City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 13, 2021
5:00 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. March 23, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002954-HDRB. 333 Sena Street.
2. Case #2021-003198-HDRB. 100 E. Water Street.
3. Case # 2021-003283-HDRB. 827 E. Alameda.

E. STAFF COMMUNICATIONS

F. OLD BUSINESS

1. Case #2021-003185-HDRB. 1299 Canyon Road. Downtown and Eastside Historic District. Sandra Donner, agent for Julia and Randall Burt, proposes to construct a wall and gate on a non-contributing property. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov) *(Postponed to April 27, 2021)*
2. Case #2021-003200-HDRB. 300 Garcia Street. Downtown and Eastside Historic District. Sandra Donner, agent for Megan Mullally, requests designation of primary facades of building and a historic status review of a yardwall. (Nicole A. Ramirez Thomas/ Angela Schackel Bordegaray, 955-6127, asbordegaray@santafe.gov)

G. NEW BUSINESS

1. Case #2021-003372-HDRB. 844 Don Cubero. Don Gaspar Historic District. Steve McCormick, agent for Evelyn and Tim Taylor, owners, requests primary facade designation for a contributing Structure. (Daniel Schwab)

2. Case #2021-003376-HDRB. 234 ½ Irvine Street. Westside-Guadalupe Historic District. Gayla Bechtol, agent for Morgann Berg and Jeff Tietz, owners, requests a status review and primary facade designation for a non-contributing Structure. (Daniel Schwab)

3. Case #2021-003378-HDRB. 855 El Caminito. Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Elaine and Michael Brown, owners, requests a status review and primary facade designation if applicable for a non-contributing residential Structure. (Daniel Schwab)

4. Case #2021-003382-HDRB. 618 Garcia Street. Downtown and Eastside Historic District. John Padilla, agent for Manuel Garcia, requests a historic status review of a contributing structure. (Angela Schackel Bordegaray)

5. Case #2021-003369-HDRB. 1290 Lejano Lane. Downtown and Eastside Historic District. Architectural Alliance, agent for Robert Burke, proposes to build a pool and two outbuilding freestanding structures. (Angela Schackel Bordegaray)

6. Case #2021-003374-HDRB. 911 Camino Santander. Review Historic District. Mark Naktin, agent for Charles Weiss and Dianna Brown, owners, proposes to construct an 850 sq ft freestanding accessory Structure on a non-contributing residential property. (Daniel Schwab).

7. Case #2021-003370-HDRB. 310 Magdalena. Downtown and Eastside Historic District. Luca Mario-Baker, agent for Quincy Sweeny, proposes to add onto a primary façade of a contributing building and reconfigure and add to a contributing yard wall. The applicant requests an exception to 14-5.2(D)(2) for additions to primary facades. (Angela Schackel Bordegaray) *(Postponed to April 27, 2021)*

8. Case #2021-003380-HDRB. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Daniel Strongwater, owner and agent, proposes to reroof a contributing structure. An exception to Section 14-5.2(D)(6) is requested to change the existing roof *material*. (Daniel Schwab)

9. Case # 2021-003373-HDRB. 213 Barela. Westside-Guadalupe Historic District. Lightfoot Inc., agent for Linda Thiebauth and Arlene Kock, owners, proposes window replacement, restucco and re-roof on a contributing Structure. An exception to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade is requested. (Daniel Schwab)

10. Case #2021-003371-HDRB. 302 Sena Street. Don Gaspar Area Historic District. Scott Cherry, agent for Julie Gallegos, proposes to construct a structure to a height of 18'-2" where the maximum allowable height is 15'-8" on a vacant lot. The applicant requests an exception to 14-5.2(D)(9)(d) for a pitched roof and 14-5.2(D)(9) to exceed the maximum allowable height. (Angela Schackel Bordegaray)

11. Case #2021-003387-HDRB. 220 Otero Street. Downtown and Eastside Historic District. Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure, a remodel of and an addition of 575 sq ft to a contributing structure, and to construct a 1,218 sq ft casita. Exceptions are requested for the remodel and addition on the contributing structure to add to a primary facade (14-5.2(D)(2)(c)) and for removal of historic material (14-5.2(D)(5)(a)(ii)). (Nicole A. Ramirez Thomas/ Daniel Schwab)

12. Case #2021-003375-HDRB. 623 West San Francisco Street. Westside Guadalupe Historic District. Mark Naktin, agent for Vince Varela, proposes to construct a 1604 sq ft residential structure. An exception to 14-5.2(D)(9)(C(ii)(D) is requested to construct to a height of 22 ft where the maximum allowable height is 12 ft 7 in. (Daniel Schwab)

H. MATTERS FROM THE BOARD

I. NEXT MEETING: Tuesday, April 27, 2021

J. ADJOURN

City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 13, 2021
5:00 PM
ATTEND VIRTUALLY

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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March 23, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
March 23, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the Santa above date at approximately 5:30 p.m. at a virtual meeting held at https://www.youtube.com/watch?v=-nbJwfxc5Qo&t=11s.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:

OTHERS PRESENT:
Ms. Nicole Ramirez Thomas
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

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

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

C. APPROVAL OF MINUTES:

1. February 23, 2021

2. March 9, 2021

Member Bienvenu requested the following changes to the February 23rd minutes:

- on page 32, 3rd paragraph, 3 lines down add the word "was" before "non-conforming" to read: in the South Armijo Lane case that <u>was</u> nonconforming;
- the next sentence should read, "*in the case of a building*"; and
- in the last paragraph first sentence delete "applies".

Member Bienvenu requested the following change to the March 9th minutes: on page 29, middle of page referring to the garage should be "<u>Frank</u> just measured his at 9 feet."

Chair Rios requested the following change to the February 23rd minutes: on page 39, third paragraph "Chair Rios asked if the person…" delete the words <u>in regard to</u>.

Chair Rios requested the following change to the March 9th minutes under "Matters from the Board": there were question marks after "Chair Rios asked" and it should read, "Chair Rios asked <u>Ms. Paez</u> how close we are to having field trips."

MOTION: Vice Chair Katz moved, seconded by Member Larson to approve the HDRB Hearing Minutes of February 23, 2021 and March 9,2021, as amended.

VOTE: The motion passed by majority (4-0-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against, and Members Guida and Roybal abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-2975-HDRB. 918 Don Gaspar Avenue.
2. Case #2021-3048-HDRB. 555 San Antonio.
3. Case #2021-3197-HDRB. 555 San Antonio.
4. Case #2021-3185-HDRB. 1299 Canyon Road.
5. Case #2021-3199-HDRB. 1660 ½ D Cerro Gordo

MOTION: Member Bienvenu moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusions of Law as published.

VOTE: The motion passed by majority (4-0-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against, and Members Guida and Roybal abstaining.

E. MATTERS FROM THE PUBLIC

Chair Rios limited public comment to two minutes.

Stefanie Beninato said she wanted to comment on the discussion of who represents the Board at hearings, appeals and City Council. Ms. Paez had presented an analogy about an appeal in court and how a Magistrate Court would not go to District Court. She wanted to clarify that a District Attorney would be the prosecutor and would go to District Court. The ordinance states the role of the City Attorney and says, “He shall serve as legal counsel to all boards, committees, and commissions of the city government.” She noted Ms. Paez stated on the appeal on 203 E. Santa Fe Ave., that the City Attorney’s office serves as legal counsel to the City’s adjudicatory bodies and is never a party to the proceedings before the bodies. However, when the City Land Use Board conducts an adjudicatory proceeding, the City Attorney attends and advises and makes recommendations on law and a City attorney represents the City on an appeal of a final action. That means if there is an appeal from a Board action by an appellate owner, no one would be representing the Board. The owner would have their own interests at heart and would not know the history of the ordinance. She thought the Board should ask City Council to hire an outside attorney or historic preservation person to represent the Board, when the case is by an appellant who is the owner.

F. STAFF COMMUNICATIONS

None.

G. OLD BUSINESS

Chair Rios reminded applicants that if they disagree with the Board’s decisions, they have 15 days from the approval of Findings of Fact to appeal.

1. **Case #2020-002954-HDRB. 333 Sena Street.** Don Gaspar Area Historic District. Duran Enterprises, agent for Robert Gallagher, owner, proposes to demolish a retaining wall and construct a new yard wall. An exception to exceed the maximum allowable height of the yard wall per Section 14-5.2(D)(9)(c)(ii)(c) is requested. (Daniel Schwab)

STAFF REPORT

Mr. Schwab reported that 333 Sena Street is a single-family residential structure constructed in the Mission Revival Style with contributing status to the Don Gaspar Historic District.

It is located on the corner of Sena and Don Cubero Streets and is surrounded by a non-historic low wall, with the house and lot sitting 3 to 4 feet above the grade of the street. The age has been determined by Hands Engineering based on the existence of a cementitious mix from the late 1970s. The maximum allowable wall height is 58 inches on Sena Street and 59 inches on Don Cubero Street.

The applicant presented a proposal to HDRB on its hearing on February 9th, 2021, proposing a stucco wall built to a height six feet along the west and south boundaries of the property. The applicant applied for an exception to Section 14-5.2(D)(9)(c)(ii)(c) to exceed the maximum allowable height of walls in the streetscape.

The reasons were:

1. The house sits between three and four feet above the level of the street, so that the wall is this much lower from the house-side.

2. The house has outdoor space only on the west and south sides, both of which face a street. A wall of sufficient height given the difference of grade of 3 to 4 feet is needed to ensure safety of young children and small pets.

3. A wall is needed to secure the property from theft. The house has been the subject of several burglaries which have been caught on security cameras. Stills from the video footage has been included in the application packet.

The HDRB denied the application, finding that the exception criteria had not been met, and requested that in the case of a redesign, that the street view from Sena Street of the contributing house be preserved, and mentioned a wrought iron fence as a possible alternative.

The applicant now returns to the Board with a new proposal. The applicant proposes that a stucco wall be built to a height of four feet with a 2-foot wrought iron fence on top of it along the south perimeter of the property. In doing so, the streetscape, with its typical lower wall height, is preserved. On the west perimeter, the stucco wall would go up to six feet.

As with the original application, this one requires an exception to Section 14-5.2(D)(9)(c)(ii)(c) to exceed the maximum allowable height of walls in the streetscape.

El Rey cementitious stucco will be used for stucco finish, texture, and a custom color to match the existing house as close as possible. The gate will be custom built using black wrought iron fencing.

The wall will be lowered to 3 feet in height at particular locations to accommodate sight triangles – at the driveway on Sena Street, the driveway on Don Cubero and the corner of Sena and Don Cubero – and will be topped with wrought iron to match the gate.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and foumd 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. Staff recommended that the exception criteria have been met.

QUESTIONS FOR STAFF

Member Guida asked why the drawings shown were not in the packet.

Mr. Schwab replied that it was a mistake and they should be. He offered to get the west elevation.

Mr. Schwab clarified he was showing the south elevation.

Ms. Ramirez Thomas asked the Board if they had trouble loading the packet.

Member Guida replied he downloaded the packet but didn’t see those elevations.

Ms. Ramirez Thomas indicated she also saw a difference in the packet and on screen.

Mr. Schwab offered to check his file for drawings.

Vice Chair Katz said he appreciates the visuals. He noted to the right of the main part of the wall with the four foot fence and a two foot wrought iron was what he assumed was the sight triangle. It appeared taller than 6 feet.

Ms. Ramirez Thomas clarified on screen that was intended to show the step back perspective of the sight triangles.

Mr. Schwab added that Code requires that the wall cannot exceed 6 feet.

Vice Chair Katz was also puzzled with the drawing on the right side that appeared to show a corner sight triangle, but the material stated the sight triangle isn't impacted. He asked why a sight triangle is there because that is not where the wall is.

Mr. Schwab suggested asking the applicant.

Vice Chair Katz noted that the sight triangle doesn't impact where the wall is going.

APPLICANT'S PRESENTATION

Robert Duran, 37 Gonzales Lane, was sworn. He noted that his client agreed with the Board's request that the house should not be concealed by a wall. He added even if there was a 6 foot block wall, it would not block the view. They have proposed a 4 foot wall with landscaping and a 2 foot wrought iron fence. Several pictures show that the view of the house will not be affected. The owner just wants some privacy and more security for his small pets.

QUESTIONS FOR APPLICANT

Vice Chair Katz pointed out that the graphic shows the side wall is higher, but in the proposal the wall with wrought iron fencing is the same height straight across. He thought that looks better, but the two graphics are very different.

Mr. Duran explained the wall will not at any point exceed six feet and the railing will be a straight elevation on either side.

Chair Rios asked that the picture of the house with the proposed wall and fence be displayed. She thought that presented a clearer view of what this would look like.

Vice Chair Katz commented that the drawing is different.

Mr. Duran pointed out if you look at the height in the corner, it is three feet not four feet because of the traffic control request. There is an optical illusion, and it is all the same elevation.

Vice Chair Katz confirmed that it would appear when finished the way it did in the photo, all of it at the same height. He asked what was happening on the corner of Don Cubero.

Mr. Duran explained the CMU wall will be a foot lower because of traffic from the opposite side. The wrought iron railing will match and flow straight through. It would not change in elevation.

Vice Chair Katz was concerned. He said there doesn't need to be a view triangle allowance on that wall. He asked if the applicant would consider wrapping the wall and the wrought iron fence around the westside for 3-4 feet. Then, driving by on Don Cubero you can see the house.

He asked to confirm that the top of the wall would be absolutely level all the way around. The photo mockup appears that the wall height and the fence are all the same.

Mr. Duran confirmed it is except where it has to drop for visibility for oncoming traffic.

Vice Chair Katz pointed out that is not what the drawing shows. He asked why what was the on screen image different from the photo showing it is flat from one corner to the other. There isn't a picture in the packet of what this will look like.

Mr. Duran explained that was a Photoshop error. He said regardless, the house will not be affected, and the house will be 100% visible.

Vice Chair Katz explained the Board is entitled to have renderings and graphics showing what is being done. The wall on the corner cannot be higher than three feet. He asked if the grade goes up and the wall gets lower because of grade when the house is viewed from the street.

Mr. Duran explained the elevation does not change much and the lot is level.

Vice Chair Katz said the Photoshop makes it appear it tapers. He asked if possible for the barrier to be three foot of wall with three foot wrought iron fencing the entire way.

Mr. Duran said the interior varies from three to four feet. There will be planters on the corners, and they will dig out the dirt to accommodate the 3 foot wall for traffic control.

Chair Rios pointed out a majority of the wall will be at four feet. All of the fencing will be at 6 feet except at the site triangles which will go down to 3 feet. The metal fencing will be at 6 feet and the maker of the motion can specify that.

Member Guida asked to see the drawing of the west elevation. He confirmed the wall will be six feet. He said he put little stock in Photoshop, the renderings are distorted with a wall that comes up waste high. That is not 4 foot walls. He was bothered that the drawings had not been included in the packet and that the height of the wall changed so much in the drawings. He said some of the errors could be corrected in the motion.

He agreed that the middle section on the south should have a consistent solid wall height of 3 feet with wrought iron to 6 feet. Also, the solid wall on the west elevation should start further back, at least to the base of the house.

Mr. Schwab clarified on the drawing on screen where Member Guida thought the wall should start and what should be fencing.

Mr. Duran commented even if wrought iron is run halfway down the street, they are just restricting his client from doing anything he planned. The applicant is willing to maintain the view of the house. He personally thought taking the wrought iron to the corner of the house would be better.

Chair Rios agreed with Mr. Duran. She said taking the wrought iron to the corner would open that up and provide a good visual.

Member Guida said that doesn't change the streetscape on the west elevation. There is a very tall solid wall next to a public right-of-way and sidewalk. There is no denying that the project impacts the neighbors walking on that street. He thought it would be smart to minimize the solid portion of the wall. He noted the Board is providing an exception for the homeowner's need for a private yard and security. The applicant should be willing to balance that with the quality of the streetscape.

Chair Rios said that was a good point, they need to consider the streetscape.

Member Biedscheid asked if the wrought iron design would be similar in style to the wrought iron under the portal.

Mr. Duran said they will try to match it.

PUBLIC HEARING

John Eddy and Stefanie Beninato were sworn in.

John Eddy, 227 E. Palace Avenue, stated he appreciated the care taken on the west elevation with the extension of the 6 foot solid wall. The wall does affect the streetscape. He asked what type of treatment will be used on the stucco.

Mr. Duran replied it is skip-trowel and the wall will replicate the house.

Mr. Eddy commented the applicant has done a good job and was respectful and worked with the Board. The motion will have the details.

Stefanie Beninato, PO Box 1601, Santa Fe, thought that the applicant had not explored all of the design options. She was sad to see the rock wall would be removed. She appreciated the Board's suggestions to keep the masonry wall on the south side no higher than three feet for visibility and in keeping with the streetscape. She also agreed with breaking up the massing of the wall on the west side. She suggested going back to the first pilaster with wrought iron would be more appropriate and should be 3 foot high with wrought iron on the westside, as well.

BOARD DISCUSSION

Member Larson thought it was a shame that the rock wall would be removed, as it is defining of the streetscape. To replace it with another stucco wall would mitigate the loss, but the wrought iron is a good solution to preserve the façade of the home. She appreciated that the applicant was open to suggestions.

MOTION: In Case #2020-002954-HDRB, 333 Sena Street, Member Guida moved to approve the project with the following conditions: On the south elevation of the proposed wall, the masonry and stucco be no higher than three feet in height with another 3 feet of wrought iron for a maximum of 6 feet; that the west elevation at the corners be three feet of masonry and stucco wall with an additional 3 feet of wrought iron above; and at the southwest corner the wrought iron be extended back to the second pilaster beyond the south face of the house, the stucco be trowel finish and the stucco color match the existing house, and that the revised drawings be submitted to staff. Member Roybal seconded the motion.

Member Biedscheid requested a friendly amendment that the wrought iron design closely match the wrought iron design of the portal and be approved by staff.

Member Guida accepted the friendly amendment.

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

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)

STAFF REPORT

The property at 100 E. Water Street is a City of Santa Fe (City) owned parking lot at the corner of E. Water Street and Don Gaspar Avenue. Currently the only structures on the property are a parking attendant booth with bathrooms and a low CMU and stucco walls around the perimeter. The City is requesting approval for the construction of a new building that will house a TOURISM Santa Fe kiosk and public bathrooms.

The applicant proposes the following new construction:

1. Construct a 1, 375 square foot building in the Spanish-Pueblo Revival style.

2. The height of the parapet will be 13'-0" to 15'-0" in height from finished grade. The existing grade change in the parking lot is 1 to 2 feet, accounting for the most restrictive grade making the total height of the building 14'-0" to 17'-0" if measured from the most restrictive grade. The maximum allowable height in this streetscape is 17'-2".

3. The design incorporates 8-inch diameter wood vigas that will be stained. Other wood elements on the building include wood beams, wood corbel, and tapering wood posts at the entrance of the building. Wood lintel details are also present above the windows. The color of stain was not named.

4. Doors will be metal and will be painted to match the color of the stucco. Door types include solid hollow metal doors, hollow metal doors with a divided light, and a coiling door.

5. Windows will be aluminum storefront style windows in "Brown." The windows will be divided lite.

6. The stucco will be elastomeric El Rey "Buckskin."

7. HVAC equipment will be roof mounted.

8. The existing perimeter CMU wall at the location of the proposed new construction will be removed.

9. A new wall and archway entry to the kiosk and restroom building will be constructed along the street frontage. The archway will include flared sides and a simple sanded and sealed 6 x 8-inch wood beam. The height of the walls will be 3'-4" in height and the archway will be 8'-0" in height.

10. The applicant asks for administrative approval of exterior lighting once it is selected. No design was provided.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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

Member Bienvenu asked about the signage and if the Board had jurisdiction over signage.

Ms. Ramirez Thomas replied she hadn't talked with the applicant about signage so they could address that. The Board's jurisdiction on signage is only if it requires an exception to the existing sign code. An exception is required for signage when more than three colors or over 15 feet in height.

Member Bienvenu asked if there will be wood corbels as on the existing structure. He asked because he was curious about the harmony and because municipal buildings tend to be utilitarian and less craftsman. He asked if the intent is to renovate the existing building.

Ms. Ramirez Thomas pointed out the existing corbels on the plan and suggested they ask the applicant about the details. She said she has talked with the applicant about addressing the renovation with the Board.

Member Biedscheid asked if the Buckskin stucco will match the existing building.

Ms. Ramirez Thomas said she assumed the stucco will be redone because it needs to be refreshed. She noted the color is more "La Luz" than Buckskin.

