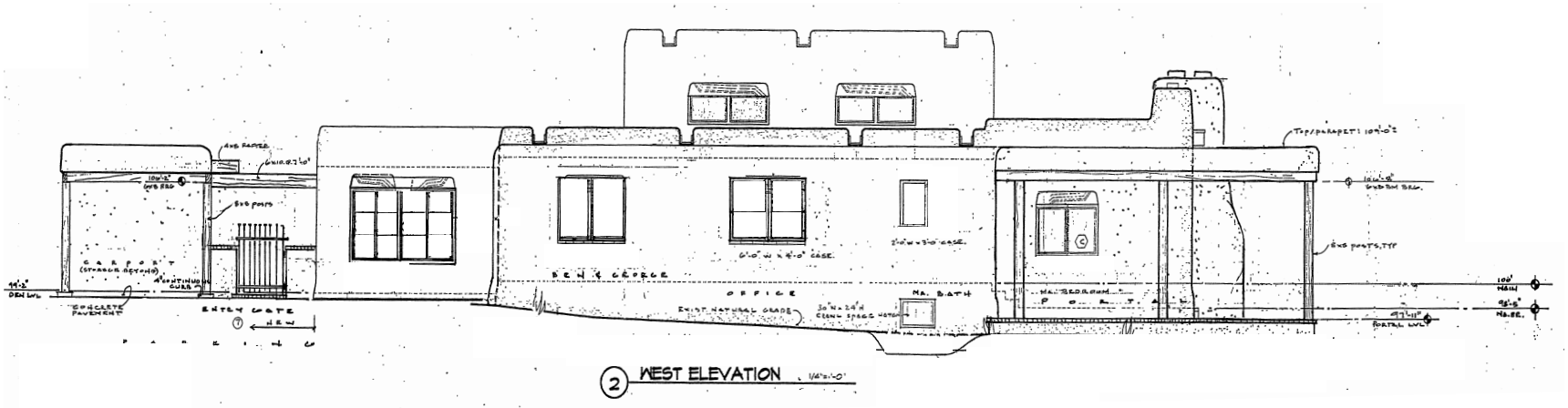
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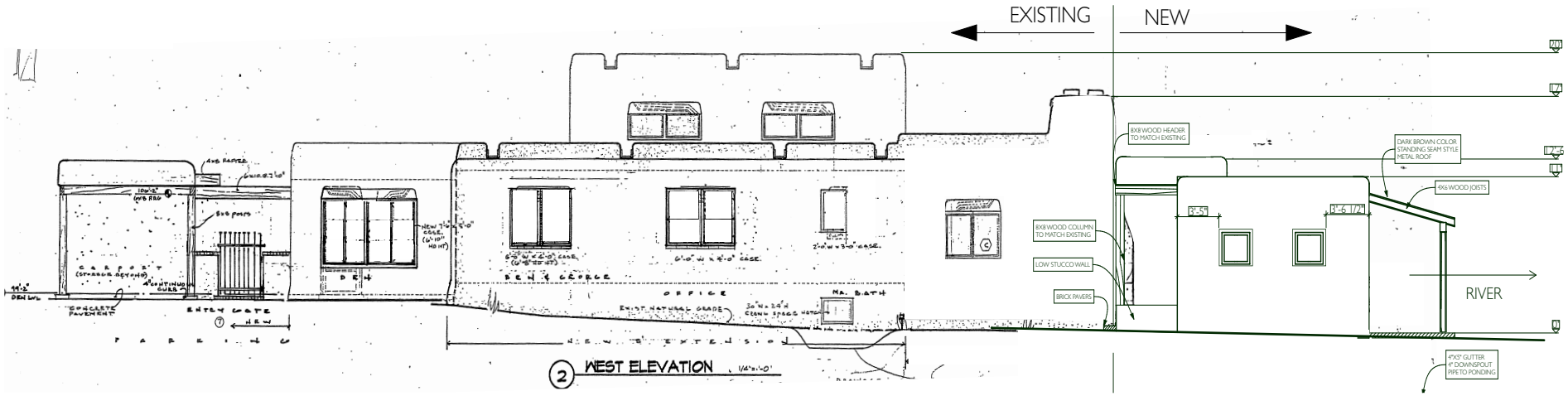
1660 1/2 D CERRO GORDO
SANTA FE NM 87505

FILE NAME LS092920
REVISION DATE: 12 10 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

ELEVATIONS EXISTING

05





WEST ELEVATION NEW

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

cg

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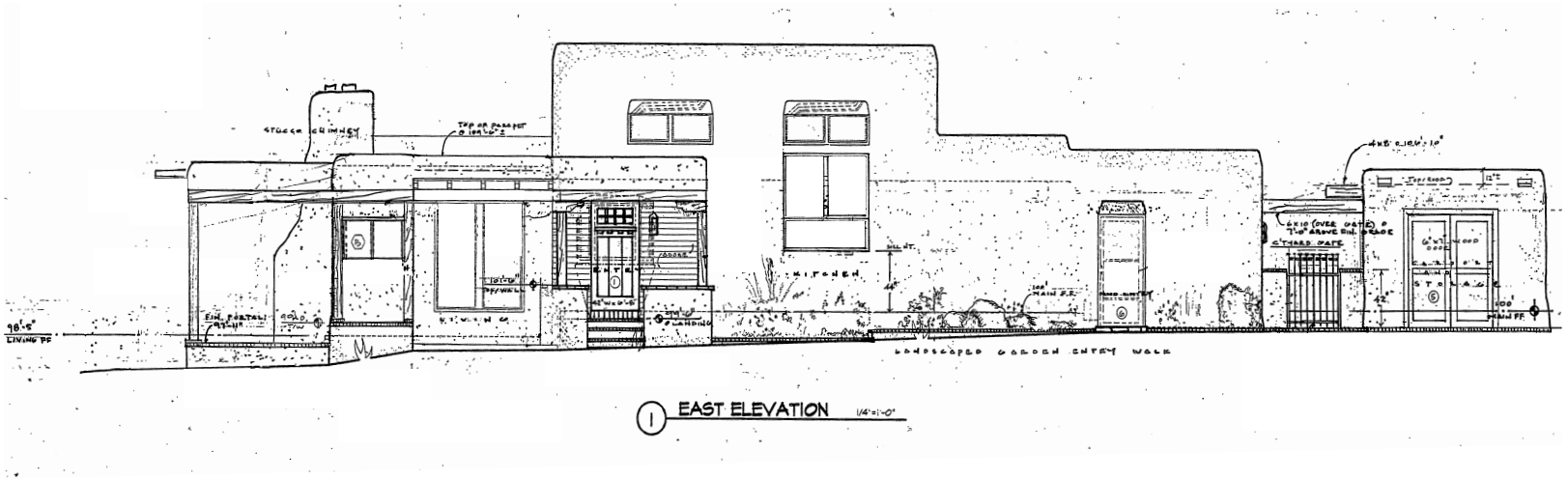
1660 1/2 D CERRO GORDO
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DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

WEST ELEVATION

06

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EAST ELEVATION NEW

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

cg

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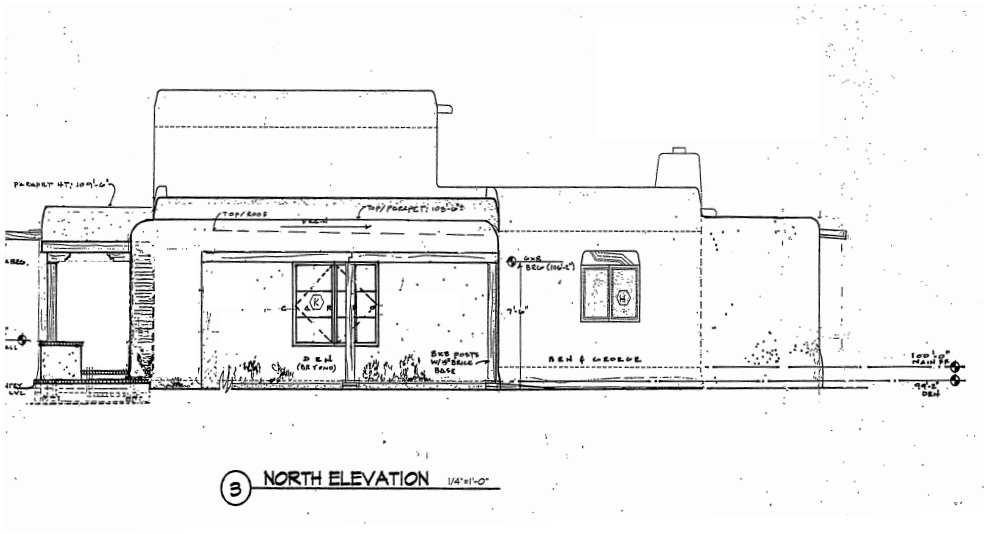
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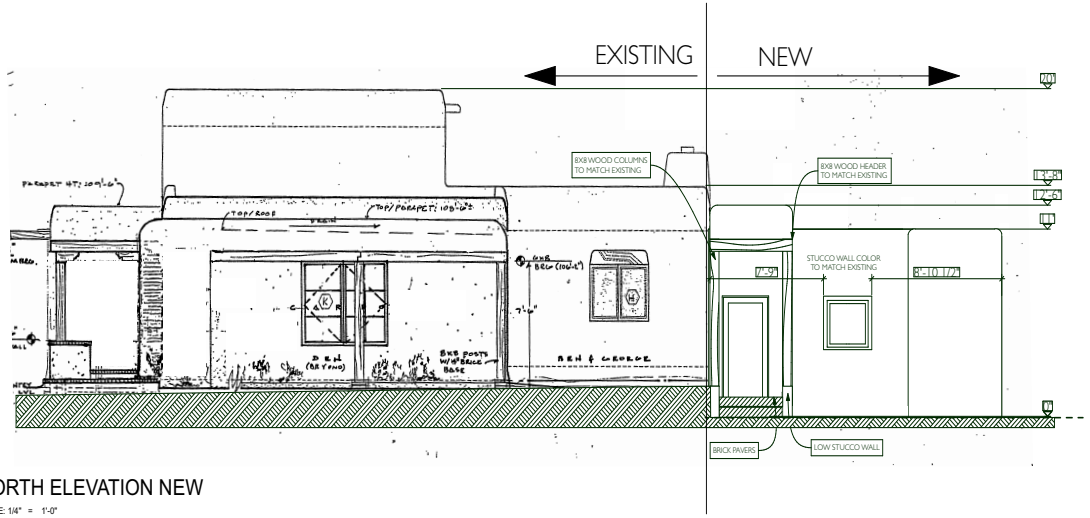
1660 1/2 D CERRO GORDO
SANTA FE NM 87505