Member Biedscheid asked if the verticals seen on the west and east elevations were windows.

Ms. Ramirez Thomas said she also asked that question and could not remember if the applicant told her they were windows or vents.

Vice Chair Katz asked how the kiosk would work on the north elevation.

Ms. Ramirez Thomas said she understood that you walk up to the kiosk and it is not flush. The bathrooms will lock and there will be some kind of closure in the front.

APPLICANT'S PRESENTATION

Curt Temple, Facilities Project Administrator Manager for the City of Santa Fe, said he is handling this project. They will match the entrance color as close as possible. They worked closely with Tourism and the Mayor's Office on the design. The design was originally presented as utilitarian. They are trying to make it more Santa Fe style and more inviting for the public.

Mr. Temple said he has not discussed anything about signage. He believes that will come in the form of pamphlets that direct people to the public bathrooms. The Tourism kiosk will be staffed and run by Randy Randall from the Tourism Office. People will be able to walk up to a glass window to ask questions and staff will monitor the restrooms. They have a locked in gated screen that comes across at night because there was concern about the homeless camping out in the area of the kiosk. The windows on the east elevation are full windows. They look like slits because the windows for the bathrooms are angled.

QUESTIONS FOR APPLICANT

Chair Rios asked if the existing building will be re-stuccoed.

Mr. Temple explained there is no funding for that currently. He indicated the single size bathrooms will be removed on the back. The building will be stuccoed in the same color and repaved there.

Chair Rios asked the hours of use and the number of bathrooms.

Mr. Temple replied it will coordinate with staff hours and is proposed to be 8:00 in the morning to about 6 or 8 at night. There are 12 bathrooms on the women's side and 5 urinals and 4 commodes on the male side and all our ADA accessible and compliant.

Vice Chair Katz asked about the south elevation, the middle section shows one window, but the floor plan has a window that is not on the elevation.

Mr. Temple said his plan shows a window on both sides.

Chair Rios noted that the maker of the motion could make that clear.

Member Bienvenu asked if the wood paneling would match the existing structure.

Mr. Temple said it will. This style is to complement the parking lot area with the vigas, etc. He did not know what was planned for the parking structure on Water Street or the building.

Chair Rios asked Mr. Temple to address lighting.

Mr. Temple said there will be lighting fixtures in the front and on the front side that illuminate the sidewalk and the interior. All four corners will have cameras that watches and records the street and parking area activity. That is why the IT closet needs to be so large. Lighting fixtures have not yet been discussed and will be approved at a later date.

Chair Rios said possibly that is something that staff can approve, depending on what the Board wants.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she was surprised by the design. She thought the City had asked for a lot of money for a firewall. She also understood that the bathroom would be connected to the building to the east of the parking lot. There needs to be some relief on the walls on the west and east sides. She appreciated it will be angled to reduce the appearance of massing but thought larger windows would also help reduce massing. She wanted to see what the lighting and cameras will look like and it would be nice if the cameras are not very visible. She wasn't sure the bathroom hours would work and, yes, people will camp out. The City recently allowed people to do that.

Mr. Eddy, previously sworn, asked to be assured that the tree growing in front of the building would not be destroyed. He noted in the drawings, the viga posts have a long taper and asked to be assured it will stay that way. Also, the corbels are traditional vernacular corbels and extend on the east and west elevations. He asked to be assured that the corbels on the north elevation will match that style. He asked the applicant if the vigas will have sheet metal protection from rot.

BOARD DISCUSSION

Chair Rios asked Mr. Temple to address the questions.

Mr. Temple explained the tree will remain and is the reason it was angled. The vigas will not be covered. They will be open to allow sun to light up the interior area of the restrooms and the beams will be waterproofed, and they will keep the tapering. The firewalls turned out to be too costly and why they rotated the building on the east. You

can see the design better and it allows the tree to remain. And they did not want to add additional cost for the firewalls.

Member Guida thanked Ms. Ramirez Thomas and Mr. Temple for a thorough presentation. He appreciated that they had worked through all of the issues of the project in the budget and meeting those concerns. He is happy the City is providing a public based facility like this and one attempting to be more inclusive. But he hoped that the building would serve all members of the population, including those experiencing homelessness. To him this is only a partial response to the issue of inclusivity. There is a missed opportunity on two fronts. There is no gender inclusivity which is allowed by recent code. Everything about this is stuck in the thinking of the 19th Century. The building is symmetrical and expresses a very strong male and female and would seem they could do something more progressive to accommodate all genders especially something more progressive. Especially in a public facility and since current code allows for that, his strong feeling about doing work like this in the public sphere, is that we have an obligation to be as inclusive as possible.

The other missed opportunity is the consequence of our historic ordinance. The building looks fine and has the Santa Fe style detailing. But he would love to see an inclusive structure gender wise, as well as a public building that is looking forward, not attempting to disappear. But that is a broader issue with the ordinance.

Vice Chair Katz asked the applicant because it would look more pleasant, if he would be comfortable putting two windows on the west and east facades.

Mr. Temple said if the Board requests, they can look at that.

Chair Rios asked if the City had touched on gender inclusivity that Member Guida commented on.

Mr. Temple replied this is the first he was hearing about any type of gender inclusive restrooms. If they need to go back to the drawing board they could certainly do that, but this is the design the City had asked them to do.

MOTION: In Case #2021-003198-HDRB, 100 E. Water Street, Vice Chair Katz moved to approve the application as submitted with three conditions: 1) The posts on the portal are tapered as appears on the design. 2) There will be two windows on the south façade. 3) There will be two windows on both the east and west facades. Member Bienvenu seconded the motion with a friendly amendment that the lighting and signage proposed be approved by staff.

Vice Chair Katz accepted the friendly amendment.

VOTE: The motion passed by majority (4-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Roybal voting in favor and Members Guida and Larson voting against.

H. NEW BUSINESS

1. **Case #2021-003284-HDRB. 121 Aviation Drive.** MOLZENCORBIN, agents for the City of Santa Fe Regional Airport, propose an 8,000 sq. ft. addition on a landmark structure. An exception is requested to have less than 80% of a publicly visible facade finished with materials not permitted per Part 2.A of Resolution No. 2015-101 and an exception is requested to provisions for landmark structures per 14-5.2(D)(2) Additions. (Nicole A. Ramirez Thomas/Daniel Schwab)

STAFF REPORT

Ms. Ramirez Thomas corrected her statement that the addition is 8850 sq. ft. to an existing 23,000 sq. ft. In fact, the total will be 23,000 sq. ft. once the addition is approved and built.

The Santa Fe Airport Terminal Building, located at 121 Aviation Drive, is a landmark structure. The building was designated as a landmark structure via Resolution No. 2015-101 by the Governing Body in 2015. The adoption of the resolution by the Governing Body was made on the recommendation of the Historic Districts Review Board (HDRB) which was made on September 22, 2015 (Case # H-15-089).

Included in this packet for HDRB review and information, in addition to the application materials, are the Airport Master Plan; the HDRB Staff Memo Sept. 22, 2015; the NM HPD Staff Letter July 22, 2015; the HDBR FOF & COL Sept. 22, 2015; the HDRB Minutes Sept. 22, 2015; the Bill No. 2015-45; Resolution No. 2015-101.

Given the digital nature of the packets, the information for this case is provided to the HDRB in three separate documents. The first is the staff report with the background information on the airport and its path to landmark status. The second document is the applicant's letter and architectural drawings. The third document is the PowerPoint that the applicant prepared for the HDRB and it contains the photos of the existing conditions of the airport terminal.

Case H-15-089 Synopsis

The airport terminal building, built in 1957 in the Spanish Pueblo Revival style, has roomblock massing, battered walls, and rounded edges. Additional historic materials and styles include the windows, which are brown-painted multi-lite windows. Small metal

lantern sconce light fixtures were also named as historic material and style. Wood elements include headers and corbels with carved bullet and rosette designs are found on the exterior of the building as well as on the interior.

Resolution Synopsis

The resolution states the following standards must be considered by HPD Staff and the Chair of the HDRB and that as a landmark structure all facades of the building are primary. Per the resolution, historic details of the interior are also to be considered. Because of the exceptions being requested this case is being brought to the HDRB to review the new construction and alterations to the building. The considerations for the new construction and alterations per the resolution are bulleted here.

- As much as is possible, preservation of the historic integrity of the original exterior architecture.
- Preservation of historic elements of the interior such as wooden beams, corbels, and light fixtures.
- Interior alteration shall harmonize with the existing.
- No less than 80% of publicly visible facades shall be of natural stone, wood, brick, tile, terra cotta, or other material.
- The color of the stucco shall be brown, tan, or local earth tones. Yeso is allowed.
- Surfaces of stone shall be natural color.
- Entries and portals may us white or other colors or materials.
- Solar energy collectors are encouraged but should not detract from the overall appearance of the Terminal Building. Historic Districts Review Board, Case #2021-003248-HDRB Page 3 of 7
- Roof mounted and other utility elements shall be placed in a way to minimize their visual impact.
- No cantilevers are allowed except over projecting vigas, beams, or corbels, or as part of the roof.
- Arches are allowed at freestanding walls.
- Renovations or expansion of the terminal should have a design that appears as having massive walls that appear to be built of adobe construction.
- Wall thickness is massive in relation to height.
- The depth of windows, doors, and entry openings shall have a depth the shows the massiveness of the structure.
- Mass elements of the building composition shall appear as single blocks.
- Alternations and new constructions on the terminal shall appear as an aggregation of smaller building blocks.
- Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials.
- Solid wall space.

Proposed Project Details

The applicant has provided a detailed letter of the current conditions and proposed alterations to the airport terminal and property. A PowerPoint created by the applicant is also provided. An overview describing the changes is provided here.

Exterior Changes

1. The proposed addition is 8,850 square feet to the existing 23,000 square foot footprint of the terminal.

2. The addition is proposed to be on the north end of the airport.

3. The walls will be massive, the parapet will be stepped, the walls will appear thick around the fenestrated areas, stucco will be used, and wood lintels and canals will be used.

4. Exterior lighting will harmonize with the existing.

Interior Changes

1. The interior will include new carpet and tiles similar to the existing airport tiles.

2. Similar paint scheme to existing.

3. Exposed wood ceilings, beams, and columns to harmonize with the existing.

4. Modifications to add baggage handling at ticket counter.

5. Addition of light fixture that will harmonize with the existing.

Site Improvements

1. Alterations to the roadway and parking lot.

2. Changes to landscaping, lighting, grading and drainage among other items detailed in the letter.

3. Installation of a small solar bank in the parking area.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the exceptions to Resolution No. 2015-101 and 14-5.2(D)(2) General Design Standards for all H Districts, Additions.

QUESTIONS FOR STAFF

Chair Rios asked Ms. Ramirez Thomas to read to the definition of a Landmark building, which in a historic district is equal to a significant building.

Ms. Ramirez Thomas read the definition that a Landmark structure is a structure outside of the historic district that otherwise meets the definition of a significant structure. A structure might also be a Landmark structure if listed, or eligible to be listed, on the State Register for Historic Properties or the National Register of Historic Places. She pointed out this building is not listed but is *eligible* to be listed.

Chair Rios said the applicant is requesting two exceptions that are against the resolution in some respects that was adopted in 2015. One exception is for an addition to a Landmark structure. The second request is for more than 80% glass coverage. The resolution states materials that are not permissible be less than 80% of a publicly visible façade.

Ms. Ramirez Thomas indicated the Resolution, section 2.A states no less than 80% of surface of a publicly visible façade shall be adobe finish with stucco simulating the adobe. The balance of the publicly visible façade shall be stone, natural stone, wood, brick, tile, terra-cotta or materials subject to the approval by the Historic Preservation Division (HPD) in consultation with the Chair of the Historic Districts Review Board. The resolution states the HPD Manager and the Chair of the HDRB are intended to provide approval of proposed changes to the airport. But as mentioned there is an exception because of meeting or exceeding 80 percent.

In addition, as a Landmark building all sides are considered primary. Any addition to the airport will be an addition to a primary elevation.

Chair Rios asked if Ms. Ramirez Thomas thought this building will remain a Landmark building with the proposal.

Ms. Ramirez Thomas said she does. The addition is proposed on the end and the core and the airport's most distinguishing features are maintained. That will be shown clearly in the applicant's presentation.

Chair Rios asked the amount of square footage that would be added.

Ms. Ramirez Thomas stated 8,850 sq. ft. will be added to an existing 14,000 sq. ft. footprint.

Member Bienvenu said it seems inevitable when the building was designated as a Landmark that exceptions would be necessary to continue to use it as an airport. He understands regarding the first exception, the Resolution, section 2A states no less than 80% of the surface area shall be adobe or stucco. He believed the surface area referred to is non-glazed areas because it continues. It says, "The balance shall be of natural stone," etc. and it never refers to windows or doors. He said the provision is reinforced in section, F that states "Solid wall space shall be greater in any façade than window or door space combined." That seems to indicate anything less than 15% of the publicly visible façade could be windows or doors.

Member Bienvenu wasn't certain an exception is required for the glazing. He thought it makes sense that they anticipated the need for greater than 80 percent. The application points out that the existing building does not meet the current requirement. The resolution by requiring additions to be adobe simulation and massed does a disservice to the ability of the structure to benefit by the original design when additions are made.

He said this is not in the historic district and this requirement prevents the existing building from maintaining its integrity. They should be distinguishing the addition in a deliberate way to benefit from the very simple and straightforward structure. You lose the simplicity of the design when you start expanding the mass forms and adobe-like structures, especially from the front façade.

Member Bienvenu said the HPD officer noted that the tower is just off-center of the existing building. That seems a key component of the design from the front that would be lost when adding the large wing to the side. He thought the original structure was well maintained by the proposed addition. Specifically, if the resolution standards prevent them from doing something to differentiate the new addition and the original structure. At the least they would step back the new addition on the north, so height is not as dominating on the front façade. He wasn't clear why height was also needed on the front of the addition and if height is needed, could it be stepped back to be less intrusive.

Member Bienvenu also pointed out, the two additions under the portal seemed to detract from the entry way. He thought it would be nice to remove the portal so it could be restored to the original. The façade on the south side with another vestibule will be destroyed by the addition. It has a simple ingress and egress and seems significant to the façade. He asked for that to be preserved. There are a lot of rooftop appurtenances visible from the front and some are screened. He asked for those to be rethought. There

has to be a better solution to the metal screening and it doesn't fit the original Southwest design.

Chair Rios noted that Member Bienvenu had really studied the project. She thanked him for his observations and suggestions.

Member Guida said he understood a resolution made this a Landmark structure. He asked what the executive summary is on why it became a Landmark.

Ms. Ramirez Thomas indicated it is outside of the historic district. That is detailed in their packet. And Mr. Mossman from the New Mexico Historic Preservation Division wrote a letter in support of the potential eligibility to the State and National Register. The letter noted the structure was built in 1957 and stated it is an excellent and rare example of the Spanish Pueblo Revival Style incorporated into the design of an airport terminal. She read that many airports after the second World War were designed in modern style to reflect the modern technology associated with air travel. The Santa Fe Airport terminal is unique because, "*it demonstrates the City's continued commitment to the Spanish Pueblo Revival Style that began in the first decades of the 20th Century*".

His letter continues to discuss the style elements also discussed by David Rasch when he came before the Board and later to the Governing Body. The letter mentions the high level of historic integrity (noting only minor changes), the original design materials and craftsmanship and the four-story tower. The stucco walls and rounded corners, canales, and portals are characteristic of the Spanish Pueblo Revival Style and the original metal light fixtures in that style.

She said Mr. Mossman summed up reasons that the building is special and a Landmark, because it is outside the historic district.

Member Guida said his interpretation is that this mechanism is what gets them into the situation they are in. He appreciated the airport and building's tremendous character in terms of significance. It is the only airport he knows of that is in a Spanish Pueblo Revival style and is unique in that sense. He said that clarified his curiosity about the Landmark designation.

Chair Rios asked if correct that the Board has some jurisdiction for the interior of the building. She thought the building does have a lot of integrity and is special.

Ms. Ramirez Thomas replied the Board has jurisdiction per the resolution.

APPLICANT'S PRESENTATION

Mark Baca and Jeremy Alford were sworn in.

Mark Baca, Airport Manager, said this addition solidifies Santa Fe as a destination and is the first phase of a two-phase project. It is the first time to use the money from the State to invite visitors into our community. He asked Mr. Alford to walk them through the presentation.

Jeremy Alford, said he is with Molzen Corbin out of Albuquerque. He said he has been working with the Santa Fe Airport for many years. He presented a PowerPoint presentation which is included in the Board packet.

He displayed photographs of the design and street view. He addressed the comment about the two pieces under the portal. On the right is a vestibule and on the left is an office that was added in the 80's. The design proposed is to rebuild both of those mostly out of glass for the visibility of the portal and existing structure as much as possible.

Mr. Alford pointed out the existing and proposed elements and views of the interior, the location of ticket counters, etc. In addition to adding to the north terminal building they are rebuilding the circulation loop and parking areas. He noted a study conducted indicated the airport is three times too small for the area and additional expansions are expected. The current waiting room area and plans for the future expansion were displayed.

QUESTIONS FOR APPLICANT

Member Guida asked Ms. Ramirez Thomas if correct the Landmark status is for the City and there is no State or National Historic Register designation.

Ms. Ramirez Thomas replied there is no formal listing, but it is eligible.

Member Guida asked if correct that the Board's review tonight was not in conjunction with SHPO (State Historic Preservation Office).

Ms. Ramirez Thomas said no, the review of HDRB is always separate. They will provide comment and may at some point take this forward for listing. However, no action has been taken to do that by the City or the State.

Member Guida said he appreciated the presentations from staff and the applicant explaining the project. There is a clear vision of how this fits into the master plan for the airport. He said he was thinking about the Landmark status and Member Bienvenu's comments. He doesn't have any problem with the airport needing to modernize and having to change and it is inevitable to function as an airport. And additions to the building are a given. Having to call it a Landmark is possibly an unnecessarily strict designation in this case.

Member Guida said he was most excited about Member Bienvenu saying we should be distinguishing the additions from an historic building. He doesn't know why that would only apply to the airport. The proposal does differentiate to some degree, and in the broadest sense he doesn't have a problem with what is proposed. When looking at the ordinance and the peculiar way they do Santa Fe style and police design and construction, this is an extreme example. Nothing to him is more hilarious than a Pueblo Revival airport terminal for no other reason than it being unique in a strange interpretation of that historic style. It is worth preserving that recognition of the original massing.

Member Guida said there was a lot of discussion about mimicking or consistency with the style of the building or emulating the details. That is less satisfying in this case and on the east side that the Code doesn't do much to preserve and recognize historic structures. We tend to cover them up in faux historic additions. He was in support of greater differentiation and realizes there are practical limits. He knew that places like Long Beach Airport with an art deco terminal that has its original massing have pulled away the additions and separated them from the building to differentiate between old and new. If that couldn't be done here, he would support a material and formal separation between the new parts of the airport than actually separating the massing.

He is interested in what comes from this discussion. It is important not only to the airport but also in how they do this work in Santa Fe. His last comment is that he heard Mr. Baca preset the LEED requirement for landscape and he hoped they were not just checking boxes. He realized that is beyond the Board's purview but hoped there was an effort to maintain the nostalgic character that is part of arriving and departing from Santa Fe. Things like gravel parking areas where practicable would enable the recharging of the groundwater and meet those standards.

Member Larson said she read the letter from SHPO differently and that this was determined eligible for the National Register. It should be treated as such.

Ms. Ramirez Thomas clarified the airport is eligible for the National Register but is not listed.

Member Larson agreed. She said having that determination included in the packet would have been helpful. Ideally this would be separated from the original terminal. However, being a small building with the appropriately sized addition, it preserves the original character well. She appreciated the attention paid to the detail in so many of the buildings elements that clearly show well-articulated thoughts. She is excited to see the changes and thought it says a lot about the ordinance that they are trying to preserve a specific style.

Member Larson said there are things that can be a broader interpretation of what the airport needs. She thought it could expand further into the current era and has done that well on contrasts on the interior. She appreciated those efforts.

PUBLIC HEARING

Ms. Beninato, previously sworn, was surprised at how this encompasses the existing airport building, given its Landmark status. She hoped it would be set off from the building. The design is functional, pleasing and compatible but the northside reminds her of prison. She is concerned that the approach with lanes for commercial and drop off, being "The City Different", makes the airport look like every other airport. It doesn't preserve the character of the experience of coming to the Santa Fe Airport. She hoped the interior and the existing vigas will be preserved and compatible lighting, etc. She said she understands the beams will be built up opposed to being solid wood and at least it replicates the interior feeling of the airport. She has always liked that the airport was small and intimate but understands the need to develop it.