FILE NAME LS092920
REVISION DATE: 2 01 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

EAST ELEVATIONS

08





NORTH ELEVATION NEW

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

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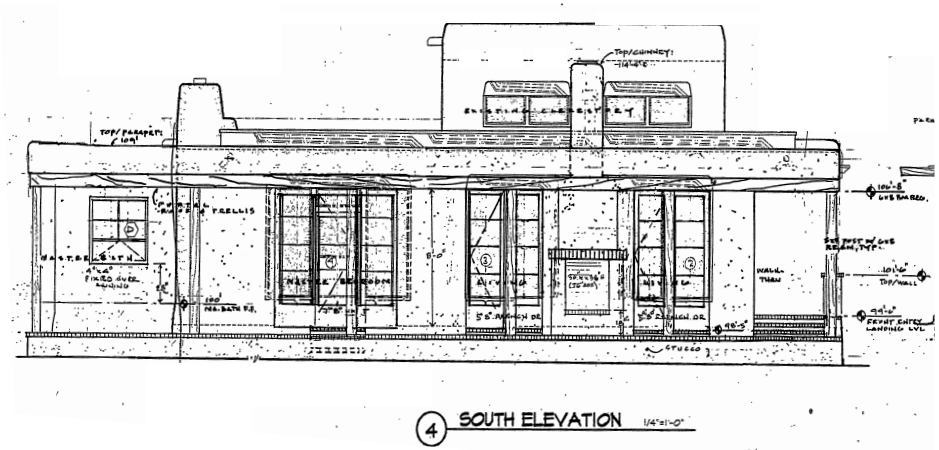
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SANTA FE NM 87505

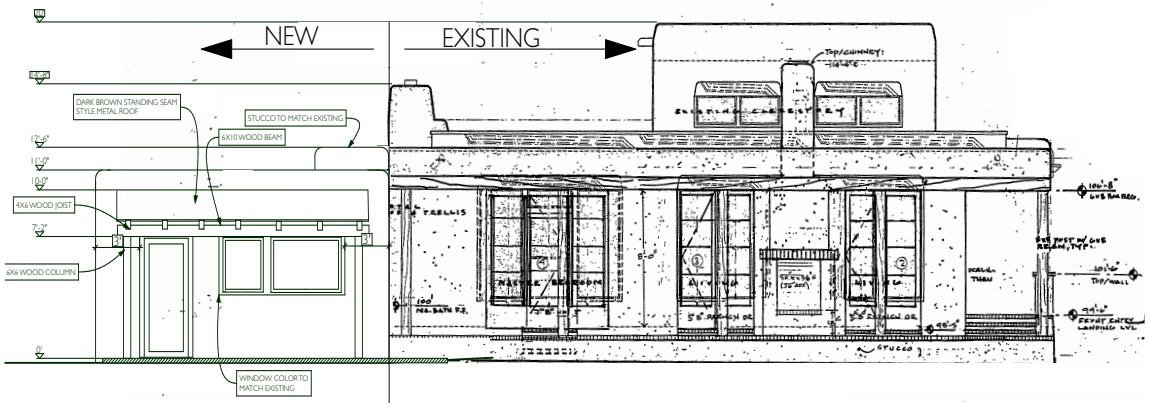
FILE NAME LS092920
REVISION DATE: 2 01 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

cg

NORTH ELEV.

07





SOUTH ELEVATION NEW

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

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FILE NAME LS092920
REVISION DATE: 2 01 2020
DRAWN BY BILL ROTH
REVIEWED BY COLLEEN GAVIN

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SOUTH ELEVATION

05

DRIVEWAY/“FRONT” OF HOUSE



NORTH



ABOVE THE HOUSE FROM NEIGHBOR

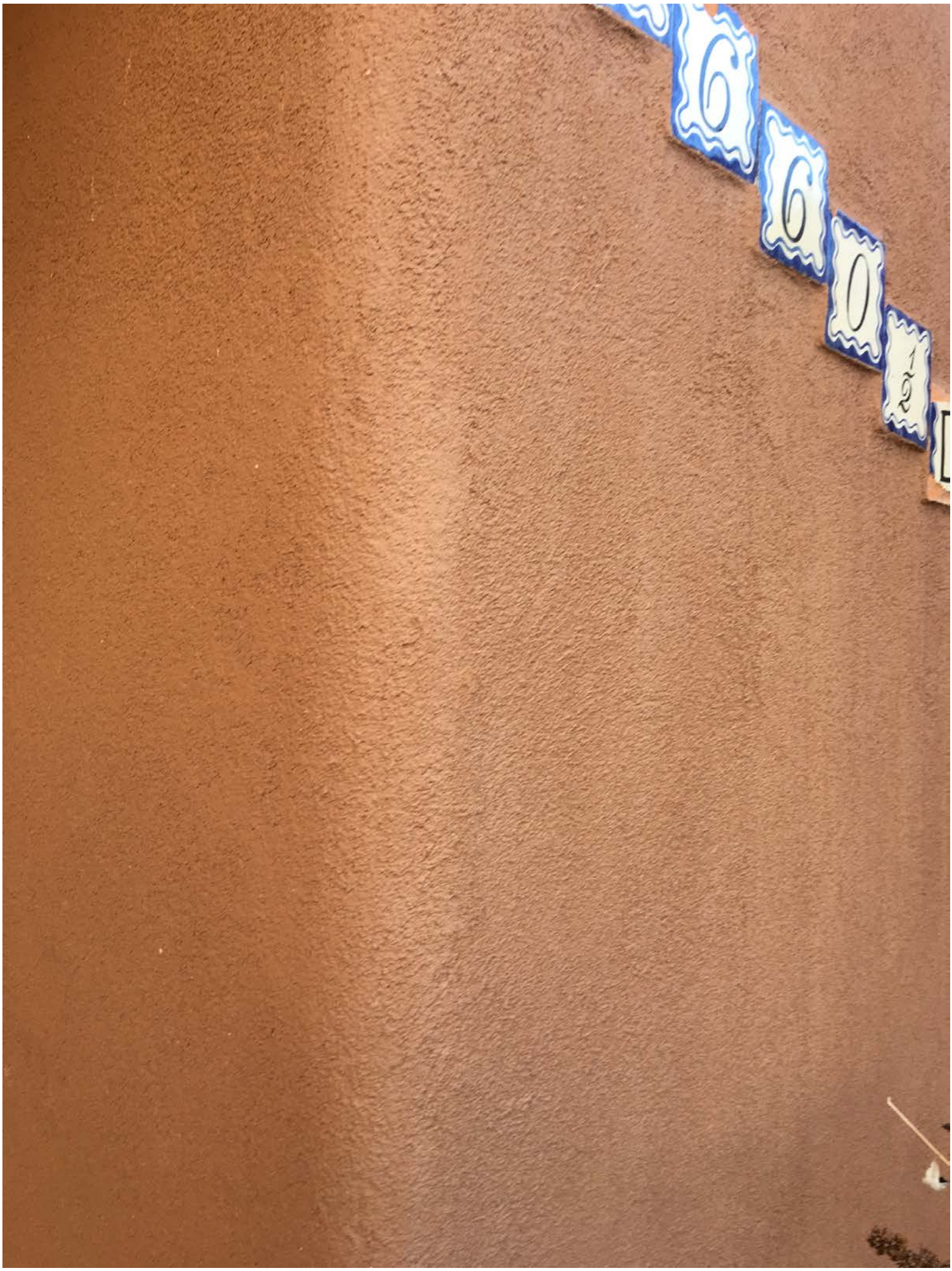


SOUTH



EAST




6
6
0

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Sandra Donner, agent for Meghan Mullaly, requests review of historic status and designation of primary facades if applicable.

Case number: **2020-003200-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 300 Garcia Street

OW – Meghan Mullaly
AP -- Sandra Donner Santa Fe Trail, Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____1930s_

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003200-HDRB

Address: 300 Garcia Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ Historic Inventory Form (H 2085)

__NA__ Zoning Review Sheet

__X__ Façade diagram

__NA__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

_____ Site Plan/Floor Plan

__NA__ Elevations

__X__ Photographs

__X__ Other: new HCPI (no assigned number)

RECOMMENDATION:

Staff recommends designating the building historically Contributing to the Downtown and Eastside Historic District per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff also recommends designating the street wall historically Non-contributing. Staff does not find any façade primary due to its extensive alterations throughout.

BACKGROUND & SUMMARY:

300 Garcia Street is a 4,304-square-foot Spanish Pueblo style building that holds a guesthouse and commercial office. The house sits at the corner of Garcia Street and Canyon Road.

The first indication of house appears on the 1885-86 Hartmann map. Cobbled together as several compounded additions, the interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint. The Hartmann map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's plan, with a smaller rectangle appended to its northeast corner. The King's map shows the property to be owned by Manuel Delgado. Sources indicate the property once included a store. The northeast rectangle, pictured on the King's map, could represent this feature, as stores were often added to the front of a house. Its landscaping reveals a commercial adaptation with its non-historic entry steps off East De Vargas and a stone-paved parking area at the front. It once served as a gallery.

The parking court's cobblestones, which start at the driveway apron and continue into the property, are flanked by a curving flagstone path. The parking area is framed on the south by a low stone planter, and beyond, a taller wall of the neighboring property. A tall ivy-covered privacy wall, creating a courtyard for a guest casita, runs along the north side. Heavy, rustic wood doors penetrate this non-historic feature, constructed after 1973. The path ascends a step, moving west, before terminating at the house's east façade. The path and all its walls and planters are not historic.

Likely constructed in the 19th century, the house expanded dramatically after that time. A 1958 photograph depicts the existing building footprint.

The applicant is before the board for determination of its historic status and for designation of primary façade(s) if applicable. Also requested is a historic designation of the perimeter walls on the property, inclusive of the wall adobe/stucco wall remnant along Garcia and the stone retaining walls at the east and north edges of the property. The applicant provided a new Historic Cultural Properties Inventory (HCPI) for the property.

Despite these considerations, the recommendation is to maintain a Contributing status for the former house, based solely on the consistency of its footprint and massing since 1958. Of unclear origin, and marginal historical integrity, the street wall is recommended Non-Contributing.

surroundings
landscape
architecture
urbanism

10 February 2021

To: Angela Bordegaray
Historic Districts Review Board
From: Sandra Donner
Re: 300 Garcia Street - Proposal Letter

The owners of 300 Garcia Street are requesting a status review and primary facade designation for their property. They would also like to request a designation of the perimeter walls on the property, inclusive of the wall adobe/stucco wall remnant along Garcia and the stone retaining walls at the east and north edges of the property. They have had a Historic Cultural Properties Inventory (HCPI) done for the property. The HCPI reports follows this proposal letter.

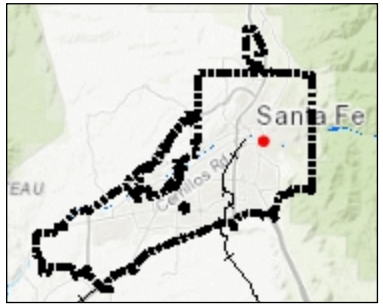
Exhibit:
HCPI

1611 paseo de peralta
santa fe, nm 87501
t: 505 982 3454
f: 866 638 4578
www.thesurroundings.com

City of Santa Fe
Mapping the City Different

300 Garcia Street





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

Contributing to Downtown & Eastside Historic District

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Manuel and Lolita Delgado/ Chandler and Eleanor Hale House**	**2. Location:** **300 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 21, 2021**

Illustrations

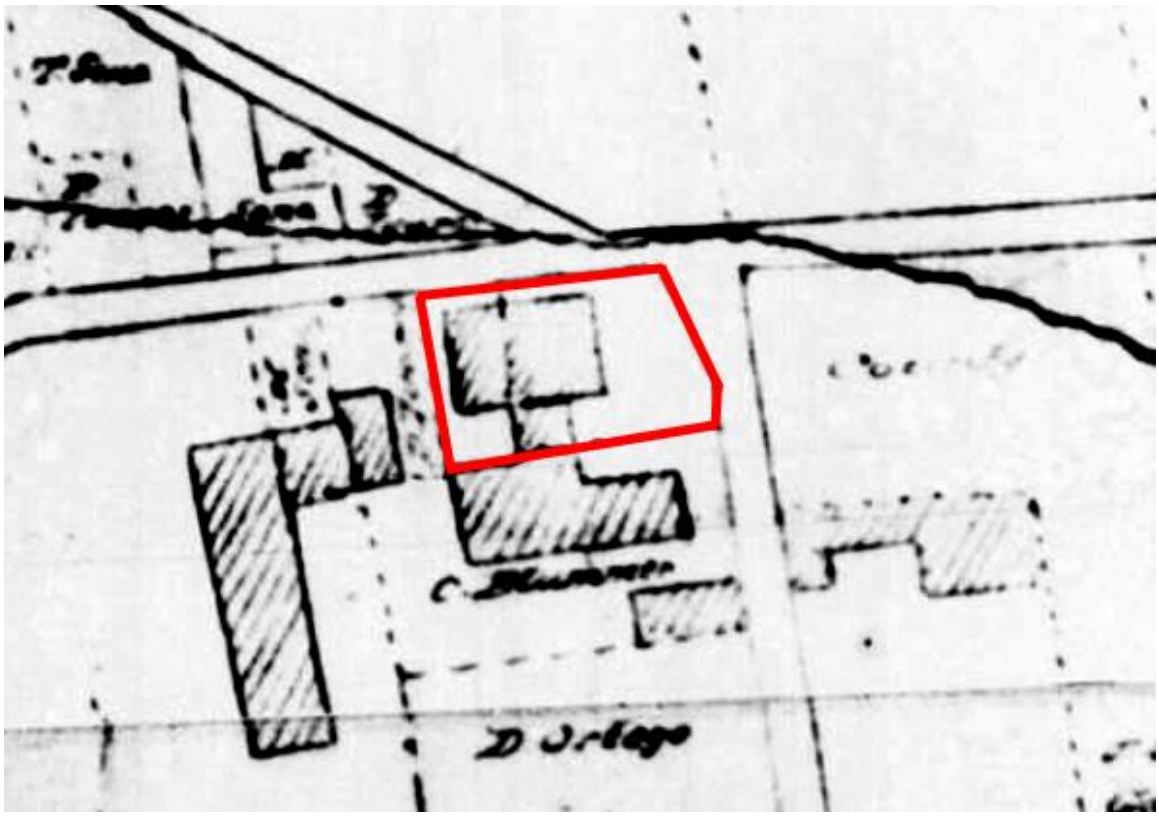


Figure 1: H. Hartmann,
"Map of the City of Santa, N.M.," ca.1885-1886.
Outline indicates property boundary.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Manuel and Lolita Delgado/ Chandler and Eleanor Hale House**	**2. Location:** **300 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 21, 2021**