Mr. Eddy said he appreciates the Board's comments. He found the north elevation very inhospitable largely due to the small fenestrations. He asked the applicant about the photograph shown of the lobby with carved Hispanic benches, if the benches are gone and if so, can they be brought back. He noted a row of modern upholstery chairs along the wall and the waiting room by the gates has quasi modern utilitarian furniture. He thought the furniture alienating and lacking ambience of Santa Fe. He noted that there are a lot of artisans who would be happy to build furniture for the airport. Overall, he doesn't think it a problem that the new building is joined to the old building. It is harmonious.

BOARD DISCUSSION

Vice Chair Katz said he appreciates the comments from Members Bienvenu and Guida on sensitivity to the building. He thought the additions could be somewhat separated from the old building with a narrower hallway. Making the addition on the eastside lower all the way across, would improve the approach to the building and hide height. He recommended the hallway not be the same height as the baggage claim area. He said he appreciated their work to maintain the feeling of the building.

Chair Rios asked Mr. Alford to respond to the question about the carved benches.

Mr. Alford said if shown in the pictures they are still there.

Mr. Baca added he has been at the airport for 31 years. They are the original benches and chairs and have been taken care of and are still in the waiting area.

Chair Rios asked if they are proceeding with the chairs in the waiting area Mr. Eddy commented on.

Mr. Baca explained in the first renovation in 2002, the State Prison made those chairs with the budget that was available. They want to get non-fabric hard surface furniture that is easier to sanitize, because of COVID. He said this airport states who we are, and is a smaller version of Albuquerque's airport in the 1950's. This airport is Santa Fe and the direction we are heading will be a real statement for Santa Fe and about the City's uniqueness.

Chair Rios asked Member Bienvenu to restate some of his concerns.

Member Bienvenu pointed out it is a perfectly fine project. His concern is that it negates the landmark status of the existing building. He said he is bothered that we are losing the structure we designated as Landmark. The rhythm of the design is lost, and left is a generic southwestern looking airport building. His goal is a design that separates the division visually and the original structure still reads as original. At the very least he suggests lowering the height of the addition closer to the existing height on the front façade. That would make the step back from the street side less obvious. The reason they say you cannot add onto a primary façade is because we know that ruins the original building.

Mr. Baca said the majority of those attending the design charette, including the public, wanted it to blend. They tried to find a way to make the tower be in the center. The true northern and southern extensions will be distinct because there will be more windows and glazing. The photograph shown at the beginning of the presentation has a 4-foot fence and the terminal and people parked in the front. He thought the two elevations will keep the terminal that was built in 1957, separated from the north and south extension.

Chair Rios asked Mr. Alford if he had any further comments.

Mr. Alford said he appreciates the comments and many of the same things they are discussing were discussed earlier in the design. He actually feels better that everyone has had the same discussions they began with. The design is pretty far along but some things brought up he will take back to the design team to see if they would improve the design.

Chair Rios asked if he was indicating he was willing to go back to the drawing board.

Mr. Alford clarified not back to the drawing board, but definitely he would take the information tonight under advisement.

Chair Rios asked if solar panels are proposed.

Mr. Alford said a there is a City sister project to install solar at the airport's long term parking lot and they are working with them.

Chair Rios asked Ms. Ramirez Thomas if correct, the original footprint would still remain with the proposal.

Ms. Ramirez Thomas said that is correct. The addition is adjacent and abutting but not consuming any substantial part of that elevation.

Mr. Alford added that the exterior structural walls are all staying. There is minor demolition where the two buildings connect, and the porch will be turned into a vestibule on the southside. They are all minor and the major footprint remains.

Chair Rios asked if the edges will be rounded or straight on what is added to the building on the southside.

Mr. Alford replied all of the stucco covered walls are with a batter and rolled over the top parapets, and there are radius corners and dimensions will be similar to the existing.

Chair Rios asked if the windows would have sufficient inset.

Mr. Alford explained in the new section the windows should feel like they are in a mass. The base of the wall is about 2 feet wide and narrows as it goes up and they should all feel like they are recessed.

Member Guida asked Ms. Ramirez Thomas if the nature of the determination the Board is making is because this is a City Landmark, and it should be reviewed and approved, or not, like any other in the historic district.

Ms. Ramirez Thomas replied yes, it is a landmark structure. The challenge is that it is so far out. They don't have the district guidance, but the resolution does provide guidance and was used by the architects to create the design.

Member Guida asked if there will be subsequent review by SHPO.

Ms. Ramirez Thomas said there was no determination. There was an informal discussion and letter. That is official in that Mr. Mossman was provided information by Mr. Rasch to review. And Mr. Mossman in his initial evaluation found this eligible under

criterion C. However, there has been no determination or nomination made and criterion A would be more appropriate for a nomination if it became more formal.

She said, the answer having said that is “no,” they would probably inform SHPO collegially that this is coming forward. But they are just working within the City process at the moment.

Member Guida confirmed this should be looked at as any other design review in any of the districts if applying the resolution for the building.

Ms. Ramirez Thomas agreed. It should be based on Code provisions in 14-5.2 (D) for General Design Standards for Historic Districts. That provision talks about significant and Landmark buildings and the guidelines in the resolution.

Member Guida asked to confirm that this review and recommendation would be no different than other projects before the Board in an early design proposal. The Board should be making recommendations about the design. They should not assume the “ship has sailed” and on it is on its way to being completed.

Ms. Ramirez Thomas asked for clarification.

Chair Rios clarified Member Guida was asking if the review process with the airport is the same as with any other project in an historic district.

Vice Chair Katz noted since this is a State building then all of the State provisions would apply and we treat buildings owned by the State differently. He said we cannot tell the State you can’t do something. We can say whether it complies with the design criteria and try to work out differences.

Ms. Ramirez Thomas said she was under the impression this is a City-owned property.

Ms. Paez noted Mr. Baca was a better authority to answer that question.

Chair Rios asked Mr. Baca if this was a City owned building and property.

Mr. Baca replied yes, the City owns it, it is not State. He worked with David Rasch within the resolution to preserve the terminal. He talked about the beauty of the airport and why they want to preserve it but also need to expand. Mr. Rasch gave them the guidelines and they talked with Councilors, who sponsored the resolution. They believe this is the direction the public wants. Councilor Harris went through countless years engaging the public on this addition and MolzenCorbin used these guidelines.

Mr. Baca said he appreciates the Board input. The airport lands on the north and south runways and people waiting for passengers can see the planes landing. People departing can see their plane pull up to the terminal. They are trying to keep that environment, so everyone can interact with the aircraft. He directed MolzenCorbin to go with that design provided by Mr. Rasch's suggestions.

Member Larson said she had major concerns. This has been determined eligible through the National Register and the Board is reviewing the architecture of the building. Some of the changes may have major adverse effects. She felt it required consultation with SHPO before the Board reviewed the proposed changes.

Ms. Ramirez Thomas explained the usual path with any City project where SHPO or federal agencies are involved is first for the City to review and make a determination. Then the discussion with SHPO could happen.

Member Larson appreciated the clarification. She said this becomes confusing when making decisions when you don't have full clarification.

Member Bienvenu asked to address a comment made earlier about SHPO. It appears from the letter that the State Preservation actually contacted the City which is what started the process for Landmark status. The State made the determination of eligibility of this important structure. That prompted the City to review it and designate it.

Ms. Ramirez Thomas said she worked at the State at the time and recalled what happened. She said David Rasch contacted Mr. Mossman on how the State's view of this and whether they would be interested. The City should be working to list eligible properties to the National Register.

Member Bienvenu said at any rate, the State was expressing its strong view this is a significant structure. He appreciates that a huge amount of work has gone into the design work and the Board is being brought in at a late stage. It would have been nice and could have saved some work, to give the Board an alert. The Board has to decide whether to grant the exception based on whether they believe sufficient criteria has been met.

Chair Rios said she was curious if the Board was ready to make a motion. This is the first time the Board has seen this project and if the Board felt there is enough concern, an option is to postpone the case. She said they will work with the applicant as they do with any project that comes before them.

Member Bienvenu said he was in favor of postponement. He asked Mr. Baca if postponement would jeopardize any funding source or deadline immediately pending.

Mr. Baca said the financing is in place and is funded by the State. He has been working with Mr. Rasch, Molzen Corbin and the public, and presented his best possible. Ultimately, they need approval from the Board, and want the best design that meets the State and resolution criteria. He said we would like to get this out to bid as soon as possible and they are in desperate need. There is a tent in the patio area to expand the footprint because of Fire regulations, and the screening area is small. The expansion can accomplish what they need.

Chair Rios asked the timetable once it goes to bid, and the company starts.

Mr. Baca replied six to eight months for the parking and the terminal with completion by early next spring. Once they show the State this is moving forward, they will receive more money.

Chair Rios said the Board appreciates the time and those who have been involved, but it is important to get the input from the Board.

Member Guida said he appreciated the comments on the Board's input. He was surprised, given the long engagement with the Historic Division there has been such a gap in making this Landmark determination. He was also surprised that the Board had not seen an earlier version of the project and it is so far along. He said he is sympathetic to the financial and schedule concerns but doesn't want to feel pressured to approve the project. The historic process and review were established a long time ago and the timing of this is not the Board's fault.

He said if the Board does not approve the project tonight, they should provide veryclear preservation and design recommendations. Ideally, he would like the Board to be able to voice clearly what is not up to standard and the approach the Board would like. Additionally, SHPO should weigh in before this design comes back to the Board.

Member Biedscheid said she is unclear about the kind of discretion the Board has and whether that is the same that they would apply in other situations. She understood that the Board recommended to the Governing Body that this be a Landmark status. She recalled that was largely because SHPO determined it was eligible under State Register. The H-Board did not make that decision. It was the Governing Body out of which came a resolution that directed the Board to approve any alterations to the building. The resolution largely follows the Code, and the exceptions are in line with Code. But she couldn't see anything in the resolution that speaks to the separation of new and old.

Member Biedscheid said the Board is looking at a sensitive addition that reasonably preserves the historic integrity and meets the resolution with the exceptions. She wasn't sure how they could proceed and add other conditions. She agreed it

unfortunate the Board wasn't able to provide input before now but thought it unfair to the applicant to now question the resolution and the direction the applicant was given in 2015.

Ms. Ramirez Thomas thought Mr. Baca was trying to say that the resolution calls for the HPD and the Chair to make decisions. Discussing this with the City Attorney's office (Ms. Paez), they agreed the exceptions are required and it should come to the Board for review. The fact that there is a complete design before the Board; there was a discussion with Mr. Rasch which is where the planning element came in. The resolution doesn't speak directly to whether or not something should be distinguished unto itself as an addition, but Chapter 14-5.2(A) does make a distinction. She thought Mr. Rasch's emphasis was a concern for the harmonization of the addition more than the distinction.

She thought a different perspective was happening. It isn't wrong but Mr. Baca and the architect's information was based on the resolution and conversations with Mr. Rasch.

Ms. Paez said she has a lot of historic perspective and there are applicable Code provisions that apply to landmark structures. The resolution is a lower form of authority, which would apply to the extent the resolution doesn't conflict. Then there is an ordinance requiring the Board to grant an exception with clear rules that is not going to be followed. That is why this has come to the Board. She recommended looking at what led this to become a landmark structure. The Code says, *"The status of a landmark structure shall be maintained and preserved and if a proposed alteration will cause the structure to lose its landmark status, the application shall be denied."*

She said the resolution provides the thoughts of the Governing Body regarding why, what should be preserved. One speaks to design standards: "*Alteration and new construction shall preserve as much as reasonably possible historic integrity".*

There is also the general idea of applying the zoning code to a city project, that is for public use. The City typically subjects its properties to its own zoning ordinances but is awkward to be its own applicant and reviewer. It creates a difficult situation and in fact some jurisdictions have exempted public projects. Those are the things that are creating a challenge for the Board.

Chair Rios said throughout the process she wasn't getting specific direction from the Board. She still doesn't know which members want to go forward and which want to postpone. She asked Member Roybal to comment.

Member Roybal said after listening to the discussion, his concern is that seven years have passed since the project was first presented. There has been so much input and work on the project to get where it is. As noted by Ms. Paez, it is unfair to the applicant after all that time and work. They have done a reasonable job making

everything work. Sometimes things don't happen just right, but there was a reasonable attempt by many people with a lot of input to get to this point. It is very unfair to the applicant to now say that you should have done this or that.

Member Roybal said this project should be approved at this point. He was doubtful the applicants could redesign the project to fit what some members wanted.

Vice Chair Katz said he distilled what has been said that people are pleased with the respect paid to the building and what the building represents. He and Members Guida and Bienvenu share the concern that the new addition should be separate to show more of the original building. He thought the front part of the addition could be moved 20-30 feet further north and be one-story with plantings in the 20 feet. That would show the old building and the separation. He agrees with the design on the other side to show the planes coming in. Possibly it could be wrapped around the baggage claim if more room for mechanical, offices, etc. is needed.

He said all of it is good and he would recommend it, except the separation from the building, and he feared what will happen on the other side. He suggested establishing the separation from the east where everyone sees it.

Chair Rios clarified that Vice Chair Katz was referring to the building proposed on the north side.

Vice Chair Katz said the north east half of the proposed addition. He suggested they leave the area where people walk through the lounge, ticket area, etc. If they move the front part to the right and put a couple of trees that would help the separation. And would somewhat address the concerns expressed. That is the essence of what they want in a landmark building when allowing additions that are necessary, while respecting the Landmark.

Chair Rios asked Mr. Alford and Mr. Baca to comment.

Mr. Alford said he understands the desire for a visual break. The problem with introducing anything into the floor plan is that they have run out of space. There is the building and sidewalk and then everything to the right is leased. He showed an image on screen of the area leased.

Mr. Baca added they have 1957 technology and the semi-circle around the building is all runways. He showed the proposed expansion on screen. There is an 8-foot area of walkway. They are trying to keep the connectivity between the buildings for the nostalgic feeling of enjoying the aircraft arrivals and departures. People could just walk up to the fence in the 60's to see the airplanes.

Vice Chair Katz said it sounds like you boxed yourself in and that is unfortunate.

Chair Rios indicated she lost power and did not hear a lot of the dialogue.

Mr. Baca replied the boxing in was done in the 30's. Airport Road used to come in front of the terminal on the aircraft side and they have suffered, even with the Aviation Improvement Program. The terminal is inside the building restriction and there has been a constant battle with FAA and others. He said they have tried to capture the original building without degrading the building. The building is 9,000 sq. ft. and pushes out 250,000 passengers, but is tight, and the expansion will expand their capabilities.

Member Guida asked to focus on Member Katz's point because they have discussed the reasons for the addition.

Chair Rios asked to see the east elevation. She wanted to see if they could identify the original footprint and how the proposal affects the old footprint.

Member Guida addressed Member Katz's point. He said there are ways to differentiate the building other than moving the footprint of the addition. The discussion clarified for him that the HPD has weighed in on the project. The resolution may be misguided in its recommendations, but clear the applicants sought guidance of HPD. That was approved by the previous Mayor, etc. He said he had more appreciation for the situation, particularly after staff commented on where we are and how we got here.

He asked to see the 3D views of the front and said the rendering does do what was suggested, to blend it all together. He thought there were ways to do this without reversing the previous direction. The courtyard in the front provides an opportunity to differentiate new from old in the same way that the viewing patio outside provides that differentiation. He had no problem with the massing and expression of the building.

Member Guida asked Mr. Alford if there could be landscaping or a shift in stucco color, etc. done to articulate that joint, other than moving the building 20 feet north.

Mr. Alford replied the short answer is yes, but he didn't want to stick his neck out too far. The joint between the new and old is a detailing monster. There are battered walls fighting each other and two opposite directions coming together. Conceivably it would take a lot, whether it is materials or colors, to visually show the line from old to new.

Member Guida said that is what he is talking about, a visual break between new and old. There may be trees or landscaping or slight shift in the stucco color that could give a visual break. Those are easy and appropriate ways to move forward.

Mr. Alford said there was nothing Member Guida said that was outrageous, but he would have to think it through. The request is reasonable.

Member Guida appreciated that Mr. Alford was open to the suggestion.

Mr. Alford said the team had these discussions earlier between the resolution and current structures and what the connection could look like. It appears there may be a strong feeling there could be a tweak to the resolution concerning the break. That is something the team can discuss and address before putting the project out to bid.

Chair Rios asked Member Guida if he was indicating a change in the wall color. She didn't think that would be acceptable under the ordinance.

Member Guida said with the principal opportunities that he sees are in the articulation of the canopy.

Chair Rios said she thought adding a different color to a building with a lot of integrity, is not the best solution, but understood what he was trying to do.

Member Guida said he wasn't looking for the Board to redesign the project. Looking at the landscape or the expression of the patios differently are easy ways to make the break.

Chair Rios thought a distinction in stucco type would be better than changing the color.

Member Bienvenu said he agreed, but it comes back to how to differentiate from the original structure. He returned to Member Katz's suggestion and said he noticed that the front section of the addition is mostly office space. He asked if that had to be there and be as tall as the departure area. He thought eliminating and having a separate building for staff would help differentiate the addition. Or they could make it smaller and lower in height to set it back from the front façade.

Mr. Alford indicated he was not sure he could address what could be changed off the top of his head, there are a lot of moving parts.

Member Bienvenu asked if all of the office space is needed.

Mr. Alford explained administration does need a space in the same real estate and they will get rid of a portable. They want to make a nice space for the City staff when coming for conferences, etc. Their thoughts were similar in that they have tried to push the higher piece away from the existing building.

Member Bienvenu asked where that will be put once they turn it into the exit.

Mr. Alford explained the plans for use are in the next phase.

Vice Chair Katz asked if the part of the addition other than the departure area could be one-story.

Mr. Alford explained they were trying to tie that with the future baggage claim so the L-shape area is where you could pick up your bags and head out.

Vice Chair Katz said it isn't where people stand, it is a hallway.

Mr. Alford explained when it is all open there may be some standing room. Some of the offices may turn into baggage pickup, but it will be a similar area for mulling about. Internally it isn't just empty space and his suggestion had been discussed about how to use the space.

Member Guida said it's beyond the scope of the Board to weigh in on functional requirements. He didn't know if lowering the addition would differentiate from the original building.

Vice Chair Katz commented that judging by what they can see in the picture, the lower part of the addition matches nicely with the existing building. The tall part looks out of place and there is nothing with such a tall entryway. He said it doesn't look good or go with the rest of the building. It is a hallway and could easily be lowered and would look better.

Chair Rios asked how much higher that portion is than the rest of the building.

Mr. Alford said the lower piece has a 14-foot parapet, the taller is a 24-foot parapet and is nearly 14 feet where it connects. It steps up to an intermediate piece and the second floor is 26 feet high and the top of the tower is closer to 50 feet.

Member Guida said he was ready to make a motion.

Chair Rios asked if possible that the 24-foot section of the building could be reduced if hinging on total approval, not the back part, just the front part.

Mr. Alford said that could be discussed with the team. The rest is actually as short as it can be and still fit clerestory windows and the mechanical behind the parapets, etc. All of that is laid out as efficiently as possible, but they can discuss the front door.

Member Guida said the motion is in light of the Board's understanding that previous direction was given by the HP Division in the form of the resolution, and the applicant had responded to that.

MOTION: In Case #2021-003248-HDRB. 121 Aviation Drive, Member Guida moved to postpone a decision and have the applicant return with simple design adjustments within the ordinance that will achieve a greater recognition of the original structure massing and differentiation from the proposed addition. Member Bienvenu seconded the motion.

Ms. Paez asked indicated the next meeting isn't for three weeks.

Ms. Ramirez Thomas said the agenda needs to be posted and is full, but they could bump an Old Business case.

Ms. Paez noted this could be postponed until the second meeting in April, in which case a date doesn't need to be established.

VOTE: The motion passed by majority (5-1) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and Member Roybal voting against.

2. **Case #2021-003283-HDRB. 827 East Alameda Street.** Rachele Griego & Andrew Gough, owners / agents, propose to construct a 335 sq. ft. addition on a contributing structure and a 410 sq. ft. freestanding garage to a height of 13 ft. 8 in. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

STAFF REPORT

827 East Alameda is 1458 square foot single family residential structure with Contributing status to the Downtown and Eastside Historic District. It was constructed in 1945 in a Spanish Pueblo Revival style. On September 12, 2017, in case number H-17-059, the board approved changes including raising the roof and the reconstruction of a contributing portal on the southwest corner.