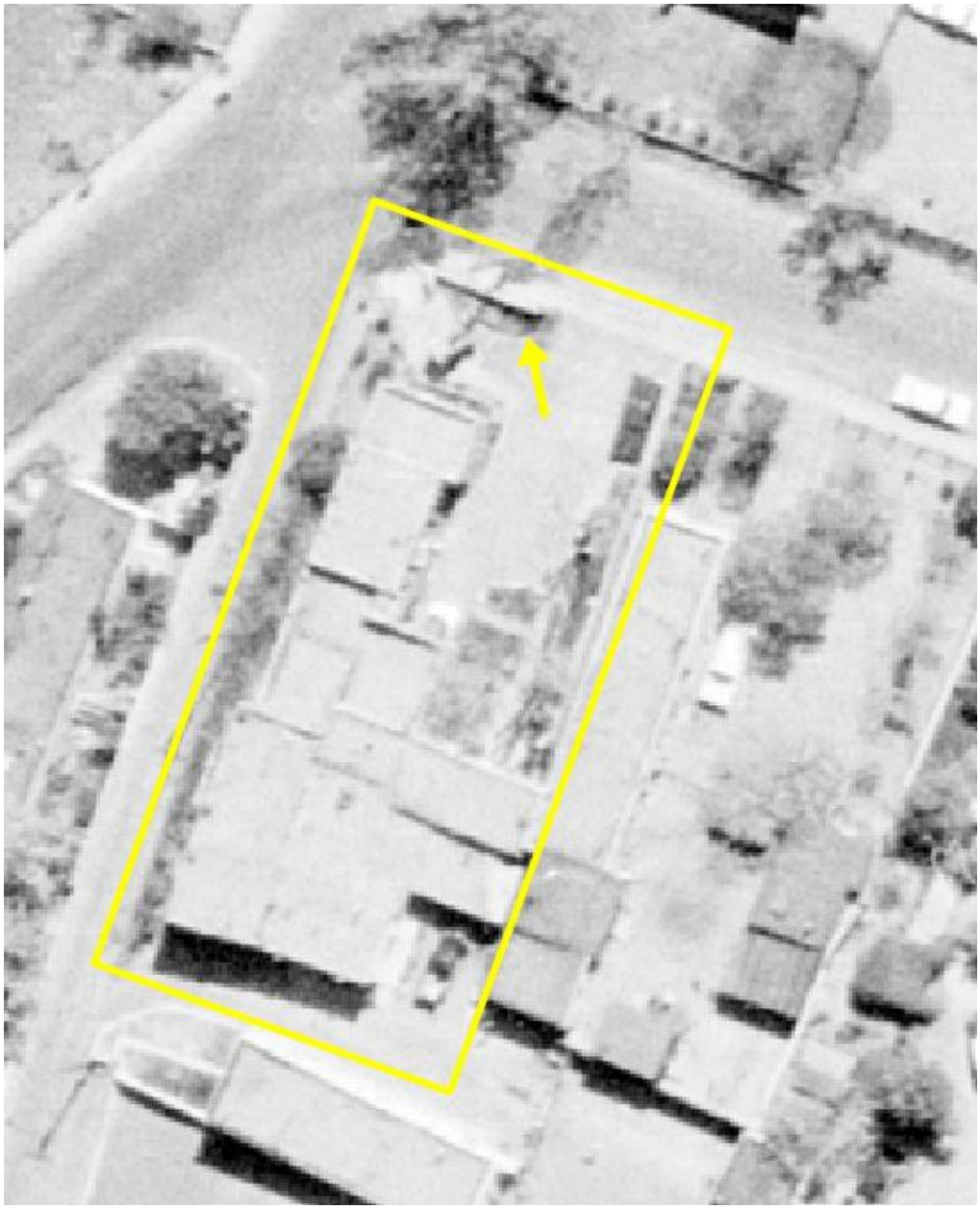


Figure 8: May 2, 1966, aerial photograph.
Current street wall present; south section removed.
Courtesy New Mexico Department of Transportation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Manuel and Lolita Delgado/ Chandler and Eleanor Hale House**	**2. Location:** **300 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 21, 2021**



Figure 5: c.1999, existing elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Manuel and Lolita Delgado/ Chandler and Eleanor Hale House**	**2. Location:** **300 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 21, 2021**



Figure 6: c.1999, proposed elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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:

Manuel and Lolita Delgado/ Chandler and Eleanor Hale House

2. Location:

300 Garcia Street
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: 051611152 (old ID)

4. County: Santa Fe
Parcel # 11248512

5. Property Type:
x Buildings: House
x Structures: Wall
__ Site __ Object

6. Date of Survey: January 21, 2021

7. Previous Survey Date(s):
_x_Yes: February 10, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.682884,-105.9332268



10. Photo Information: Sharon Joyce, photographer. View of front, east elevation, facing southwest.

11. Brief Description of the Property:

Somewhere in the core of the 4,304-square-foot home are likely the pieces of a 19th-century house. These pieces appear on the 1912 King's map as a simple square with a rectangle joined to it. This composition — probably a house and an appended store — began to evolve in the 1930s when a wealthy man from the east acquired the property. Small clues in archival sources indicate he added on to the house, greatly expanding its footprint.

The first understanding of this expansion is evident in a 1958 aerial photograph (Figure 7). The house by this time extended nearly the length of its lot through a series of room additions. The compound footprint seen on the aerial is what found today — though parapets, roof planes, doors, and windows have been altered.

Continued on Page 5.

12. Who uses the property? Residence/Office

13. Construction Date: Unknown
Date: Section from 1886 may survive; expanded to current footprint by 1958. Santa Fe County Assessor date: 1970.
_ _Known _x_ Estimated Source: maps and aerial photographs

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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

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



Source: Office of the Santa Fe County Assessor

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

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

For: Casa de Garcia LLC

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

Owner: Casa de Garcia LLC

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

House recommended for Contributing Status to the Santa Fe Downtown and Eastside Historic District; Street Wall recommend Non-Contributing, 02/10/21

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

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Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A

4. County: Santa Fe

5. Date of Survey: January 21, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe	__ Brick	__ Composition	_x_ Concrete: Block (CMU)
__ Concrete: Cast Stone	__Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	_x_Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle
__ Wood: Tongue and Groove			__ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave: x Parapets
Materials:
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: gravel

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	2/2	19
Double-Hung	Wood	6/6	1
Casement	Wood	4	2
Casement	Wood	6-6	1
Casement	Wood	6	1
Casement	Wood	8	1

*The operation of one window could not be determined during site visit.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel and Glass	Wood	4
Single-Leaf	Panel	Wood	1
Single-Leaf	Ten-Light	Wood	1
Double	French	Wood	2

12. Chimneys
One, interior

13. Porches _x_ N/A
Type: __ Entry _Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1963; remodeling; unclear of extent; newspaper accounts.
#2 Date: 1958-1966; demolition of south side of Garcia Street wall; aerial photographs.
#3 Date: Post-1973; construction of tall privacy wall across south elevation; aerial photographs.
#4 Date: c.1990s; extensive landscaping – stone wall, planters, pathways, etc. – aerial photographs.
#5 Date: c.1999+; replacement of windows and doors; reworking of parapets and other alterations; H-Board minutes and material and visible evidence.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other:**

17. Documents Available and Their Locations

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

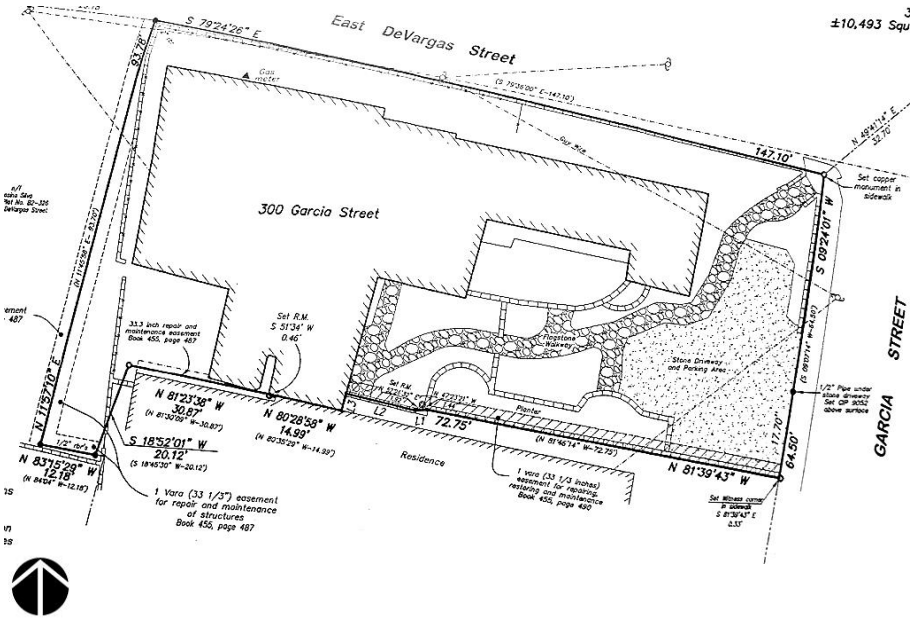
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of recent survey plan. Date unknown.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

Little is known about the building's historic elevations, as to their openings and presentation. It is hard to imagine the house's prevalent window type — a wood, Territorial-looking double-hung unit — is original to accretions constructed in the 1930s. With the building in commercial use for over 30 years (holding stores, restaurants, and offices) there must have been modification (and later reversals) to accommodate these uses. With this in mind, its veneer may be the result of architectural *trompe-l'oeil*.

Site

The house sits on the first lot on the west side of Garcia Street at its junction with East De Vargas Street and Canyon Road. Nearby stands the 1906 First Ward School, converted long ago to a gallery. It is surrounded at its north and east exposures by commercial development. Its landscaping reveals a commercial adaptation with its non-historic entry steps off East De Vargas and a stone-paved parking area at the front.

The parking court's cobblestones continue into the property, flanked by a curving flagstone path, moving westward (Photo 1). This area is framed on the south by a low stone planter, and beyond, a taller wall of the neighboring property. A tall ivy-covered privacy wall, creating a courtyard for a guest casita, runs along the north side (Photo 2). Heavy, rustic wood doors penetrate this non-historic feature, constructed after 1973. The path ascends a step, moving west, before terminating at the house's east façade (Photo 3). The path and all its walls and planters are not historic.

House

Cobbled together as several compounded additions, the 4,304-square-foot building holds a guesthouse and commercial office. These interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint.

East Elevation

The central courtyard area, off Garcia Street, includes the aforementioned Guest Casita and a volume farther back, holding offices. The most visible section is the terminal façade of the Guest Casita (Photo 4). A single window penetrates its wall. The window, a double-hung wood unit with a 2/2 light pattern, typifies both the historic and newer windows found throughout. The windows placed in simple casings are crowned with a

Territorial-type pedimented head. Hinged, wood-frame screens are fitted within the casing.

A line of repaired or replaced vigas run across the elevation, supporting a shallow wood overhang topped with stucco. The 1984 Historic Buildings Inventory captured a different parapet shape (Figure 4). The image also shows the *canal* in a cut-through position. Now, it punches through.

Approximately 45’ behind the street-facing façade is a secondary east elevation forming part of the Guest Casita courtyard (Photo 5). The short wall holds a combination of doors and a window. The right (north) door, a four-panel with two rounded arch lights, is typical of replacement units around the house. The design, originating with the American Italianate style, is commonly interpreted in Santa Fe as Territorial. To the left (south) is a non-original ten-light French door. A small casement completes the composition.

The final elevation is set back approximately 100’ from the street (Photo 6). The short façade holds a door and three windows. Like other single-leaf units, it is a four-panel design, with its upper panels filled with arched lights.

South Elevation

The south elevation encloses the Guest Casita. It is hidden by the immense privacy wall (Photo 7). It reveals an asymmetrical arrangement of openings holding typical Territorial windows and doors of unknown vintage (Photo 8). The wall is painted white, in a *portal*-like presentation. A viga-supported overhang runs across its length. The vigas appear to repaired and/or replaced. The overhang is topped with stucco.

North Elevation

Edging along East De Vargas, the north elevation is the longest side of the house, revealing several distinct sections (Photo 9). A *latilla* fence hides the majority of the elevation; only the northeast corner is visible to the public (Photo 10). The combinatory façade is fenestrated with an array of typical Territorial windows arranged in single and double groupings (Photos 10-12). A single-leaf door at the northwest corner gives entry to a kitchen (Photo 13). The narrow space between the house and fence serves as a small patio.

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West

Accessible from a dirt drive off De Vargas, the west elevation is mostly obscured by a *latilla* fence. It is approached by two gates – one a large arch – which both appear to be non-historic (Photos 14 & 15). The elevation has two distinct sections, probably reflecting the building's evolution. Starting at the northwest corner, the longest section presents a plain wall penetrated with several typical windows (Photos 16 & 17). The windows look into the office portion of the house. Given the narrow passage between the fence and the wall, use of the area is limited. This is compensated at the southwest corner, where the wall steps back, creating an intimate courtyard (Photos 18 & 19). Non-original glass doors open onto the courtyard.

Interior

Based on a brief walkthrough and real estate photographs, the interior appears to be completely renovated with raised ceilings and a new arrangement of rooms. This likely occurred over several iterations, beginning with its conversion to commercial use in the 1960s and continuing through more recent reprogramming in the 2000s.

Street Wall Ensemble

Lying parallel to Garcia Street is a section of older, presumably adobe wall (Photo 20). It measures 30' and ranges in height from 7'-8" at the south to approximately 4'-10" at the north (Photo 21). It sits on a rubble foundation, showing different types of stone and coursing. The stones are laid in a thick bed of cement. Beyond, to the north, a separate, more recent base wall starts. It is made of a completely different type of stone. At East De Vargas, rounding the corner, is a non-historic set of steps, leading to the flagstone pathway discussed previously (Photo 22).

The origin of the wall is unclear. A portion of it may be visible in a 1958 aerial photograph (Figure 7). Clearer is another section to the south that was removed to create the current 30'-wide driveway. This section was gone by 1966. The aerial revealing this shows the current wall present (Figure 8).

The wall's overly rustic quality may tie into Kenton's renovation of the Hale house in 1963. Kenton used the northeast corner for signage and had installed an adobe "showcase," complete with vigas, facing Canyon Road. This may be the box-like structure visible in the 1966 and 1973 aerial photographs (Figures 8 & 9).

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Historical Overview

The history of the building before 1886 is unclear. A recent real estate listing purports it dates to 1836, and is "thought to have once been the Governor's Mansion."[1] There is no evidence found to support this and little information on the property in general, other than a 1984 windshield survey form.[2]

The first indication of a house appears on the 1885-86 Hartmann map (Figure 1). The map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's plan, with a smaller rectangle appended to its northeast corner (Figure 2). The King's map shows the property to be owned by Manuel Delgado. This name links to Manuel Delgado, who is recorded in the 1900 federal census to be living in the vicinity with his wife Lolita and son Eugenio.[3] The census records Manuel running a grocery store. Other sources have indicated the property once included a store. The northeast rectangle, pictured on the King's map, could represent this feature, as stores were often added to the front of a house.

A 1926 sewer assessment notice identifies the owner then as Manuel Baca.[4] No additional details were found for Baca. However, the first city directory from 1928 identifies Baca living at 364 East De Vargas Street.[5] This turns out to be the house's address until the 1950s, situating its original orientation toward De Vargas rather than Garcia Street.

Chandler and Elanor Hale

The property was purchased in 1928 by a rich Easterner named Chandler Hale, Jr. The son of Chandler Hale, a diplomat and assistant secretary of state, Chandler Jr. was born in 1898 in Ellsworth, Maine. He grew up in the coastal town near Bar Harbor and Washington, D.C., where his father served as a senator. He attended the Gilman School,

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[1] "Garcia Street, Santa Fe," Santa Fe Properties < https://www.santafeproperties.com/listing/202004454-300-garcia-santa-fe-new-mexico-87501/> Accessed February 8, 2021.

[2] The author reached out to the New Mexican Historic Preservation Division and the Historic Santa Fe Foundation; neither organization had information on the house. A telephone message was left with the current owner, seeking information, with no reply.

[3] https://www.santafeproperties.com/listing/202004454-300-garcia-santa-fe-new-mexico-87501/

[4] "Legal Notice," *Santa Fe New Mexican*, September 4, 1926, 5.

[5] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 43.

a preparatory school for boys in Baltimore, and later enrolled at Princeton University, where he graduated with an M.A. in English in 1924.[6] At Princeton, Hale helped found the Theatre Intime, a student theater group that still performs today.

Upon graduation, Chandler taught at Colorado College, where he became acquainted with Santa Fe. He returned to the East in 1927, teaching for a few years at New York University. Soon after, he gave up teaching and came to New Mexico in 1928, purchasing the old Delgado house to become his summer home.[7]

In Santa Fe, Chandler met Eleanor Gaskill, a divorced dress shop owner. Born Eleanor Lapham in Indianapolis in 1894, Eleanor grew up in New York City, graduating from the Gardner School for Girls — a private school whose alumni included publisher Blanche Wolf Knopf. In 1908, Lapham married Charles Gaskill, an army colonel.

During World War I, Eleanor served in the Red Cross, and was deployed to Europe.[8] After six years, she returned from Europe and later separated from Gaskill, moving to Santa Fe in 1931. In Santa Fe she established a clothing store under her name, first at La Fonda and later at Sena Plaza. Advertisements from the 1930s portray a high-class clothier, focusing on furs, hats, dresses, and costume jewelry.[9]

Eleanor and Chandler were married on November 7, 1936, at Robert Hunter Clarkson's home in Tesuque. The most interesting aspect of their wedding announcement is a short description of Chandler's work on the old houses. It stated he purchased the "old, thick-walled adobe combination house and store on this corner [and] converted into one of the most beautiful native houses in the city. In it, he has placed his priceless collections of early American furniture."[10] A much later account states that Chandler had "added to one of the oldest residences" in Santa Fe.[11]

Given the gap of graphic sources between 1912 and 1958, the sequence of Chandler's additions is unknown. A few clues may lie in city directories, which list several families at the 364 East De Vargas Street address. With this, it may be reasonably assumed that the

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[6] "Chandler Hale, Jr., '21," *Princeton Alumni Weekly* (February 15, 1963, 19).
[7] Ibid.
[8] "Last Rites Held for Mrs. Hale." *Santa Fe New Mexican*, December 13, 1962, 13.
[9] Advertisement, *Santa Fe New Mexican*, October 17, 1936, 8.
[10] "Wedding for Eleanor Gaskill, Chandler Hale, Takes Place Saturday at the Clarksons," *Santa Fe New Mexican,* November 5, 1936, 3.
[11] "Chandler Hale, Jr., '21," *Princeton Alumni Weekly*, 19.

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Hales used part of the property for rental income. In addition, the 1940 federal census identifies an Annie M. Johnson, recorded as a domestic, living in the household.

The Hales lived a lifestyle worthy of mention in the society column. Chandler rubbed elbows with fellow Eastern wealth, including James Breese, who took over the *New Mexican*. Eleanor was active in the Santa Fe Garden Club and helped establish the School of Practical Nursing at St. Vincent's Hospital. A Princeton publication portrayed Chandler as a man who spent his time mostly writing, especially on the subject of rivers. And it was on a sightseeing trip down the Mississippi that he became gravely ill, passing away in 1962. Eleanor died in her home on East De Vargas five months later.

An Arts District

The deaths of Eleanor and Chandler coincided with a significant change to the Canyon Road area. While put into art use since the 1920s, the area still maintained a high residential population.

Sustained commercial pressure led the City of Santa Fe to adopt a new type of zoning for the area. Passed on November 28, 1962, a little more than a week after Eleanor's death, the Residential, Arts and Crafts zone was meant to, as described in the *New Mexican*, "serve and preserve the prevalent characteristics of the Canyon Rd. area."[12] In its original intention, the zoning would promote an area where "residential uses are intermixed with small arts and crafts shops where the goods traded are custom produced in small quantities."[13]

Later called the RAC, the new area was packaged with a larger zoning plan to lessen commercialization, targeting highways entering Santa Fe. The origin of RAC-type zoning appears to be unique to Santa Fe and was adopted nearly a decade later by the City of Albuquerque to protect Old Town.

Kathryn Kenton

Taking advantage of the new zoning was Kathryn Kenton, a proprietor of a dress shop on Canyon Road (Figure 3). Likely an acquaintance of Eleanor Hale, she purchased their

[12] "New Law Promises More Flexibility in Placing Houses," *Santa Fe New Mexican*, September 16, 1962, 10.
[13] Ibid.

house, converting it into a small crafts village of individual stores — starting with her own, Kathryn Kenton Boutique.