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

1. Construct a 335 square foot addition on the northwest corner. With clad windows and French doors it will be constructed to the maximum allowable height of 13 feet 8 inches, the same as the existing structure. It will be covered with a cementitious stucco colored El Rey "Sandalwood".

2. Construct a 410 square foot detached garage and storage structure on the north, rear of the property, without public visibility. It will have similar

windows and be built to the same maximum allowable height of 13 feet 8 inches. The garage door steel with a walnut grain coloring.

3. Construct a short 6-foot high coyote fence running north to south to close off the garage from the northern property line.

4. Construct a stuccoed wall colored El Rey “Sandalwood” on the north side of the property between the main house and the garage.

5. Remove the existing non-historic metal awning on the north façade and construct a wooden pergola in a natural color.

6. Pave the courtyard between the north of the house and the garage and extending to the west of the house with flagstones.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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 confirmed that the house is contributing. She asked if with the proposal it will remain contributing.

Mr. Schwab replied yes. The only changes are to the rear of the primary façade. All of the construction is to the rear.

Vice Chair Katz asked to see the façade facing the arroyo. He noted the garage was taller than the master bedroom addition. He thought they did a good job on the renovation but was different from the original house, which was lower. He thought the height was an issue and the garage appeared out of place. He asked why it couldn’t be the same height.

Mr. Schwab said his impression, speaking with the owner/applicant is that it is not a large lot and the family is growing and needs storage space. The high ceiling is meant to accommodate storage. They stated specifically in the proposal this is not just the garage it is also to accommodate things that cannot be stored in the house.

APPLICANT’S PRESENTATION

Rachele Griego & Andrew Gough, 827 E. Alameda St, were sworn in.

Ms. Griego said they wanted to note two things, the drawings are misleading. They reviewed this on the application. They intend the roof height of the garage to be the same as the existing structure, which was what was proposed in 2017. They agreed it would look odd at a different height and was not their intention.

Mr. Gough added it will match the residence and both will be 13'8", the maximum allowable height.

QUESTIONS FOR APPLICANT

Member Bienvenu said it is a lovely project. He thanked them for a nice presentation.

Member Biedscheid said it is a very sensitive addition to a project she thinks is already award-winning. They did a great job and it is a beautiful enhancement of East Alameda Street.

PUBLIC COMMENT

Ms. Beninato, previously sworn, noted in the drawing that part of the garage has floor space for storage. She wondered if the ceiling could be lowered a foot or so. Otherwise, it cannot be seen, it doesn't affect primary façades and it does meet Code.

BOARD DISCUSSION

MOTION: In Case #2021-003283-HDRB, 827 E. Alameda St., Member Biedscheid moved to approve the application as submitted. Member Bienvenu seconded the motion.

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

I. DISCUSSION ITEMS

2021 Historic Preservation Awards

Ms. Ramirez Thomas said the date is May 20, the day before the State Awards Ceremony. She is excited they are still participating in Preservation Month. She has provided the form to the Board and they should feel free to distribute it. Hopefully, they

will get some nominations for the awards. She will keep the Board apprised of the process and if they are unable to gather, there will definitely be a virtual platform.

Vice Chair Katz asked how they could get information on what is eligible. He recalls the project has to be finished and any help to isolate eligible candidates would be helpful.

Ms. Ramirez Thomas said they would figure something out.

Member Biedscheid asked when nominations are due.

Ms. Ramirez Thomas said the due date is April 16th and the Board needs to make a decision by April 27th or the first hearing in May.

Land Use Boards Presentation

Ms. Paez said one of her duties is to provide regular Ethics and Open Government training. The Board is behind schedule on the training between staff loss and the Board's heavy workload. She has a power point that covers IPRA and OMA, City Code of Ethics and quasi-judicial proceeding limitations and rules.

She said the training would take at least 1/2 an hour. She offered to postpone but noted the problem that she wasn't sure they will ever have enough time. The training is timely and is needed but she would leave it up to the Board when to do the training.

Vice Chair Katz asked if possible to do the training before a meeting. Member Roybal liked the idea of starting earlier and the other members agreed.

Ms. Paez said she could be available half an hour earlier if the others could be and they would notice it for 72 hours.

J. MATTERS FROM THE BOARD

Chair Rios said she has seen a lot of letters to the editor regarding the mural on Guadalupe Street and read that one of the artists is taking it to court. She asked Ms. Paez if she knew anything about the status because there seemed to be public outcry to save the mural.

Ms. Paez said she is not as familiar since it was given to another attorney. She did know a complaint has been filed in federal court and one of the original artists, Guzman, is the plaintiff. The Defendants are the Department of Public Affairs and the City of Santa Fe. The City's role in the process was the consultation process. She said we have the documentation of what we did to participate and what the process was and a copy of the final letter to the State from the Mayor at the recommendation of the Board.

She anticipated the City will ask to be removed from the lawsuit because relief is not asked for against the City. She thought the City is not an appropriate party, but they will have to wait to see the claims against the State.

K. NEXT MEETING: April 13, 2021

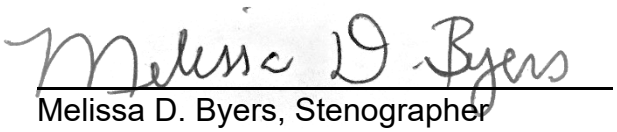
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 9:46 pm,

Approved by:

_____
Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services

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

Case #2020-2954-HDRB
Address – 333 Sena Street
Agent's Name – Duran Enterprises
Owner/Applicant's Name – Robert Gallagher

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

BACKGROUND

333 Sena Street is a single-family residential structure constructed in the Mission Revival Style with contributing status to the Don Gaspar Historic District.

It is located on the corner of Sena and Don Cubero Streets and is surrounded by a non-historic low wall, with the house and lot sitting 3 to 4 feet above the grade of the street. The age of the wall has been determined by Hands Engineering based on the existence of a cementitious mix from the late 1970s. The maximum allowable wall height is 58 inches on Sena Street and 59 inches on Don Cubero Street.

The Applicant presented a proposal to the Board at its February 9, 2021 hearing, at which the Applicant proposed a stucco wall built to a height 6 feet along the west and south boundaries of the property. The Applicant applied for an exception to exceed the maximum allowable height of walls in the streetscape.

The Applicant presented the following reasons for requesting an exception:

1. The house sits between three and four feet above the level of the street, making the wall much lower from the house-side.
2. The house has outdoor space only on the west and south sides, both of which face a street. Given the difference of grade of 3 to 4 feet, a wall of sufficient height is needed to ensure safety of young children and small pets.
3. A wall is needed to secure the property from theft. The house has been the subject of several burglaries which have been caught on security cameras. Stills from the video footage were included in the application packet.

The Board denied the application, finding that the exception criteria had not been met, and requested that in the case of a redesign, that the street view from Sena Street of the contributing house be preserved. The Board mentioned a wrought iron fence as a possible alternative.

At this hearing, the Applicant returned to the Board with a new proposal. Specifically, the Applicant proposed that a stucco wall be built to a height of 4 feet with a 2-foot wrought iron fence on top of it along the south perimeter of the property. In doing so, the streetscape, with its typical lower wall height, is preserved. On the west perimeter, the stucco wall would go up to 6 feet.

As with the original application, this one requires an exception to exceed the maximum allowable height of walls in the streetscape.

El Rey cementitious stucco will be used for stucco finish, using a texture and custom color to match the existing house as close as possible. The gate will be custom built using black wrought iron fencing.

The wall will be lowered to 3 feet in height at particular locations to accommodate sight triangles – at the driveway on Sena Street, the driveway on Don Cubero, and the corner of Sena and Don Cubero – and will be topped with wrought iron to match the gate.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar District Design Standards. Staff further recommended that the exception criteria had 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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. 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).
7. Under SFCC Section 14-5.2(D)(9)(c)(ii)(c), walls must not exceed the maximum allowable height.
8. The Applicant proposes to exceed the maximum allowable height.

9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(c) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. 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.
12. In granting the exception, the Board finds that additional conditions are necessary to prevent damage to the streetscape and to provide the least negative impact with respect to the purposes of SFCC Section 14-5.2.
13. 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.
14. 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.
15. 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.
16. 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, as recommended by Staff, with the following additional conditions:
    - On the south elevation, the masonry/stucco section of the wall shall not exceed 3 feet in height, topped with a wrought iron fencing to a total maximum height of 6 feet;
    - On the west elevation, the corners shall also be a 3 foot masonry-stucco wall, topped with a wrought iron fencing to a total maximum height of 6 feet;
    - On the southwest corner, the portion of the 3-foot masonry-stucco wall topped with a wrought iron fencing shall extend north to the position of the second pilaster depicted in the drawings;

- The wall stucco shall be skip-trowel finished and shall be in a color to match the house;
- The design of the wrought iron fence shall match that of the portal;
- That revised drawings of the proposal shall be submitted to staff for administrative approval.

IT IS SO ORDERED ON THIS 13th DAY of April, 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 #2021-3198-HDRB
Address – 100 E. Water Street
Agent's Name – Curt Temple
Owner/Applicant's Name – City of Santa Fe

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

BACKGROUND

The property at 100 East Water Street is a City of Santa Fe (City) owned parking lot at the corner of East Water Street and Don Gaspar Avenue. Currently the only structures on the property are a parking attendant booth with bathrooms and low CMU and stucco walls around the perimeter. The City is requesting approval for the construction of a new building that will house a TOURISM Santa Fe kiosk and public bathrooms.

The Applicant proposes the following new construction:

1. Construct a 1,375 square foot building in the Spanish-Pueblo Revival style.
2. The height of the parapet will be 13'-0" to 15'-0" in height from finished grade. The existing grade change in the parking lot is 1 to 2 feet, accounting for the most restrictive grade making the total height of the building 14'-0" to 17'-0" if measured from the most restrictive grade. The maximum allowable height in this streetscape is 17'-2".
3. The design incorporates 8-inch diameter wood vigas that will be stained. Other wood elements on the building include wood beams, wood corbel, and tapering wood posts at the entrance of the building. Wood lintel details are also present above the windows. The color of stain was not named.
4. Doors will be metal and will be painted to match the color of the stucco. Door types include solid hollow metal doors, hollow metal doors with a divided lite, and a coiling door.
5. Windows will be aluminum storefront style windows in "Brown." The windows will be divided lite.
6. The stucco will be elastomeric El Rey "Buckskin."
7. HVAC equipment will be roof mounted.
8. The existing perimeter CMU wall at the location of the proposed new construction will be removed.
9. A new wall and archway entry to the kiosk and restroom building will be constructed along the street frontage. The archway will include flared sides and a simple sanded and sealed

6 x 8-inch wood beam. The height of the walls will be 3'-4" in height and the archway will be 8'-0" in height.

10. The Applicant asked for administrative approval of exterior lighting once it is selected. No design was provided.

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 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. At the hearing, the Applicant confirmed that the vigas would be tapered, that two windows were planned on the middle mass of the south elevation, and that two windows could be placed on the east and west elevations.
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, with the following conditions:
    - The posts at the portal on the north elevation shall be tapered, as shown in the drawings presented at the hearing;
    - Two windows shall be placed in the middle mass of the south elevation;
    - The east and west facades shall have two windows each; and
    - Staff may approve the exterior lighting and signage administratively.

IT IS SO ORDERED ON THIS 14th DAY of APRIL 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:

_____ April 13, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3283-HDRB
Address – 827 East Alameda Street
Owner/Applicant's Name – Rachel Griego and Andrew Gough

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

BACKGROUND

827 East Alameda is 1458 square-foot single-family residential structure with contributing status to the Downtown and Eastside Historic District. It was constructed in 1945 in a Spanish Pueblo Revival style. On September 12, 2017, in case number H-17-059, the board approved changes including raising the roof and the reconstruction of a contributing portal on the southwest corner.

At this hearing, the Applicant returned to the Board with the following proposal:

1. Construct a 335 square foot addition on the northwest corner. With clad windows and French doors it will be constructed to the maximum allowable height of 13 feet 8 inches, the same as the existing structure. It will be covered with a cementitious stucco colored El Rey "Sandalwood".
2. Construct a 410 square foot detached garage and storage structure on the north, rear of the property, without public visibility. It will have similar windows and be built to the same maximum allowable height of 13 feet 8 inches. The garage door will be steel with a walnut grain coloring.
3. Construct a short 6-foot high coyote fence running north to south to close off the garage from the northern property line.
4. Construct a stuccoed wall colored El Rey "Sandalwood" on the north side of the property between the main house and the garage.
5. Remove the existing non-historic metal awning on the north façade and construct a wooden pergola in a natural color.
6. Pave the courtyard between the north of the house and the garage and extending to the west of the house with flagstones.

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 13th DAY of APRIL, 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, 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: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Nicole A. Ramirez Thomas, Interim Historic Preservation Division Manager

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Case 2020-003200-HDRB

Address: 300 Garcia Street
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

____ **Preliminary Zoning Review Sheet**

__X__ **Other**: Façade diagram.

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

_____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the following facades on the south and east elevations as primary facades (see façade diagram): 7, 8, 9, 10, and 11.

Staff recommends the yardwall as non-contributing as the current design of the wall appears significantly different based on aerial photos, though a wall existed in the current location by at least 1966.

BACKGROUND & SUMMARY:

300 Garcia Street is a 4,304-square-foot structure built in the Spanish-Pueblo Revival style. The house sits at the corner of Garcia Street and Canyon Road and has served as a residential structure and a gallery and is contributing to the Downtown and Eastside Historic District.

The structure is first noted on the 1885-86 Hartmann map. Per the HCPI form the house is "cobbled together as several compounded additions, the interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint."

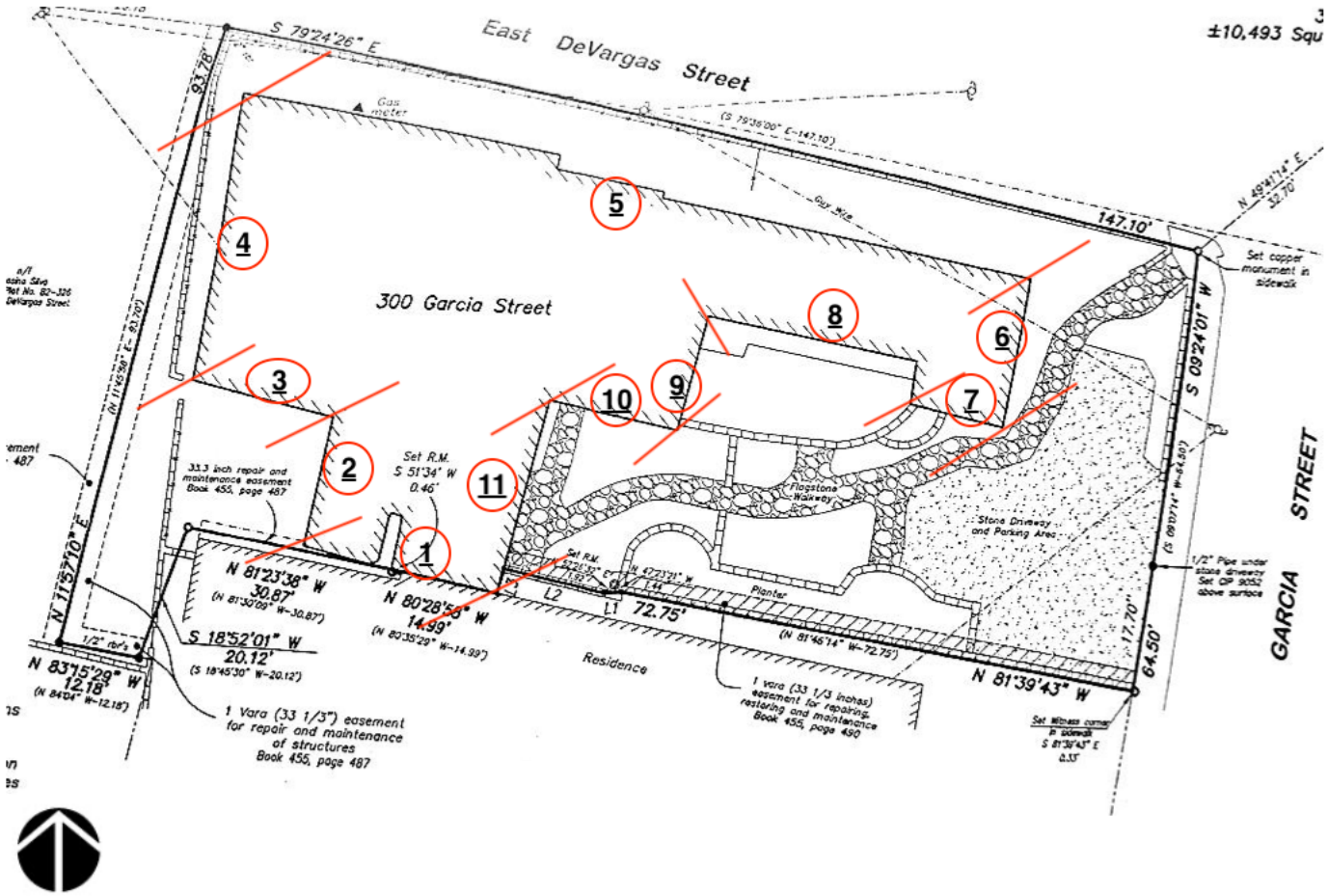
The Hartmann map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's Map, with a smaller rectangle appended to its northeast corner. The King's map shows the property was owned by Manuel Delgado. Sources indicate the property once included a store. 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 primary façade(s). Also requested is a historic designation of the front wall that is located along Garcia Street which is an adobe and stucco wall remnant along Garcia and the stone retaining walls at the east and north edges of the property.

A façade diagram of the property is provided in addition to the HCPI form.


East DeVargas Street
S 79°24'26" E
±10,493 Squ
300 Garcia Street
GARCIA STREET
Residence
Gas meter
Guy Wire
Set copper monument in sidewalk
Flagstone Walkway
Stone Driveway and Parking Area
Planter
Set R.M. S 51°34" W 0.46'
33.3 inch repair and maintenance easement Book 455, page 487
1 Vara (33 1/3") easement for repair and maintenance of structures Book 455, page 487
1 Vara (33 1/3 inches) easement for repairing, restoring and maintenance Book 455, page 490
1/2" Pipe under stone driveway Set CP 9052 above surface
Set Witness corner in sidewalk
N 11°57'10" E
N 83°15'29" W 12.18
N 81°23'38" W 30.87
S 18°52'01" W 20.12'
N 80°28'58" W 14.99'
72.75'
N 81°39'43" W
64.50'
S 09°24'01" W
147.10'
83.78'
1
2
3
4
5
6
7
8
9
10
11

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H2083

building threatened? yes	surveyed date 2-10-84 by mb	county Santa Fe	ID no. 05161152
field map SFHD	number 3-1152	UTM reference zone 12 13 easting northing	

location description: 300 Garcia

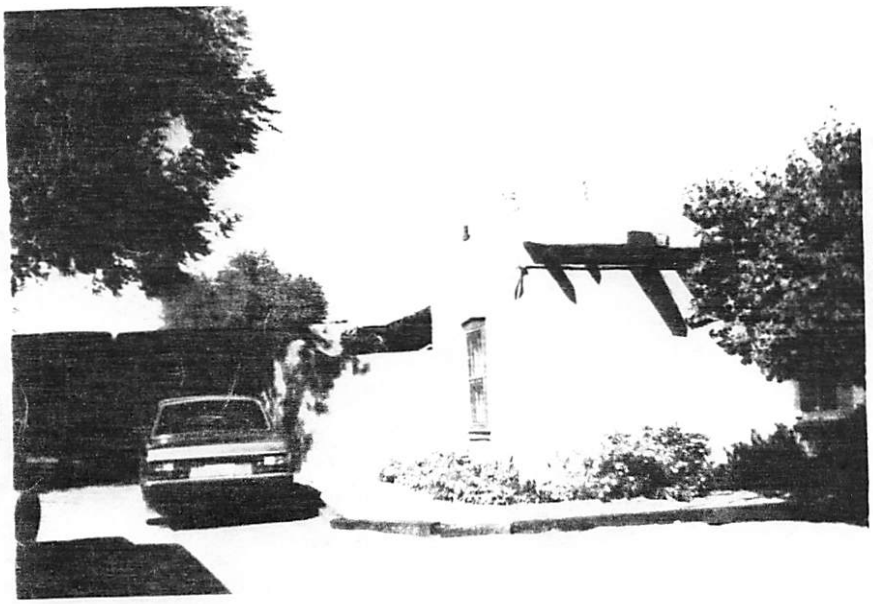
city/town: Santa Fe

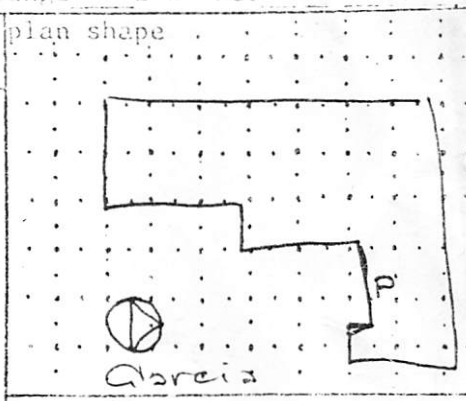
land grant/reservation:

building name:

legal description: tnsp N S range E W sec

film roll by mb no. 7 | negative nos. 11 | loc. of negs. UPRC





date of construction: 1920-30* estimate ____ actual

source:

use: present residential; other ____; historic residential; other ____

condition: ___excellent X good ___fair ___deteriorating

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe/Stucco

degree of remodeling: X minor ___moderate ___major describe:

architectural features: Roof - flt, mtl clad wd canales, moulded parapet, vigas adzed to chisel point, pt vertical, 4 metal flues

Windows - 3/2, pedmtl lintel, blue trim

Door - NV

surroundings: Res

relationship to surroundings: X similar ___not similar

district potential: ___yes ___no

significance: ___eligible X of interest ___none

if eligible, why? Contrib.

comments:

* A structure shows at rear of this site on King's map

associated buildings? ___yes. what type?

if inventoried, list ID nos.

see back? ___yes

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: _____

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

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

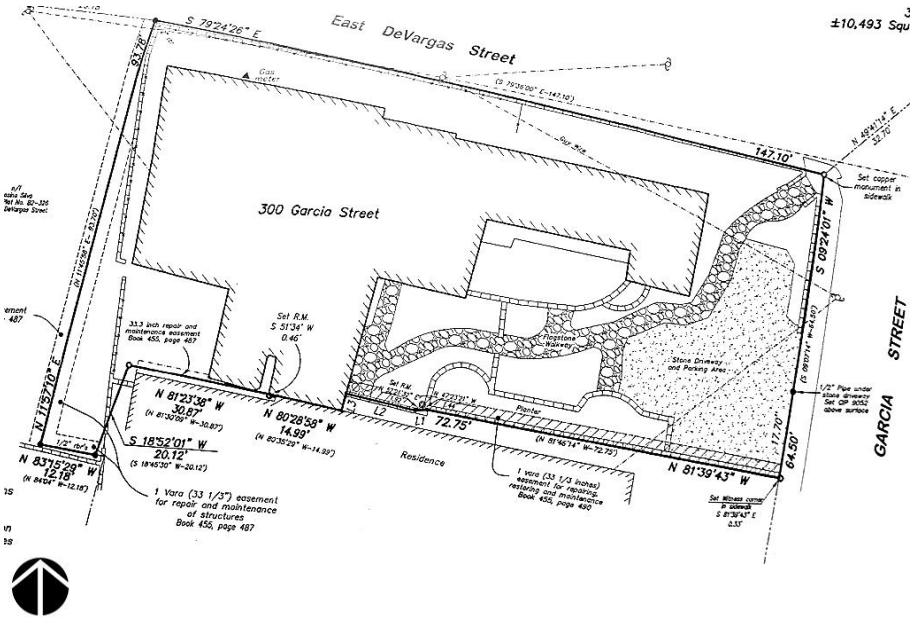
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

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

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**

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.

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**

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.

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Illustrations

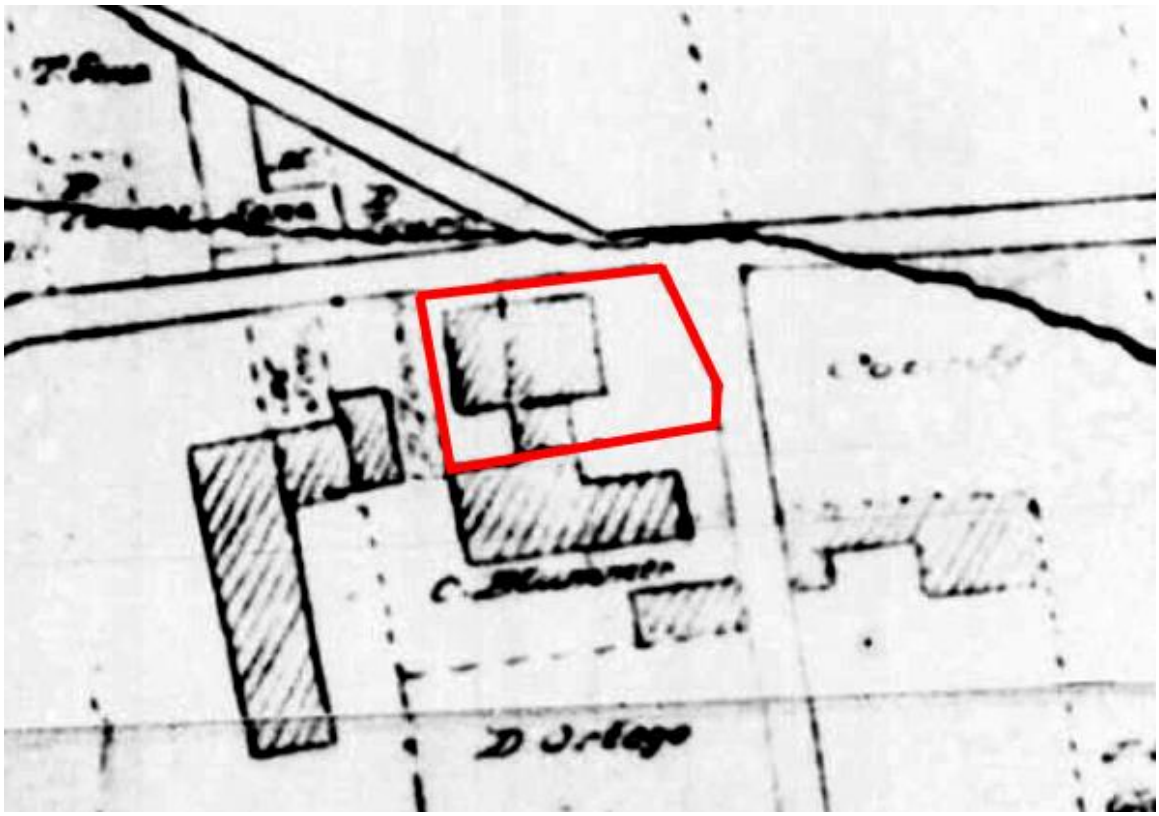

Figure 1: H. Hartmann,
"Map of the City of Santa, N.M.," ca.1885-1886.
Outline indicates property boundary.

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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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Figure 5: c.1999, existing elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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Figure 6: c.1999, proposed elevations.
HDRB Minutes – Case H-99-52.
Courtesy City of Santa Fe Clerk's Office.

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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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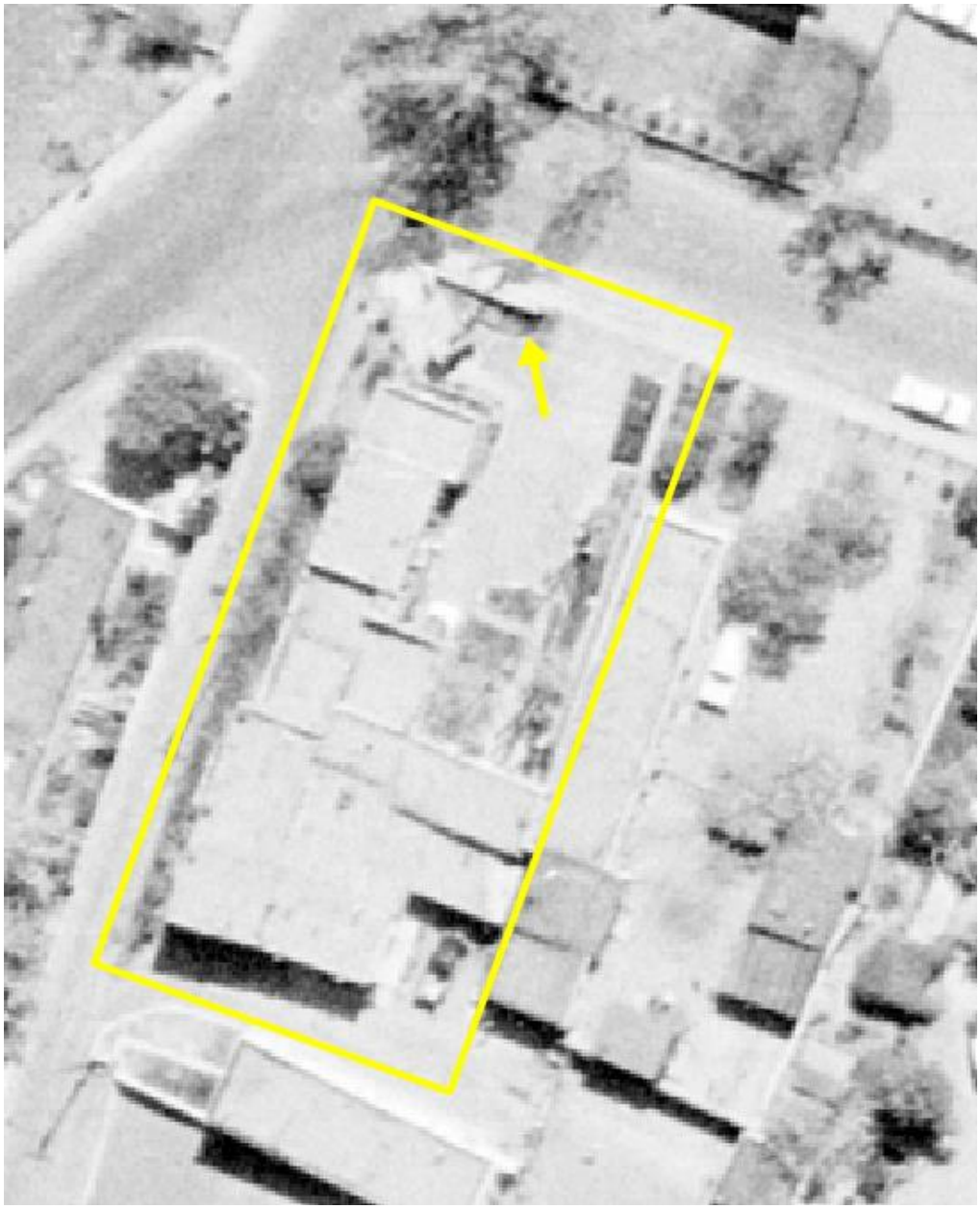

Figure 8: May 2, 1966, aerial photograph.
Current street wall present; south section removed.
Courtesy New Mexico Department of Transportation.

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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.

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Photo 5: East elevation, Guest Casita courtyard.
Camera facing southwest.

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Photo 6: East elevation, Office.
Camera facing west.

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Photo 7: South elevation, privacy wall entry to Guest Casita.
Camera facing northeast.

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Photo 8: South elevation, Guest Casita.
See Photo 5 for match.
Camera facing west.
c.2017. Courtesy Santa Fe Realty.

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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)

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**

Photo 10: North elevation, east section.
Camera facing southwest.

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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.

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Photo 14: West elevation, north section.
Camera facing southeast.

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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.

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

Land Use Department | Historic Preservation Division

Plan Number: 2021-003372--HDRB

Project Description:

Project Location(s): 844 DON CUBERO AVE
Santa Fe, NM 87505

Contacts:

Property Owner: Tim Taylor bandgeckos@aol.com
844 Don Cubero Avenue
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 2021

Year of Construction: ca. 1928

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2020-003372-HDRB

Address: 844 Don Cubero Avenue
Historic Status: 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

____ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends façades 1, 7, and 8 of the main house be designated primary and that the east façade (façade 12) of the Garage be designated primary. Staff also recommends that the yard-walls be designated a Contributing Status per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. It was constructed in a Spanish Pueblo Revival Style in around 1928 with a 1990s addition at the rear. The East, front façade has a formal symmetry with a centered portal. The north and south facades are more functional in design but have historic windows. The west façade, in the rear, shows the non-historic addition. The structure has been recently re-stuccoed.

The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and the structure in 1930 had east and west windows, which have now been removed. However it still communicates its original use.

The property has a low stuccoed yard wall matching the house in color and constructed before 1958 along the street with a centered entry gate of approximately 3 feet 10 inches in height. This meets a higher yard wall on the north property line extending to the rear of the property.

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:

Edwin F. and Maria R. Wolfe House

2. Location:

844 Don Cubero Avenue
Don Gaspar Area Historic District

3. Local Reference Number:
Santa Fe ID #: H1686

4. County: Santa Fe
Parcel # 13043584

5. Property Type:
x Buildings: House and Garage
x Structures: Wall
__ Site __ Object

6. Date of Survey: February 23, 2021

7. Previous Survey Date(s):
_x_Yes: August 1982
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.677221,-105.9476101

10. Photo Information: Robyn Powell, photographer. View of front, east elevation, facing northwest.

11. Brief Description of the Property:

Located near the Don Gaspar Area Historic District's southwest tip, the former Edwin and Maria Wolfe house is a one-story-over-basement, single-family residence constructed in c.1928. It is situated on the west side of Don Cubero Avenue, and like many other homes on the street, sits at a uniform setback. Its 2,030 square feet include the original floor plan and a c.1990s, 450-square-foot addition appended to the back.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1928. Santa Fe County Assessor date: 1926.
_ _Known _x_ Estimated Source: Period photograph, street assessment, city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ 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/Robyn Powell, Agave Consulting

For: Tim and Evelyne Taylor

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

Owner: Tim and Evelyne Taylor

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: House and Garage
__ 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 Fe:
Don Gaspar Area Historic District

House, Garage, and Yard Walls recommended for Contributing Structure status to Don Gaspar Area Historic District; 03/17/2021

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

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Edwin F. and Maria R. Wolfe House	844 Don Cubero Avenue Santa Fe: *Don Gaspar Area Historic District*	4. County: Santa Fe
		5. Date of Survey: February 23, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ 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 __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

Known Material: Clay Hollow Tile

7. Number of Stories: __ N/A
Number: _x_1 over basement _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
_x Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	1	1
Casement	Wood	8	20
Casement	Wood	6	4
Casement	Wood	6	2
Cellar	Wood	3	8
Fixed&Awning	[?]	4	1
Hopper	Wood	1	5
Art Glass	Leaded Glass	[?]	1

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Panel	Wood	1
Single Leaf	Panel&Glass	Wood	1
Single Leaf	Half Light	Composite	1
Overhead	Sectional	Metal	1

12. Chimneys
One, interior

13. Porches _ N/A
Type: _x_ Entry __ Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1948; removal of windows at Garage; Sanborn Fire Insurance Map
#2 Date: Post-1969; change of Garage roof drainage, including removal and addition of parapets; aerial photographs and visual and material evidence
#3 Date: c.1985-1994; creation of rear addition to House; 1982 HBI, aerial photographs and visual and material evidence

HCPI Detail Form (FORM 2) *(Continued from other side)*

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

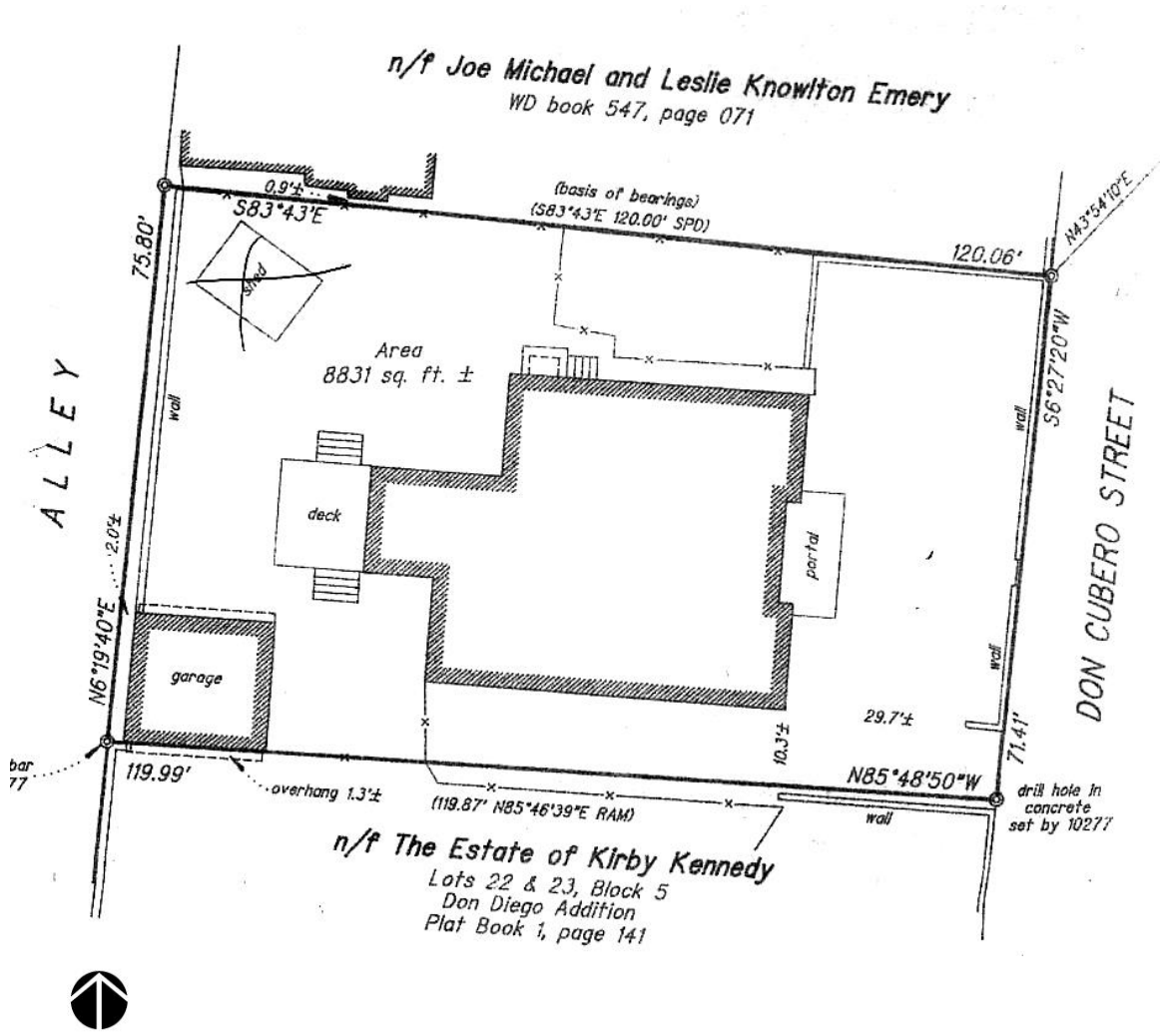
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of survey map. Date and source unknown.



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		5. Date of Survey: February 23, 2021

Architectural Description Continued

Setting

The front yard is landscaped with xeric plants. An unusual bifurcated concrete path leads from the gate to the entry portal's north and south elevations, eliminating a direct route to the front door. From an aerial perspective, the approach has the shape of a Moorish arch.

East – Front Façade

The façade shows a formal symmetry uncommon to the street. With a play of parapet heights, the building gives the impression of several volumes but is instead a single plane interrupted by a projected portal (Photo 1). The portal — really a portico — forms the center of the composition. It immediately calls attention to itself with its three slender arch openings (Photo 2). The pattern of threes is repeated behind it with a centered door framed by single openings.

Continuing the motif of threes, the façade's openings hold three wood casement windows. These probable original windows open with hinged stays affixed to the top rails (Photo 3). They have a thin muntin profile and are framed with molded casings. Heavy, stuccoed lug sills terminate the openings.

South

A less conscious arrangement of fenestration characterizes the south elevation facing the driveway. It is flat and functional, with openings holding original single or grouped wood casement windows (Photo 4). At the rear and set back approximately 14' is the 1990s addition. Its south-facing elevation is mostly glazing, made of fixed glass with lower hopper units (Photo 5).