Describing herself as a former model and actress, Kenton first arrived in Santa Fe in 1962 to study art at the Rancho del Rio Art School in Alcalde. There she met artist Eugenie Shonnard, later moving in with the artist at her home in Santa Fe.[14] Kenton first opened her shop at 652 Canyon Road, across from the Wilson Galleries, dubbing it the "Fashion Center of Santa Fe on Canyon Road"

Relocating to the old Hale home in 1963, Kenton renovated the property for RAC use. An article covering the move reported that Kenton had remodeled the building.[15] A 1964 advertisement presents the building's renovated appeal: "If you've been looking for an ideal place to set up an arts and crafts shop or to open a gallery, this is the place for you! It's a large, historical adobe home, replete with high ceilings, vigas, and courtyard, and it's along Canyon Road. There's plenty of room, it's all reconditioned and there's of display potential."[16] She later reworded that ad, stating the building was also ideal for a dress shop, gallery, theater, or an art school.

Her first taker was Opal Booth, from Houston, who opened the eponymous store specializing in lounge and leisurewear (Figure 3). By the mid-1960s, Kenton was representing a few fashion labels selling an American take on the modish, bold-print Pucci style. In 1966, a third tenant arrived as Vivian Insirilo, another Houstonian, opened Vivian's Tea Room. Unable to secure a liquor license, the tea room was short-lived. This changed the next year, when Bruce Vanderberg, a recent transplant from Oklahoma, took over the restaurant space and transferred a liquor license from a bar on Cerrillos Road.

Enter Nirvana

Vanderberg opened the Nirvana Restaurant in 1967. Showing little modesty, he explained that he designed the restaurant to please himself and sought to create his "own version of a perfect restaurant, a small hideaway, no more than 10 tables, a place

[14] "Former Actress and Model Opens Boutique on Canyon Road," *Santa Fe New Mexican*, September 10, 1963, 15.
[15] "Katherine Kenton's Boutique," *Santa Fe New Mexican*, May 3, 1964, 8A.
[16] Advertisement," *Santa Fe New Mexican*, January 12, 1964, Pasatiempo-5.

for Santa Feans, elegant in a quixotic way."[17] The quixotic nature was clear with the menu, which offered a bewildering 100 dishes of French, Greek, and Indian origin. Guests were greeted at the front door by a *maître d'* dressed in an 18th-century Fenwick coat. Vanderberg later incorporated poetry, theatre, and slide shows into the experience.

The 1970s saw additional tenants including Stewarts Gallery, an art gallery run by Charles C. Stewart — a purveyor of abstract and "authentic" kachina paintings. Into the mix arrived Richard Childers, a local man associated with the family who ran La Posada. Childers, an interior decorator, opened Algo de Todo, claimed to be the first interior design studio in New Mexico.[18] The studio covered both residential and commercial work and carried various carpeting lines, upholstery, and furniture, while also serving as an art gallery. In 1975, Japanese-American artist Chuzo Tamotzu opened his first art gallery in the old house. This was followed the same year by Adobe Realty occupying one of the spaces.

A photograph of the house, taken as part of the 1984 windshield survey, shows its condition at the time (Figure 7). Automobiles were parked across the east exposure, all the way to the front door.

Following a wave of Canyon Road tourism, the old house had a succession of blue-chip art galleries — including the Nedra Matteucci, and later Hampton, galleries in the early 1990s. This upscale use included a landscaping plan which installed the cobble pavers, retaining walls, and other stone features. This work was likely designed and overseen by John T. Morris of New Mexico Stone.[19]

Change of Use

In the mid-1990s, the building went out of retail use and was acquired by the Messengers of Healing Winds Foundation. Led by Andrea Waitt Carlton, the foundation is linked to Gateway 2000, a direct-sales PC company recalled for its once-ubiquitous cow print shipping boxes. The foundation commissioned architect Elisabeth Wagner to remodel the house. The project included extensive interior work and exterior

[17] Vanderberg quoted in "New Restaurant Has Informal Elegance," *Santa Fe New Mexican*, November 12, 1967, A10.
[18] Advertisement, *Santa Fe New Mexican*, December 23, 1973, Viva-28.
[19] Elisabeth Wagner, Zoom conversation with John Murphey and Sandra Donner, January 25, 2021.

restoration and modifications. The project went before the Historic Districts Review Board in 1999 (H-99-52)(Figures 5 & 6).

While the case file has been lost, surviving minutes — including drawings and the architect's recollection — shed light on the project. Exterior work included a meticulous restoration of windows visible from the public right-of-way. Other openings, beyond public view, were modified. This included replacing four existing doors (type unknown) with the four-panel Territorial units.[20] A plate glass window at the east elevation, overlooking the Guest Casita courtyard, was replaced with a set of French doors.

The project, overseen by the Wolf Corporation, likely installed the numerous skylights and made changes to *canales* and parapets. The project additionally capped surviving vigas with copper ends. Walls were re-stuccoed, and the roof was replaced. It appears from the minutes that the *latilla* fences across the north and west elevations were replaced in kind.[21]

In short, the project combined artful restoration along with changes to features outside of public view. As recalled by the architect, "anything you couldn't see, we modernized. Everything visible to the public, we tried to renovate."[22] Based on physical appearance, additional work has occurred since 1999.

Conclusion

Likely constructed in the 19th century, the house expanded dramatically after its acquisition by Chandler Hale, Jr. This expansion is evident in a 1958 photograph and represents the building footprint that is in place today. The appearance of the original home's elevations is unclear over time.

The house's exterior is somewhat artificial, fenestrated with windows and doors that would not have been used (or even available) in the 1930s. While lovely and enchanting, there is something "paper moon" about it.

Its change of use in 1962, from residential to commercial, likely involved at least some modification of windows and doors. Kathryn Kenton hinted at this, while advertising the

[20] Minutes, Historic Design Review Board, March 23, 1999, 12.

[21] Ibid., 13-14.

[22] Elisabeth Wagner, January 25, 2021.

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building in 1964 as being "reconditioned." Though seating areas were small, the several restaurants that used the front of half of the house surely involved modifications to meet code. And in its 30 years of commercial use, other tenants must have made alterations to suit their businesses.

Despite these considerations, the recommendation is to maintain Contributing status for the former house, based solely on the consistency of its footprint and massing since 1958.

Of unclear origin, and marginal historical integrity, the Street Wall is recommended Non-Contributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Manuel and Lolita Delgado/ Chandler and Eleanor Hale House**	**2. Location:** **300 Garcia Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: January 21, 2021**



Figure 2: Figure 2: Portion of N.L. King, "King's Official Map of the City of Santa Fe," 1912. Red indicates house and possible store.

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Figure 3: Kathryn Kenton modeling French scarf, 1963 (left); 1966 ad for Opal Booth (right). Courtesy *Santa Fe New Mexican*.

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Figure 4: Photograph from 1984 Historic Building Inventory.
Courtesy New Mexico Historic Preservation Division.

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Aerial Photographs



Figure 7: November 10, 1958, aerial photograph.
South portion of wall (now removed) is visible.
Courtesy New Mexico Department of Transportation.

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Figure 4: 1973 aerial photograph.
Guest Casita privacy wall not present.
Courtesy New Mexico Department of Transportation.

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Survey Photographs

(All images taken by Sharon Joyce, unless otherwise noted)



Photo 1: Cobblestone paving and flagstone path.
Camera facing north.

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Photo 2: Privacy wall for Guest Casita.
Camera facing northeast.

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Photo 3: Walkway to east elevation.
Camera facing walk.

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Photo 4: East elevation, Guest Casita.
Camera facing northwest.

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

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Photo 5: East elevation, Guest Casita courtyard.
Camera facing southwest.

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

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Photo 6: East elevation, Office.
Camera facing west.

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

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Photo 7: South elevation, privacy wall entry to Guest Casita.
Camera facing northeast.

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

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Photo 8: South elevation, Guest Casita.
See Photo 5 for match.
Camera facing west.
c.2017. Courtesy Santa Fe Realty.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: North elevation, from East De Vargas Street.
Camera facing west.

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

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Photo 10: North elevation, east section.
Camera facing southwest.

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

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Photo 11: North elevation, middle section.
Camera facing east.

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Photo 12: North elevation, west section.
Camera facing east.

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Photo 13: North elevation, west section.
Replacement door at kitchen.
Camera facing south.

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

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Photo 15: West elevation, south section.
Camera facing southeast.

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Photo 16: West elevation.
Camera facing north.

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Photo 17: West elevation.
Camera facing south.

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Photo 18: West elevation, courtyard.
Camera facing east.

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Photo 19: West elevation, courtyard.
Camera facing south.

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Photo 20: Street Wall.
Camera facing northeast.

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Photo 21: Street Wall where it meets recent stone steps.
Camera facing southwest.

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Photo 22: Recent stone steps.
Camera facing southwest.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003185--HDRB

Project Description:

Project Location(s): 1299 CANYON RD
Santa Fe, NM 87501

Contacts:

Property Owner: Julia Burt
1299 Canyon
Santa Fe, NM 87501

Applicant: Sandra Donner sandra@surroundings.studio

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: March 9, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003185-HDRB

Address: 1299 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Preliminary 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:

1299 Canyon Road is a single-family residential structure constructed in a Spanish Pueblo Revival Style in 1973 with non-contributing historic status to the Downtown and Eastside Historic District. The property currently has a coyote fence directly along the street.