West

The 1990s addition dominates the alley-facing side of the house. The roughly 450-square-foot volume was inserted into an indentation of the original footprint. It is elevated above grade and opens to a deck shaded by a ramada. A few openings,

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including an art glass window and a centered French door, fenestrate its west and north walls (Photos 5-8).

North

The shady north elevation is similar to its sunny south counterpart. It has a functional arrangement of windows, including four lower cellar windows daylighting the basement (Photo 9). An entry marks the northwest corner. Approached by a few steps, it holds a non-historic door (Photo 10). A stylish stuccoed hood shelters the area.

The house is made of structural hollow clay tile, which was also used for the Garage and walls. It finished with a traditional stucco, which has been recoated. The roof is flat and penetrated by one interior chimney.

Garage

Sitting at the end of the driveway, and obscured by a fence, is a one-car garage likely dating to the construction of the house. The Garage, however, shows significant modification to its roof and parapets.

Built of structural clay tile, the façade is penetrated with a bay holding a non-original metal sectional door (Photos 11 & 12). To the right (north) is an older glass-and-wood-panel pedestrian door. The south elevation is punched with a line of non-historic clerestory-level hopper windows (Photo 13). There is no other fenestration to the building.

The interior has been entirely reworked with sheetrock over the walls and ceiling. The ceiling may have been raised.

Based on aerial photographs, the Garage experienced a significant change with a reworking of the roof drainage (Figures 5 & 6). Historically, the roof drained to the west, into the alley. At some point after 1969, the roof's pitch was altered so that it emptied into gutters on the north and south elevations. These elevations today are edged with shallow boxed eaves (Photos 10 & 14).

The change of roof drainage resulted in removing the parapets on the north and south sides and increasing the east façade parapet into an almost false-front scale (Photo 15). The formerly parapet-less west elevation was given a similar false-front sized firewall. In

addition, the 1930 Sanborn map indicates the Garage historically had windows at its east and west elevations. These are no longer extant.

Yard Walls

The house, like many on the street, has appropriately scaled yard walls. Positioned along the street elevation is a low yard wall interrupted by a centered entry gate (Photo 1). Approximately 3'-10" in height and 10" in thickness, it extends 62' across the property. At the middle is a non-historic wood gate aligned with the front door of the house (Photo 16). Short, square pillars work as terminations.

At the south end, the wall returns along the driveway with a stepped termination. It connects with a property line wall at the north, maintaining its overall 3'-10" height. It then makes a 90-degree turn, stepping up to meet a higher interior yard wall. This wall is penetrated with a wood gate giving access to the backyard (Photo 17). The rear property line, along the alley, is demarcated by a 5'-10" high stuccoed wall.

The walls are a character-defining feature of the house and neighborhood. Based on aerial photographs, the walls were in place by 1958, and likely predated that time by several decades.

Historical Overview

Historic Context: South Side Suburbanization (1887-1932)

Following the railroad additions of the early 1880s, development shifted to the southeast after the construction of the new capitol. While the capitol building would burn down in May 1892, its short-lived presence stirred development.

In 1887, the *Santa Fe New Mexic*an claimed that the over $800,000 of real estate transactions in the area, "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than $100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."[1] Eastern investors were mainly large stockholders in the Atchison, Topeka and Santa Railway, including George W. Morse, of New York, and William S. Houghton, of Boston.

[1] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4

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They would finance subdivisions in the South Capitol area, and Houghton's name is still part of the landscape.

The 1892 extension of Don Gaspar Avenue, across the Santa Fe River, pushed residential subdivision farther south into grazing area and raw land. Early maps show these nascent subdivisions and some had advanced as far south as present-day Cordova Road. Some seem more hopeful than realistic, consisting of only a few blocks sketched in with town lots and a street system that stopped at the plat's edge. These smaller, fragmentary additions (Dickinson, Poughkeepsie, etc.) remained mostly undivided and were later sold off to developers.

Don Diego Addition

The Don Diego Addition, one of the first after statehood, took form in late 1912. The rectilinear, north-south-oriented plat was carved out of land owned by the George B. Berger estate. It offered wide streets, alleys, typical 25'x120' town lots, and avenues named after former Spanish governors.

Oscar C. Watson, a Texas-born realtor and insurance broker with an office on the Plaza, handled sales. He, Carl A. Bishop, and Wesley Norman Townsend were the addition's principal investors, which an early January 1913 advertisement described as being in "One of the Most Desirable Residence Sections of the City."[2] For only $50 down and a monthly payment of $10, Watson offered a town lot and a warranty deed.

With apparently sluggish sales, Watson put the remaining lots up for auction in August 1913. In an "Announcement Extraordinary," the company described the investment opportunities in almost biblical terms. The "Wise Ones" had profited from similar sales, were already "harvesting," and those who wanted to be a "King" were encouraged to take advantage of the deal.[3] In a nod to the city's nascent architectural conformity, Watson urged builders to "adopt the New Old Santa Fe plan."

The sale did little to spur development. Three years later, a desperate-sounding paid news piece predicted that a military training facility in the area (at that point only a

[2] Advertisement, *Santa Fe New Mexican*, January 13, 1913, 5.
[3] Advertisement, *Santa Fe New Mexican*, August 11, 1913, 8.

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rumor) "should double the value of the lots now practically being given away in the Don Diego Addition."[4]

Ten years later, a sewer assessment notice indicated the opposite, with only one house on Don Cubero Avenue assessed. But the installation of a sewer line in 1927 magically jump-started home construction.

The Dentist

Dr. Edwin F. Wolfe, a dentist with a practice in the second story of a building overlooking the Plaza, was one of those who bought into Don Cubero. Born in Wisconsin on August 4, 1881, Edwin Ferdinand Wolfe graduated from Northwestern University's Dental School in 1902.[5] At the university, he was a member of Xi Psi Phi, an international dental fraternity.

Dr. Thomas L. Gilmer, who started the university's program in 1891 and still oversaw much of its operation, encouraged graduates to be proficient in operative and prosthetic procedures, while also considering a patient's underlying pathology.[6] Wolfe entered a new era of modern dentistry. The next year, the porcelain jacket crown was introduced, moving the field toward aesthetics.

After graduation, Wolfe moved west, landing in Kansas. In 1915, he married Marie Pfaffle, an Iowa native. The couple set up house in Topeka, where Edwin established a practice.

In 1924, they relocated to Alcalde to be close to Marie's mother, Margaret, who had started the San Gabriel Ranch with her brother Richard. Richard would later purchase colorful cliff acreage around Abiquiu that became Ghost Ranch — the future home of Georgia O'Keeffe.

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[4] "Local Items," *Santa Fe New Mexican*, March 16, 1916, 8.

[5] C. N. Johnson, editor, *The Dental Review, Volume XVI* (Chicago: Dental Review Co., 1902), 530. Biographical information on Wolfe was gathered from various primary sources, including newspaper accounts, public records, city directories, and census enumerations.

[6] Northwest University, *The Syllabus of Northwestern University: Class of 1903* (Evanston: Northwest University, 1903), 260.

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By the next year, Edwin and Marie had moved to Santa Fe, where Edwin organized a dental office in the Gans Building on East San Francisco Street. At the time, there were only four other dentists in Santa Fe. Dentistry was a luxury for the rich.

The Wolfes were initially interested in acquiring an adobe fixer-upper.[7] But by 1927, their interest had shifted to building a new home in the Don Diego Addition. While living at a rental at 836, they purchased five adjacent lots immediately to the south to erect a home. A historic photograph of the house shows it under construction at the same time the street was being paved (Figure 4). This would place it in 1928, when Don Cubero was graded, curbed, and finished with reinforced concrete paving.

The stiff symmetry of the house's façade and use of arches differed from the then-dominant Pueblo Revival style. Repeating arches, a Spanish Colonial Revival trait, are found with a few other homes in the neighborhood, but generally they are rare in Santa Fe. Like several of its neighbors, the home was built with a projecting, almost temple-like portal. This feature gave the home a formality, in contrast to the soft lines of the Pueblo Revival style. Like many on the street, the new home included a one-car garage, in which Dr. Wolfe would later park his 1937 four-door Chrysler Imperial.

Edwin and Marie raised two children, Bill[8] and Margaret. The 1930 census recorded the young family at the home. The house was valued at $6,000, and the street was entirely populated with Anglo-American homeowners, all born outside of New Mexico.[9]

Marie had an active social life; newspaper club notices show her hosting teas and different events with Eleanor Dendahl, Lucille Kaune, and other prominent women. In 1950, the home was the site of Margaret's wedding, an event that attracted 90 guests. The couple was received in front of the fireplace, which was bedecked with white gladiolas.[10]

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[77] "Wanted to Buy," *Santa Fe New Mexican*, August 24, 1926, 5.

[8] This is not Bill Wolfe, a Santa Fe dentist who practiced on Agua Fria Street for many years. Bill Wolfe, DDS, email communication to John Murphey, March 10, 2021.

[9] United States Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 13B; Enumeration District: 0009; FHL microfilm: 2341134.

[10] "Candlelight Church Setting Arranged as Margaret Wolfe, Haven Terrell, Marry," *Santa Fe New Mexican*, June 11, 1950, 6.

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Following a national craze, Edwin and Marie got swept up in swing dancing, with Edwin serving as the Santa Fe Swing' n Whirl Club's secretary. The couple actively collected Native American art and lived a comfortable Southwest lifestyle.

Dr. Wolfe practiced in his old office in the Gans Building through January of 1967. He would die two months later at age 85. By this time, the era of downtown medical offices was over. There were more than 20 dentists in Santa Fe, most of them working in specially designed medical professional buildings. No more trudging up a flight of stairs to visit the old-time dentist.

The house went out of family ownership in 1985; three years later, Maria R. Pfaffle died at 95. At some point between then and 1994, the former dentist's home received a back addition. Otherwise, it remains original.

Conclusion

Aside from the rear addition, the House retains a high degree of historic integrity. It clearly communicates its historical context and its original architectural intention. The Yard Walls likely date to the historic period and exhibit a certain level of design and neighborhood context.

The Garage has experienced several alterations, including removing original windows and installing more recent units across the south elevation. A roof drainage project removed original parapets and installed overhangs and gutters. The east (front) parapet was extended in height, and a new firewall was added across the west elevation. Despite these significant alterations, the Garage still communicates its original use.

For these reasons, the recommendation is to maintain Contributing Structure status for the House and Garage and elevate the Yard Walls to the same designation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

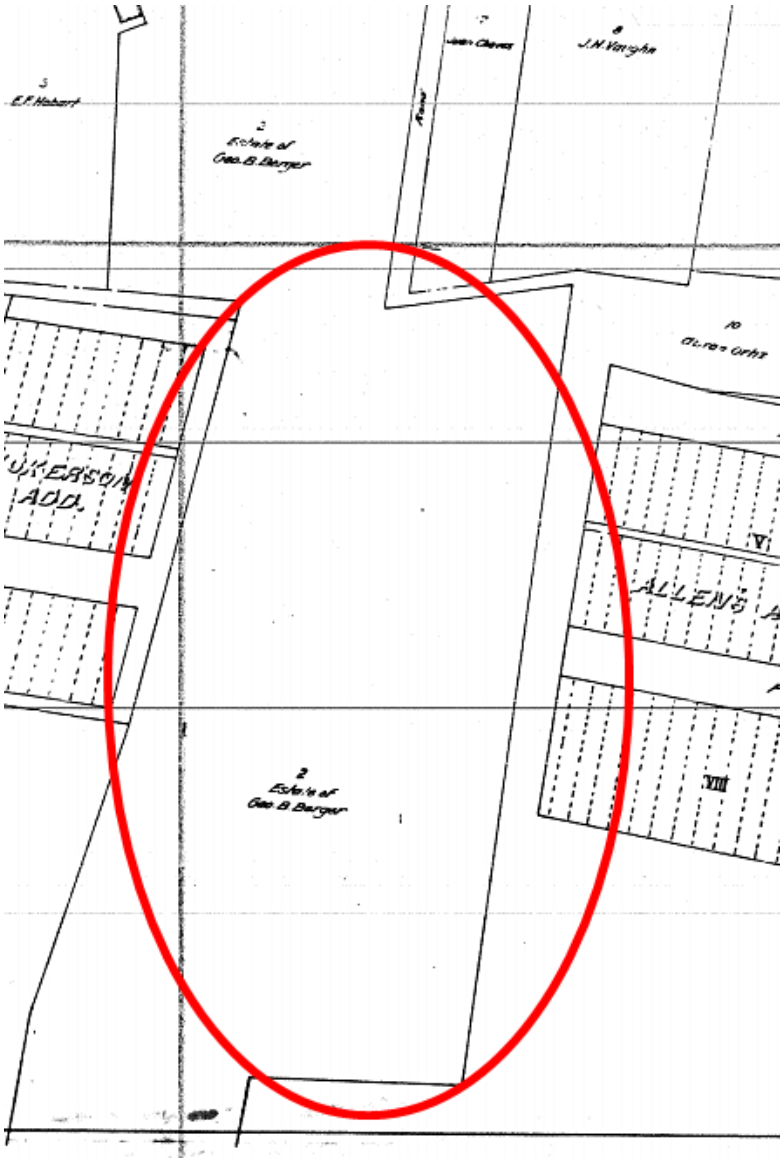

Figure 1: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Future location of Don Diego Addition.

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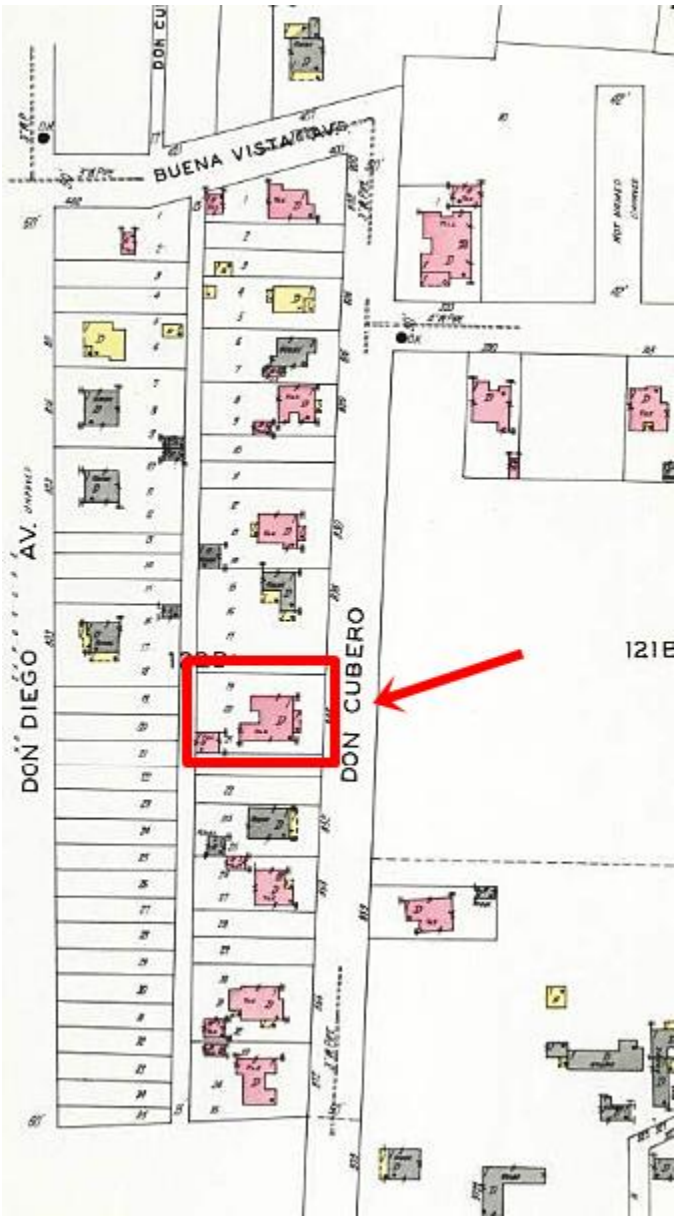

Figure 2: Don Cubero Avenue, 1930 Sanborn Fire Insurance Map, Sheet 21.

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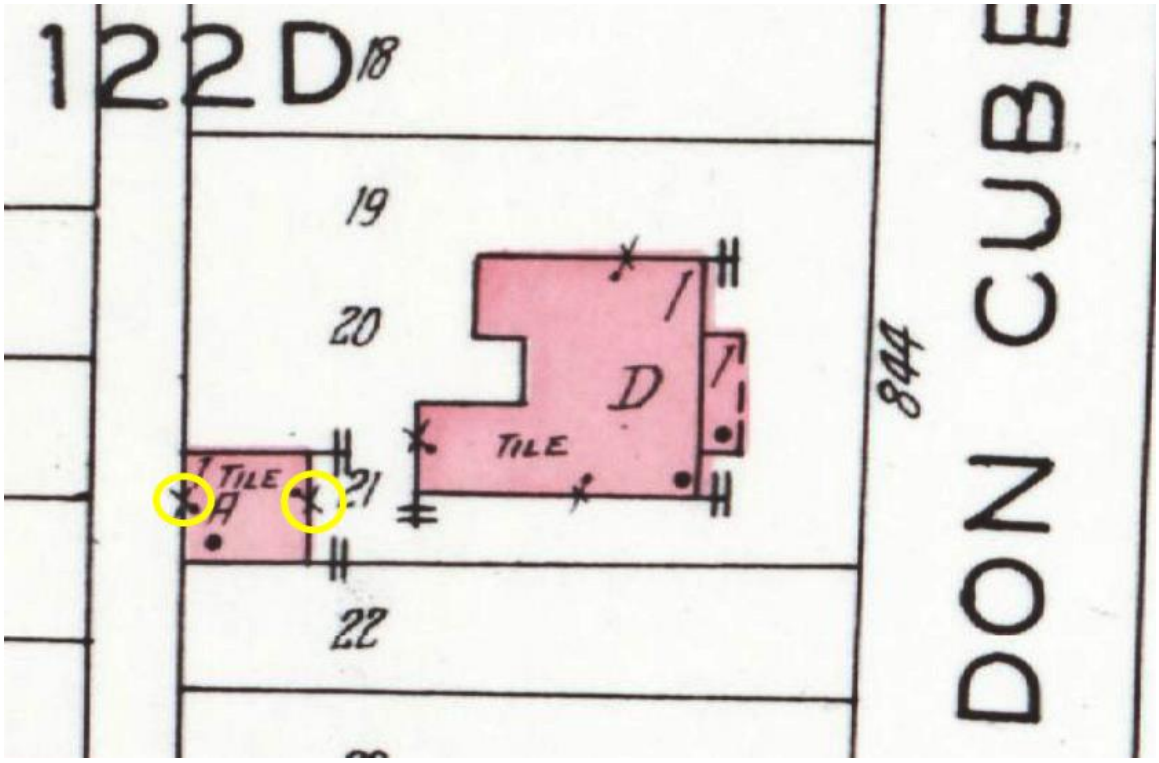

Figure 3: Subject House, 1930 Sanborn Fire Insurance Map, Sheet 21. Note designation of windows at east and west elevations of Garage.

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Figure 4: Don Cubero Avenue Under Construction, October 18, 1928.
Courtesy Tim and Evelyne Taylor.

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Figure 5: November 10, 1958, aerial photograph.
Note arrangement of parapets over garage.
Courtesy New Mexico Department of Transportation.

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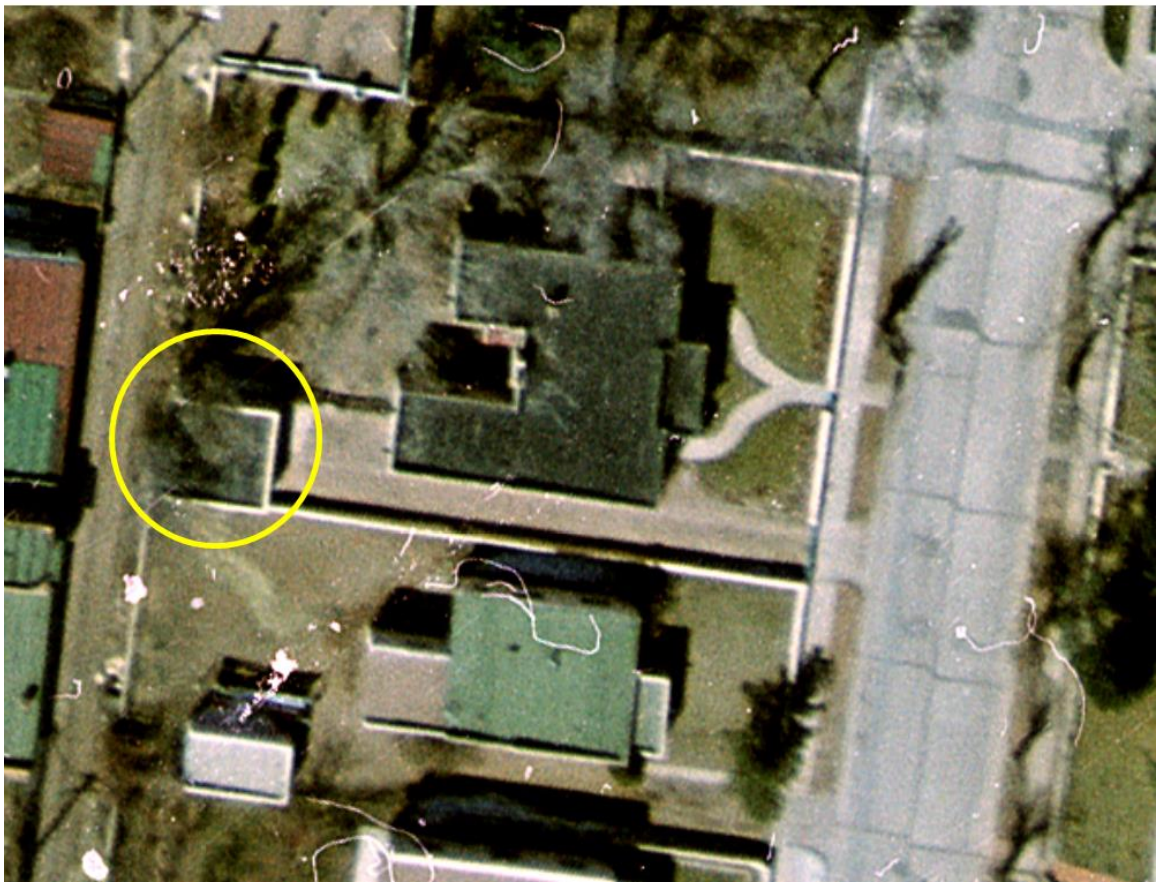

Figure 6: February 27, 1969, aerial photograph.
Note arrangement of parapets over garage.
Courtesy New Mexico Department of Transportation.

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Survey Photographs

(All images taken by Robyn Powell on February 23, 2021, unless otherwise noted)

Photo 1: Street view.
Camera facing west.

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Photo 2: Front, east façade.
Camera facing west.

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Photo 3: Typical casement windows.
Camera facing west.

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Photo 4: South elevation.
Camera facing northeast.

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Photo 5: West and south elevations; addition at left.
Camera facing northwest.

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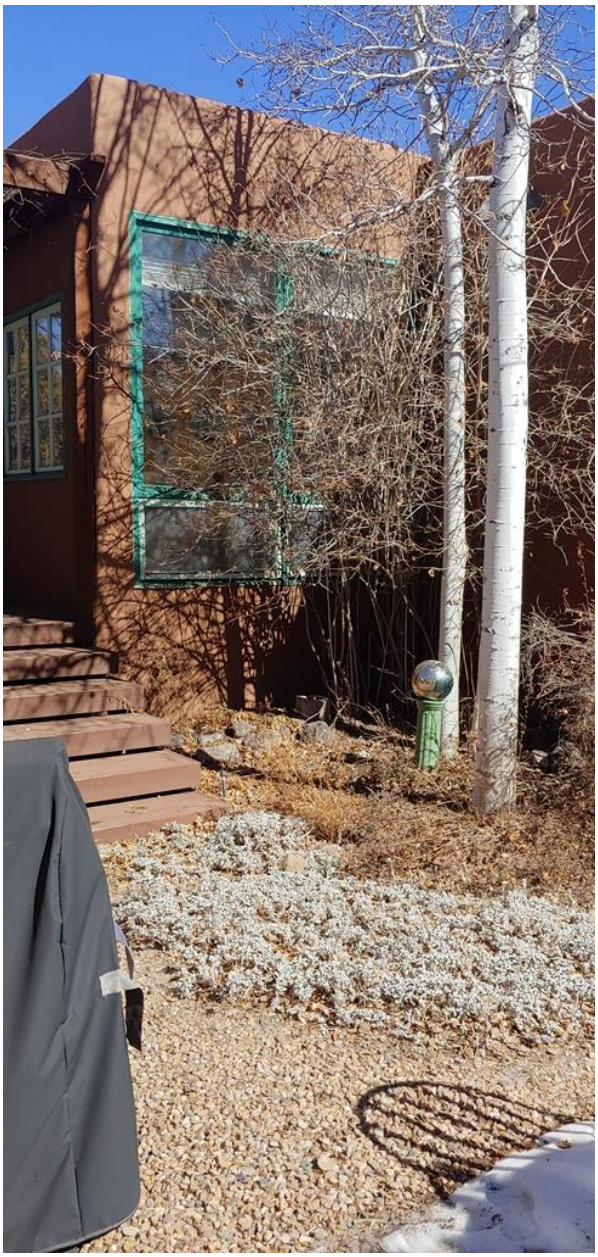

Photo 6: Addition, south elevation.
Camera facing northeast.

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Photo 7: Addition, west elevation.
Camera facing northeast.

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Photo 8: Addition, north elevation.
Camera facing southwest.

Photo 9: East half of north elevation.
Camera facing east.

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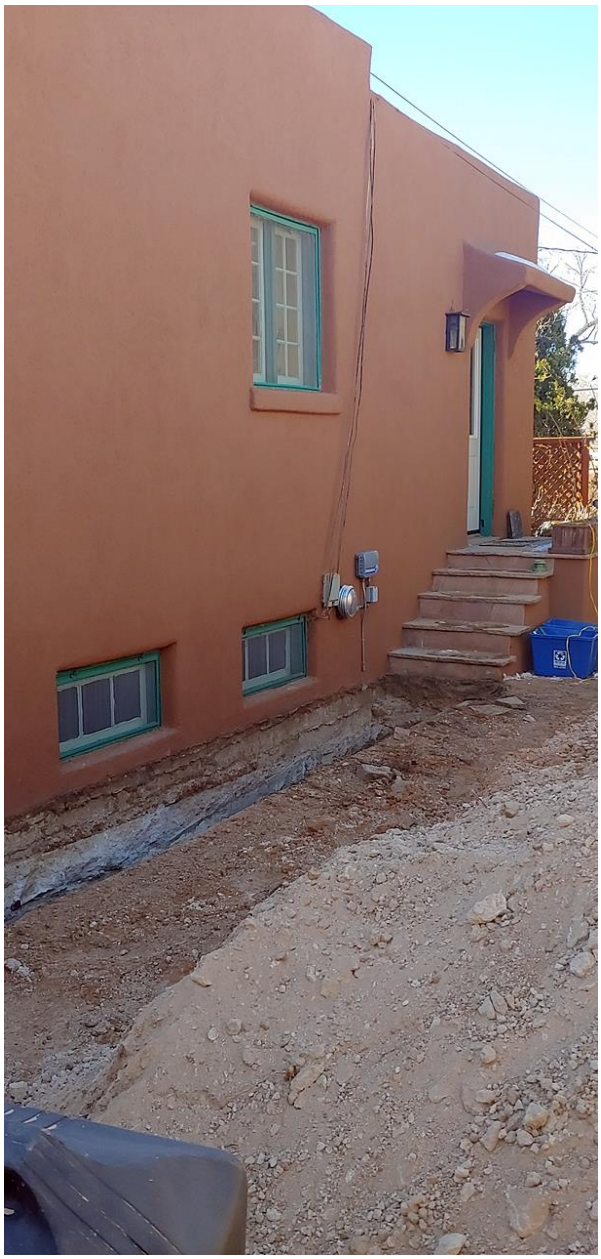

Photo 10: West half of north elevation.
Camera facing southwest.

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Photo 11: Garage, east elevation.
Camera facing west.

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Photo 12: Garage, east elevation.
Note extended parapet.
Camera facing southwest.

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Photo 13: Garage, south elevation.
Note removed parapet and addition of overhang and windows.
Camera facing northeast.

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Photo 14: Garage, north elevation.
Note removed parapet and addition of overhang.
Camera facing southwest.

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Photo 15: Garage, roof.
Note extended parapets at east and west elevations.
Camera facing southwest.

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Photo 16: Yard Wall at street.
Camera facing north.

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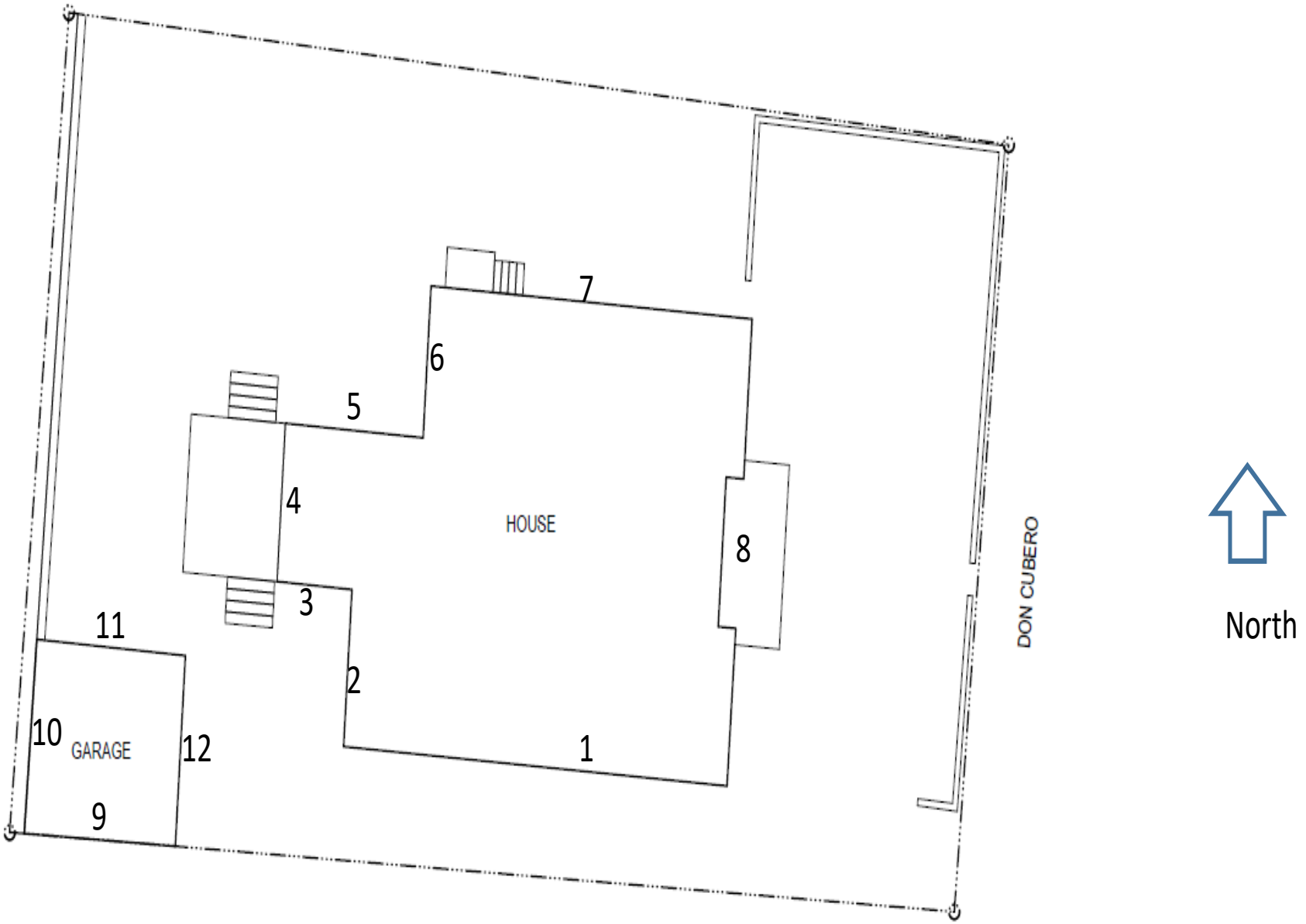
Photo 17: Interior Yard Wall.
Camera facing west.



844 Don Cubero

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

March 13th, 2021

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 844 Don Cubero

Dear Historic Review Board:

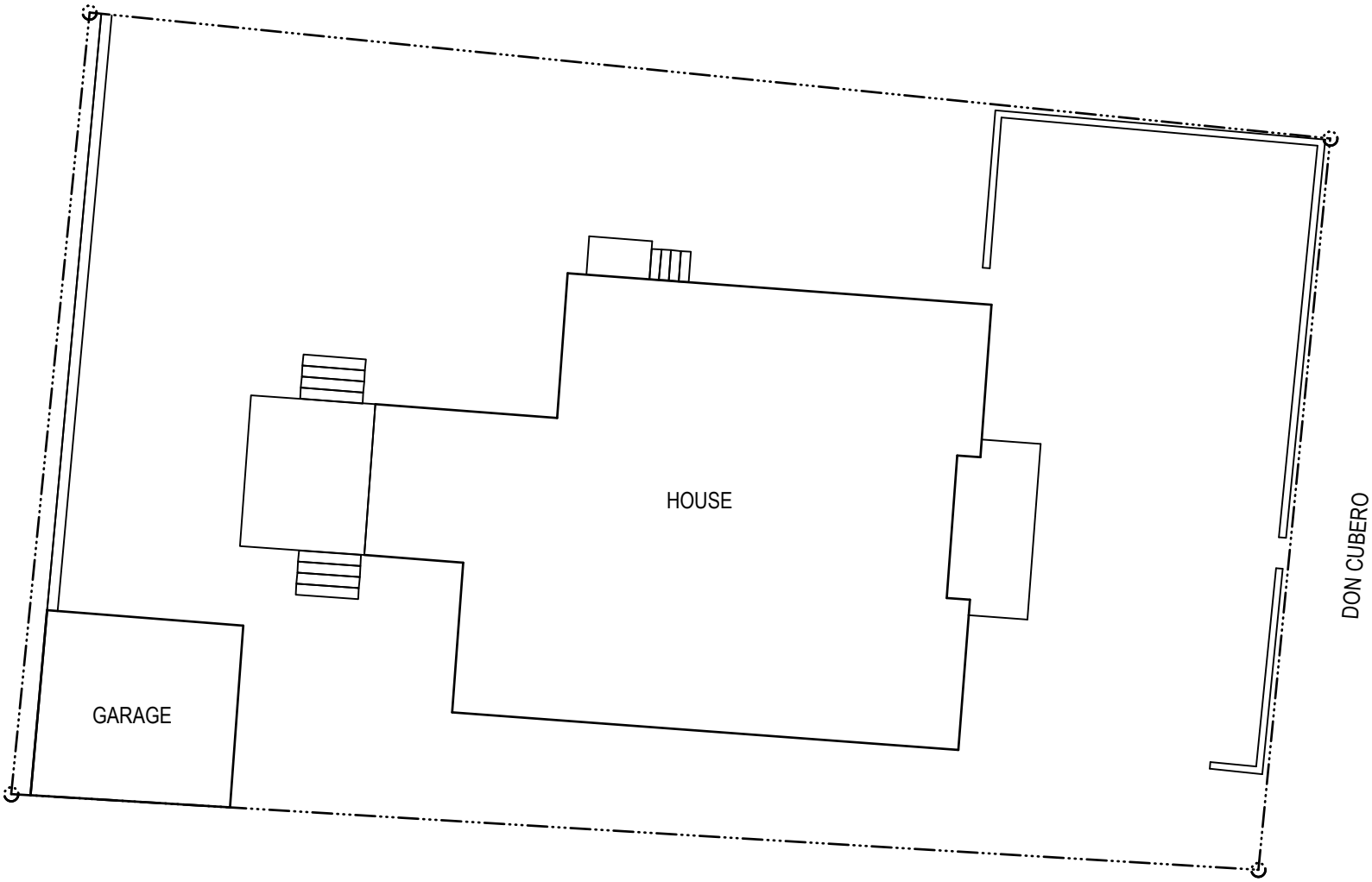
We are requesting the assignment of primary facades for 844 Don Cubero. We feel that the best choice would be the East facade of the house which faces the street.

While the garage also has a facade facing the street, the view of this facade is largely obstructed by an existing coyote fence. For this reason, we feel that the garage does not have a primary facade.

Thank you for your consideration,

3.16.21

Steve McCormick date



1 SITE PLAN
1/16" = 1'

McCormick Architects LLC

1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199
McCORMICKARCHITECTS.COM

844 Don Cubero
SANTA FE

MARCH 12, 2021

SK1

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003376--HDRB

Project Description:

Project Location(s): 234 IRVINE ST 1/2
Santa Fe, NM 87501

Contacts:

Property Owner: Jeff Tietz
234 1/2

Historic District: HD: Westside-Guadalupe

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: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 2021

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2020-003376-HDRB

Address: 234 ½ Irvine Street
Historic Status: Non-contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the structure be designated "contributing" to the Westside-Guadalupe Historic District per Section 14-5.2(C)(2). Staff recommends designating the east façade (façade 4) primary and also designating the yard wall contributing.

BACKGROUND & SUMMARY:

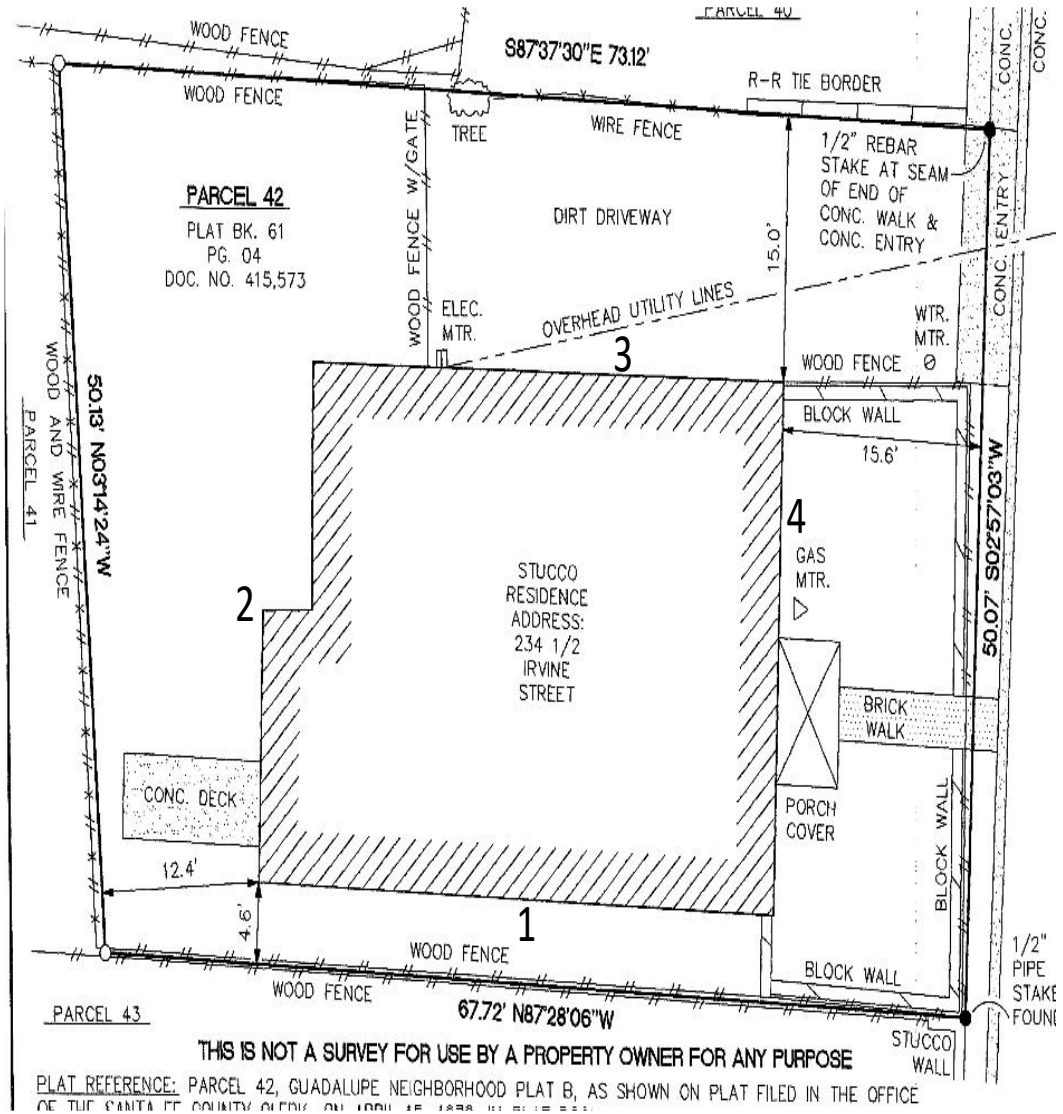
234 ½ Irvine Street is a 1,198 square foot single-family residential structure built in a simplified Spanish Pueblo Revival style around 1932, with non-contributing status to the Westside-Guadalupe Historic District. It is constructed of adobe. The street- facing façade, façade 4 has a centered portal and non-historic windows on each side. The north and south elevations are utilitarian, with limited public visibility.