The applicant proposes the following items:

1. Removal of the existing coyote fence along the east and south side of the property.
2. Partial removal of stucco yard wall along Canyon Road; western edge of property.
3. Construction of a new stucco yard wall to the maximum allowable height of 5 feet 8 inches at the western edge of property along Canyon Road.
4. Construction of a stucco yard wall to replace coyote fence at eastern edge of property at Canyon Road and running north along shared drive.
5. A new oxidized steel pedestrian gate to a height of 5 feet at new parking area on the western edge along Canyon Road.
6. New flagstone step configuration at inside of property, western edge of property along Canyon Road and reconfigured moss rock walls at new steps.
7. New low moss rock planter wall at eastern edge of property at Canyon Road and running north along shared drive.
8. Construction of a new garage to a height of 14 feet. The maximum allowable is 16 feet 8 inches. It includes a trash enclosure. The garage door will match the oxidized steel gates. Headers above doors will the match the light natural wood color of the existing headers at the existing carport and house.
9. A new vehicular gate along eastern shared driveway, of oxidized steel.
10. Stucco the entire house, yard walls, carport and garage with El Rey “Twig.”

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1175

building threatened? yes	surveyed date 28-6-83 by mb	county Santa Fe	ID no. 051600464
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1299? Canyon

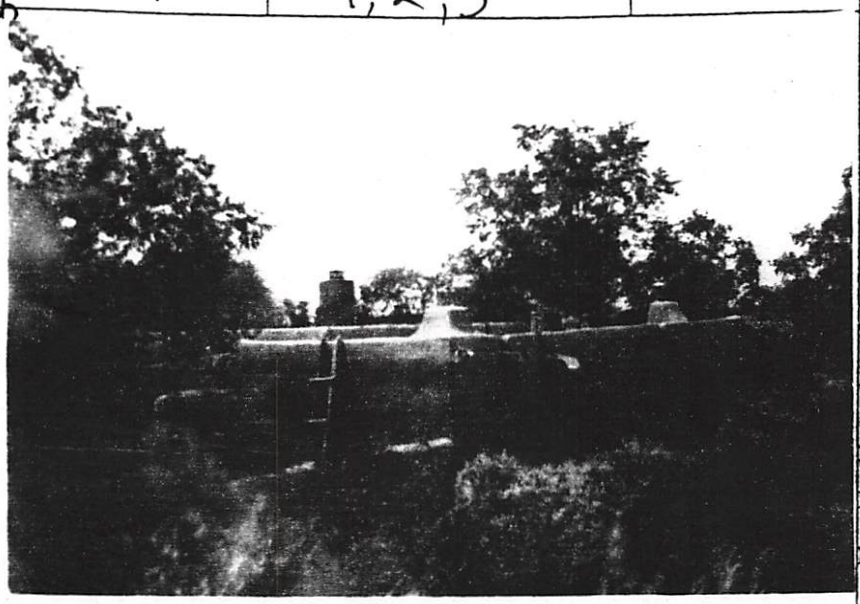
city/town: Santa Fe

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

building name:

legal description: tnsp 17 N ☐ range 10 E ☒ sec 29 NW¼ NW¼

film roll by mb no. 21 | negative nos. 1,2,3 | loc. of neg. HPB



plan shape: Canyon

date of construction: 1976 estimate early 1970's actual 1973*

source: *Property owner DR

use: present residential; other ____; historic residential; other ____

condition: ___excellent ___X___good ___fair ___deteriorating

degree of remodeling: ___X___minor ___moderate ___major

describe:

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Most of house not visible fr. street. Windows - ~~fake~~ wood double hung, lintels exposed. 5 masonry chimneys - one extended w masonry cap. Canales - wood

built by owners - Lynette & George Woolivers

surroundings: Residential

relationship to surroundings: ___X___similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of ___none interest

if eligible, why?

comments: wall - adobe

Streetscape: hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, 2 carports

associated buildings? ___yes what type?

if inventoried, list ID nos.

* published in Virginia Gray, 1976, Mud, Space, and Spirit: Handmade Adobes

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02/03/2021

Site Address: 1299 CANYON ROAD

Property Owner of Record: JULIA AND RANDALL BURT

Applicant/Agent Name: SANDRA DONNER

Contact Person Phone Number: ( ) 505-603-6068

Proposed Construction Description: NEW YARD WALLS, GARAGE AND GATES

TOTAL ROOF AREA: 4697

Zoning District: R2

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

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 : 22 %
☐Open Space Required: _____

Setbacks:
Proposed Front: 7'-0" Minimum: 7'0"
2nd Front? _____
Proposed Rear: NA Minimum: _____
Proposed Sides: L ___ R 5'-0" Minimum: 5'-0"

Height: Proposed 14'-0"
Maximum Height: 16'-8" 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.

Sandra Donner [☐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 02/03/2021 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 1-14-13

surroundings
landscape
architecture
urbanism

10 February 2021

To: Mr. Daniel Schwab
Historic Districts Review Board
From: Sandra Donner
Re: 1299 Upper Canyon Road - Proposal Letter

Julia and Randall Burt, owners of 1299 Canyon Road, a non contributing residence, are requesting a review and approvals of the following proposed changes nd additions to their property. A yard wall, maximum, height calculation was done and determined to be 68". A maximum building wall height calculation was done and determined to be 16'-8".

1. Removal of the existing coyote fence yard wall along the east and south side of their property.
2. Partial removal of stucco yard wall along Canyon Road; western edge of property
3. New stucco yard wall (68" max) at western edge of property along Canyon Road; new stucco yard wall to replace coyote fence at eastern edge of property at Canyon Road and running north along shared drive.
4. New oxidized steel pedestrian gate at new parking area, western edge of property along Canyon Road.
5. New flagstone step configuration at inside of property, western edge of property along Canyon Road. Reconfigured moss rock walls at new steps.
6. New low moss rock planter wall at eastern edge of property at Canyon Road and running north along shared drive.
7. New garage (14'-0") and trash enclosure. Garage door to match oxidized steel gates. Headers above doors to match color of existing headers at existing carport and house.
8. New vehicular gate along eastern shared driveway. Oxidized steel.
9. Entire house, yard walls, carport and garage to be stuccoed with El Rey Twig.
10. New bronze, in wall, mailbox.

Exhibits:
Materials
Existing Photographs
Existing and Proposed Plans
Existing and Proposed Elevations

1611 paseo de peralta
santa fe, nm 87501
t: 505 982 3454
f: 866 638 4578
www.thesurroundings.com



A EXISTING SITE PLAN

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundingsstudio

DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

NO.	DATE	NOTE

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BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

EXISTING PLAN

A.001



B PROPOSED SITE PLAN

NORTH

0 5 10 20

SCALE: 1"=10'

surroundings
landscape
architecture
urbanism

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Santa Fe, NM 87501

t: 505 982 3454
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NO.	DATE	NOTE

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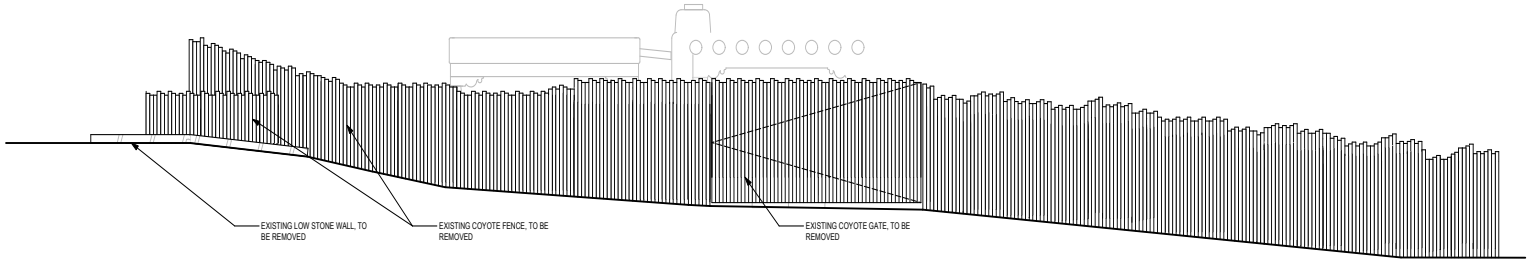
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

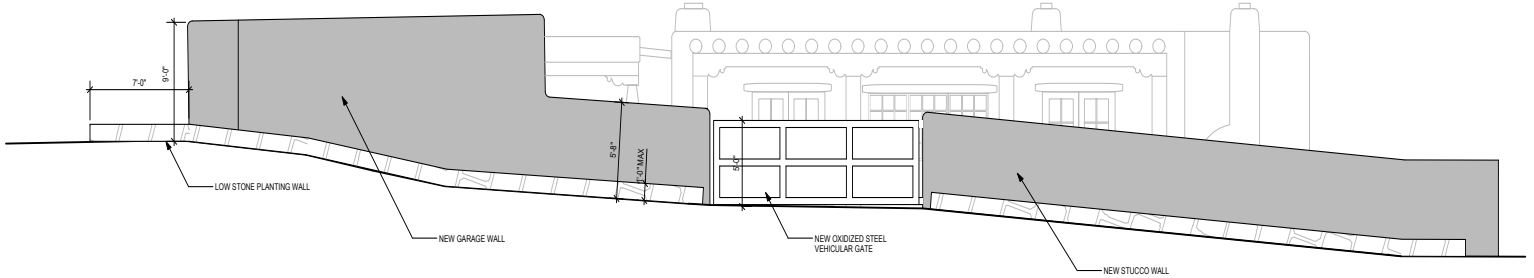
SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

PROPOSED PLAN

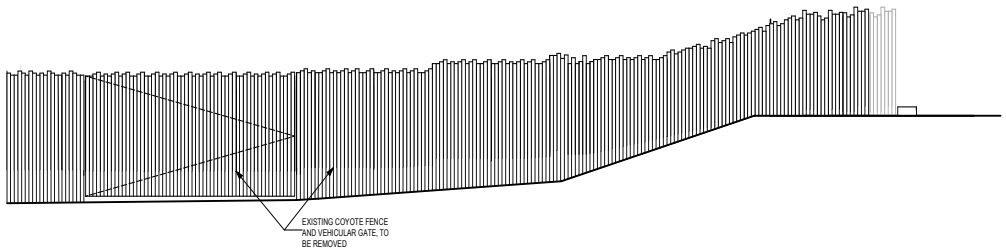
A.002



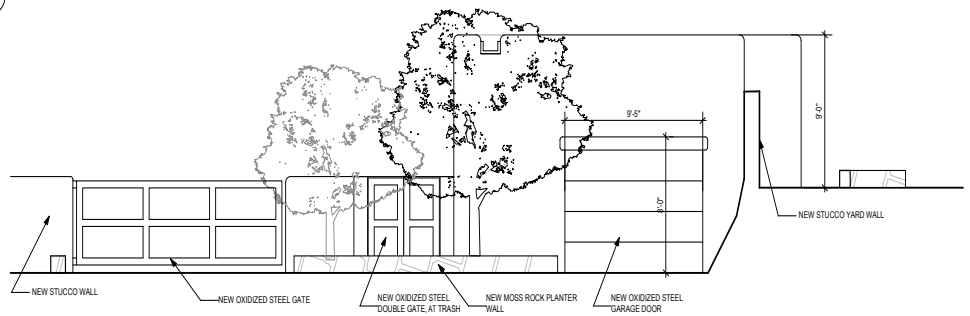
1A EXISTING ELEVATION - EAST



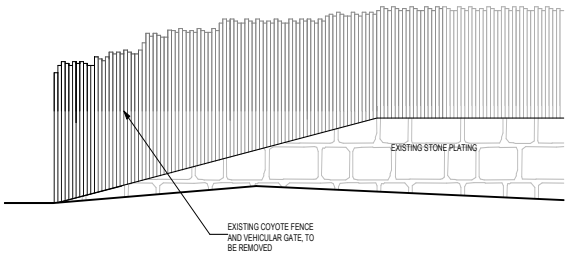
1B PROPOSED ELEVATION - EAST



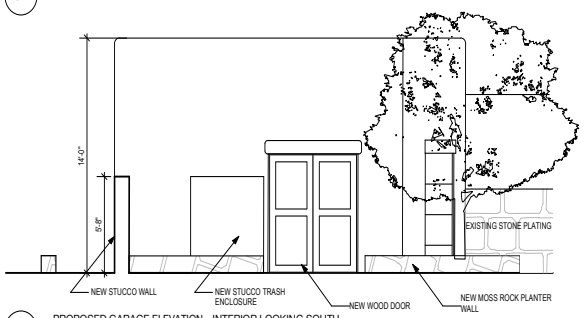
2A EXISTING ELEVATION - INTERIOR LOOKING EAST



2B PROPOSED GARAGE ELEVATION - INTERIOR LOOKING EAST



3A EXISTING ELEVATION - INTERIOR LOOKING SOUTH



3B PROPOSED GARAGE ELEVATION - INTERIOR LOOKING SOUTH

0 2 4 8'

SCALE: 1/4"=1'

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundingsstudio

DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

NO	DATE	NOTE

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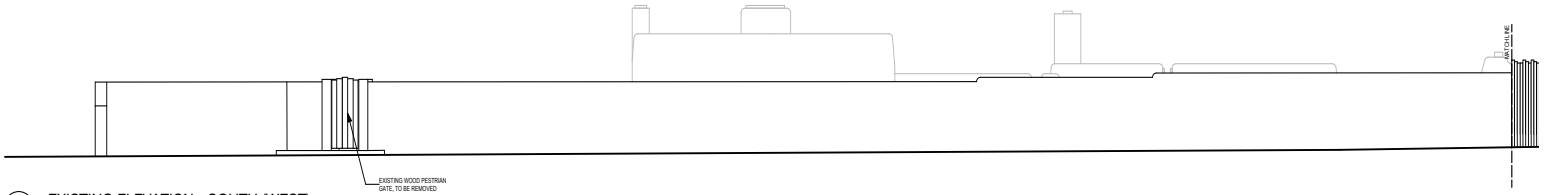
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

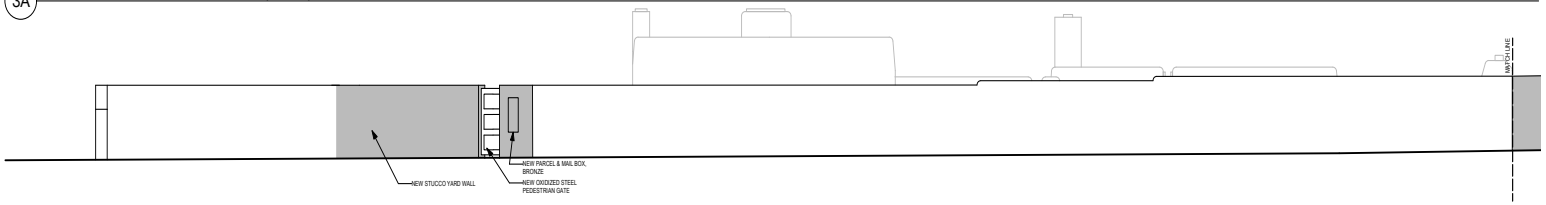
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DRAWN BY:	SD

ELEVATIONS

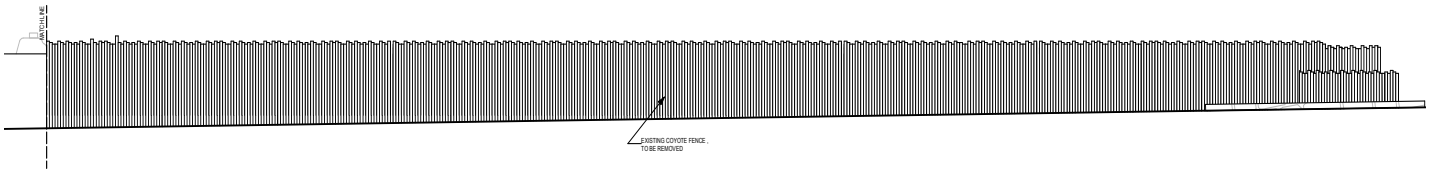
A.003



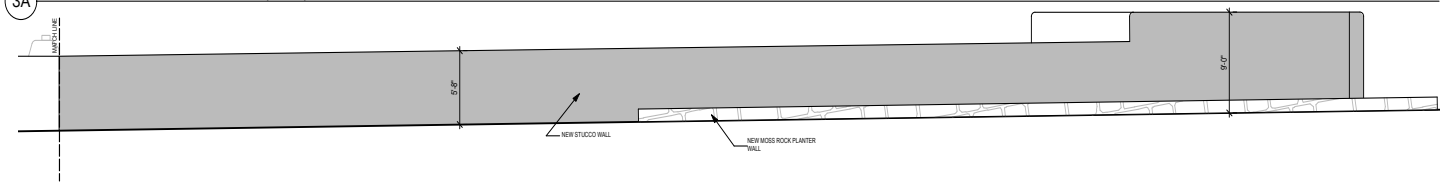
3A EXISTING ELEVATION - SOUTH (WEST)



3B PROPOSED ELEVATION - SOUTH (WEST)



3A EXISTING ELEVATION - SOUTH (EAST)



3B PROPOSED ELEVATION - SOUTH (EAST)

0 2 4 8'

SCALE: 3/16"=1'

surroundings
landscape
architecture
urbanism

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DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

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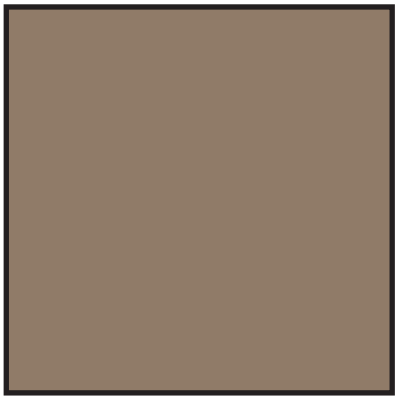
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
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DRAWN BY:	SD

ELEVATIONS

A.004



EL REY "TWIG" STUCCO



WOOD HEADER



BRONZE BUILT IN MAILBOX



RUSTED (OXIDIZED)STEEL



RUSTED (OXIDIZED)STEEL



BUILT IN MAILBOX



STONE PLANTER EDGE



FLAGSTONE



RUSTIC RANCH PAVERS

MATERIALS



EXISTING PEDESTRIAN ENTRY AND PARKING AREA



EXISTING STUCCO WALL RUNNING EAST FROM PEDESTRIAN GATE



EXISTING STUCCO WALL TO COYOTE FENCE TRANSITION



EXISTING COYOTE FENCE AND MAILBOX AT EASTERN PROPERTY EDGE

SOUTH ELEVATIONS (ALONG CANYON ROAD)



EXISTING COYOTE FENCE AND GATE AND DRIVEWAY EASEMENT (SOUTH)



EXISTING COYOTE FENCE AND GATE AND DRIVEWAY EASEMENT (NORTH)

EAST ELEVATIONS (EASEMENT)