The north façade (façade 3) has a stepped parapet stepping down towards the back and is mostly blank. The rear windows are non-historic.

The west façade (façade 2) is not publicly visible. It appears to show several additions and a passive solar intention in the windows. Its windows are non-historic.

The south façade (façade 1) faces a narrow alley leading to the back and has low visibility. It contains non-historic windows and steps down towards the rear.

The house is surrounded along the eastern street frontage and enclosing the front yard by a low block yard wall that is presumed to be historic. It has spoked wheel hubs inserted into it and is topped with river rocks. This is hidden from view by a higher wooden board fence.



North

234 ½ Irvine Street

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House	**234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**Santa Fe ID #2427** **4. County: Santa Fe** **Parcel # 10069632**

5. Property Type:
x Buildings: House
__Structures:
__Site __ Object

6. Date of Survey: N/A

7. Previous Survey Date(s):
_x_Yes: July 23, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6867873,-105.9529323

10. Photo Information: Robyn Powell, photographer. View of front, east elevation, facing northwest.

11. Brief Description of the Property:

The former Apodaca house is a small adobe house located on the west side of Irvine Street in the Westside-Guadalupe Historic District. The approximately 1,198-square-foot, single-story dwelling is set back from the street and somewhat obscured by a tall board fence. Behind the fence is a low, block wall topped with stones. A gravel drive edges along the property's north side; the south has a small side yard. Landscaping is minimal, consisting of a few mature junipers trained to look like shade trees. Constructed in c.1932, with likely subsequent additions, the adobe house is roughly a square in plan. Homes of similar configuration surround the house. However, immediately to the north is a solar condominium erected in the late 1970s; to the south, an older family compound divided into apartments.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1932. Santa Fe County Assessor date: 1940
_ _Known _x_ Estimated Source: city directory, 1940 federal census

14. Setting:
_x_ Suburban __ Rural __ Village __ 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

For: Gayla Bechtol, Gayla Bechtol Architects

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

Owner: Jeff Tietz and Morgann Berg

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 __ Contributing _x_ Non-contributing: __ No Status
Per City of Santa Fe official designation map.

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

House recommended for Contributing Structure status to Westside-Guadalupe Historic District, 03/17/2021

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Adolfo and Antonia Apodaca/
Adolfo and Rosina Apodaca House

2. Location:

234½ Irvine Street
Santa Fe
Westside-Guadalupe Historic District

3. Local Reference Number:
Santa Fe ID #: N/A

4. County: Santa Fe

5. Date of Survey: N/A

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ 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 __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
__ Not visible __ None
__ At Grade _x_ 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
_x_ 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
Casement	Aluminum Clad	1-1	2
Sliding	Aluminum	1-1	3
Sliding	Vinyl	1-1	1
Single-Hung	Aluminum	1/1	1
Single-Hung	Vinyl	1/1	1
Combination	Aluminum Clad	1-F-1	2

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Diamond Light	Wood	1
Single-Leaf	Hexagon Light	Vinyl	1

12. Chimneys N/A

13. Porches _ N/A
Type: _x_ Entry __ Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1932; additions to rear, west, elevation; visual and material evidence
#2 Date: Post-1932; replacement of original windows; 1985 HBI and visual and material evidence
#3 Date: Post-1985; replacement of east elevation windows; 1985 HBI and visual and material 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

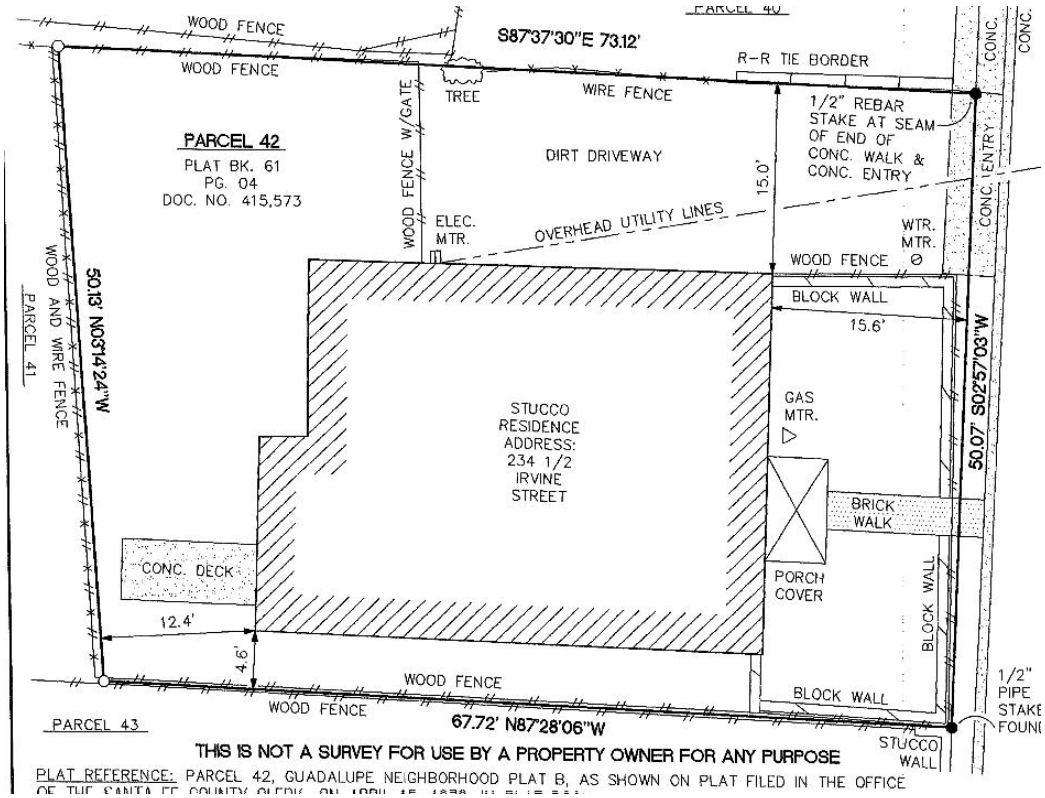
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of survey plat, December 2020. Courtesy Armijo Surveys.



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		
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Architectural Description Continued

East – Front Façade

The home's street-positioned façade is symmetrical, with a centered entry flanked by single window openings. Approached by a few steps, a Pueblo Revival-style portal shelters the front door (Photo 2). It has a box-like shape, with rectangular openings, and was probably added some time after the house was built. A lintel scored with "bullet" marks spans its front (Photo 3). The lintel is supported by undersized corbels marked in the same manner. Its decking is made of vigas which appear to have once extended through the parapet. Portions of the stucco have been painted; other areas show delamination. North and south of the portal are vertically oriented openings holding non-original, single-light aluminum-clad casements (Photo 4).

North

The north elevation, next to the driveway, is the utilitarian side of the house. The east end is blank (Photo 5); a few non-historic windows start near the west corner, providing light to a kitchen and mudroom (Photo 6). Its parapet steps down to the west, where it meets an addition.

West

Facing a small patio, the rear elevation appears to be made of several additions (Photo 7). These little volumes contain the mudroom, bathroom, and laundry. They are of a lower height than the assumed older portion of the home. The mudroom is glazed with a band of non-historic sliding windows. Their position suggests a passive solar intention. Its roof projects with a shallow overhang trimmed with fascia.

Projecting a few feet from the mudroom is a separate volume holding a bathroom and laundry. The bathroom has one small vinyl window. The laundry is fenestrated with a window opening holding an AC, a non-historic window, and a pressed vinyl door with a hexagonal light. This section's overhang is different than the mudroom's and carries a metal gutter.

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South

The south elevation looks onto a small side yard (Photo 2). It starts at the east with a large aluminum-clad combination window — center fixed glass flanked by operable sash — at the living room (Photo 8). The width of the opening is presumably non-historic and made to accommodate the ranch house-style window. Next is a similar combination window admitting light to a bedroom. The elevation terminates at the roof with the lower roofed laundry addition.

The house sits on raised *contra pared*-like foundation. Its walls reveal several iterations of stucco, with the north side marked by broad fan swoops made with a trowel or float. Its roof is flat and penetrated with a few vents.

The vernacular home reveals a design intention across its front façade with the portal and shaped parapet. With its centered half-circle and flared ends, the parapet seems to be a folk interpretation of the transitional Mission-to-Pueblo period. The secondary elevations are purely functional, with the west side the most unharmonious. The combination windows on the private south elevation are curious, as they represent a common upgrade (typically reflecting improved heating and/or a response to the ranch house trend) usually found only on street-facing elevations.

Historical Overview

Historic Context: Westside Suburbanization (1887-1932)

Starting in the late 19th century, large parcels (either raw or under irrigation) on Santa Fe's west side began to be subdivided. The first of these was the Irvine Addition, platted in 1887 for Catherine Irvine.[1] It is here that the house is located.

Both of Scottish descent, Catherine Irvine and her husband, Alexander G. arrived in Santa Fe in the early 1870s because of Alexander's health. In Santa Fe, he started a stove and metal business, later partnering with another Scotsman, William A. McKenzie, as the Irvine & McKenzie Hardware Company. Following this he served as a United States Indian Agent, first with the Utes and then with the Navajos. The couple had

[1] "Round About Town," *Santa Fe Daily New Mexican*, June 1, 1887, 4.

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		5. Date of Survey: N/A

extensive real estate holdings in Santa Fe. Alexander G. Irvine died in 1882, leading to a dilemma over their real estate.

The Irvine Addition came up for auction on Saturday, June 4, 1887, with nearly $5,000 in lots sold the first few hours. Both locals and out-of-state investors swooped in, buying every lot of the plat. Santa Fe boosters took the sale as a good sign of the city's future.[2] But — hampered by poor roads, a recession, and a lack of sewerage — the addition did not fully develop as intended.

Confusingly — or perhaps revealing the truth — the 1912 King's map of Santa Fe shows the west side of Irvine Street entirely under the ownership of the Ortiz family, a name that would stick with the neighborhood through the early 20th century (Figure 2). Instead of tidy town lots, there were large, lumpy parcels with only a few houses at the north and south ends of the street.

With the push of Santa Fe westward, the Irvine Addition began to fill in with houses in the 1920s. By 1928, there were 23 homes on Irvine between Alto and Dunlap streets.[3] These included principal homes on the street and a few "rear" units, mostly rentals. Eighty percent of the homes were occupied by people with Spanish surnames. The same percentage owned their homes. Like many traditional neighborhoods, it had its *tiendacita* — the Handy Store, run by the Ortiz family.

Though not widely acknowledged, Irvine Street and its neighboring roads represented the first Hispanic suburbanization of Santa Fe.

The Apodacas

The Apodacas were one of the families to move into the developing neighborhood and they would build the subject house. Before the move, Adolfo and his family lived in his sister's home on West De Vargas Street, in a house that would be demolished during urban renewal in the early 1970s. Based on city directories, Adolfo and Antonia had moved onto the Irvine Street property by 1932.

---

[2] "Confidence in Santa Fe," *Weekly New Mexican*, June 9, 1887, 4.

[3] The following conclusions are based on analysis of data in the 1928 Santa Fe city directory. Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 207.

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Eight years later, the 1940 federal census recorded the occupants of 234 ½ Irvine Street. It included two households: Adolfo and Antonia, and one child, Adolfo, Jr., and older son Manuel living with his wife, Bonny.[4] The primary house was valued at $300. Adolfo worked as a janitor at the Paris Theatre on West San Francisco Street and later at a weaving shop. The supplementary census recorded that Spanish was spoken, and that the women, beyond their work as homemakers, additionally served as domestics in private homes.

Adolfo, Jr. took over the property after his parents' death. Born in 1928, the younger Adolfo attended local schools, graduating from Santa Fe High School after World War II. He served in the construction division of the army during the Korean War. After the conflict, Adolfo married Rosina Layda Romero, a Santa Fe native who grew up on Upper Canyon Road. Adolfo joined the New Mexico State Highway Department, where he worked as a draftsman. The couple raised four children in the house: Ronald, Robert, Donald, and Marsha.

The street strengthened in Hispanic population, having a 100% Spanish surname population by the late 1950s. Its grocery needs were served by Larribas Grocery & Market, operated by their neighbor, Antonio Larribas.

The street remained a Hispanic-dominant neighborhood through the 1970s. The change began in the early 1970s, as the Westside became the target of several urban renewal initiatives. The family left the street in the late 1970s. Following a trend of slow-paced gentrification, Irvine Street began to evolve. By 1980, the Apodaca house was under different ownership.

Newspaper advertisements show it being used as a meditation center for the Dharma Study Group, a Tibetan Buddhism group. By this time, the home to the south had been divided into a five-unit rental and a duplex; the lot to the north was redeveloped as a four-unit passive solar condominium. Walls and fences began to appear.

Building Evolution

[4] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 13B; Enumeration District: 25-8B.

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The house probably started as a four-room cube, as depicted on the existing floor plan (Figure 4). To this were added the back portions holding the mudroom, bathroom, and laundry. As to when these additions occurred is unknown. Aerial photographs for the area are limited. A blurry image from 1951 shows the house but it is unclear whether the additions had been made by then (Figure 5). The next aerial from 1978 captures the footprint that is in place today, including the portal and rear extensions (Figure 6).

Conclusion

While it has experienced alterations, including additions and window changes which likely affected the dimensions of rough openings, the house retains sufficient historic integrity across its publicly visible elevations. In this way, it still can communicate its historical context and assumed architectural intention.

For these reasons, the recommendation is to upgrade the house to Contributing Structure to the Guadalupe-Westside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

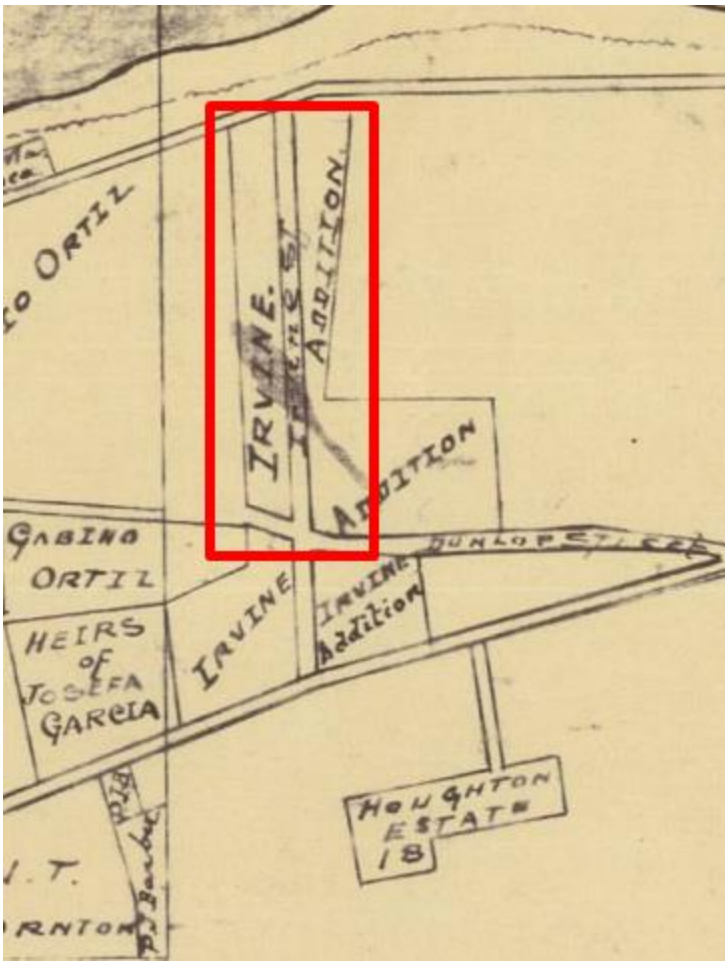

Figure 1: Portion of William White, "Owners of Land within the Santa Fe Grant Outside the City Limits," 1897-98.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.

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Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe," c.1957. Note how lot had double frontage at the time. Courtesy City of Santa Fe GIS.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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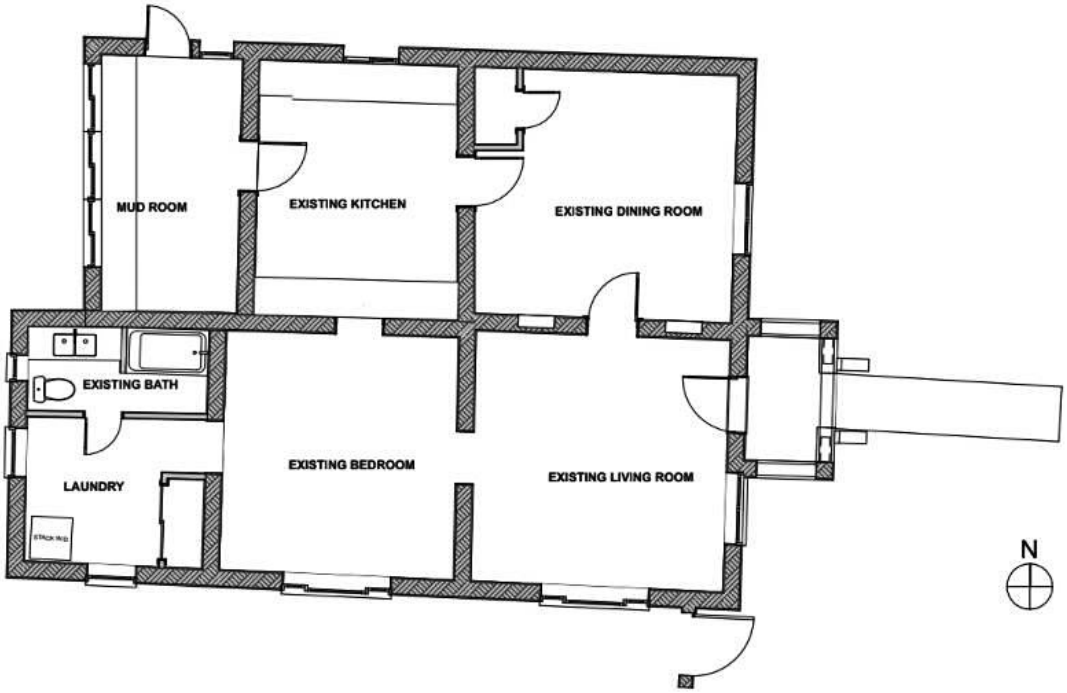

Figure 4: Existing floor plan, 2021.
Gayla Bechtol Architects.

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

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Figure 5: May 26, 1951, aerial photograph.
Courtesy City of Santa Fe GIS.

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Figure 6: September 11, 1978, aerial photograph.
Courtesy New Mexico Department of Transportation.

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

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Photographs

(All images taken by Gayla Bechtol, September 20, 2020, unless otherwise noted)

Photo 1: Streetscape view.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Front, east façade.
Camera facing northwest.
March 9, 2021.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: East elevation portal.
Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: East elevation, south elevation.
Camera northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: North elevation
Camera facing southwest.

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: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 6: North elevation.
Camera facing southeast.

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: **Adolfo and Antonia Apodaca/ Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 7: West elevation
Camera facing southeast.

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: **Adolfo and Antonia Apodaca/** **Adolfo and Rosina Apodaca House**	**2. Location:** **234½ Irvine Street** **Santa Fe** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: N/A**

Photo 8: Interior, Living Room.
Camera facing southeast.
2020 real estate listing image.
Leyba Real Estate LLC

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003378--HDRB

Project Description:

Project Location(s): 855 EL CAMINITO
Santa Fe, NM 87505

Contacts:

Property Owner: Brown Michael
855 El Caminito

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1924

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003378-HDRB

Address: 855 El Caminito
Historic Status: contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends that the structures retain their historic designation as contributing and that facades 16, 26, 27, 29, 34, be designated primary per Section 14-5.2(C)(2).

BACKGROUND & SUMMARY:

855 El Caminito is a single-family residential structure with accessory structures with non-contributing status to the Downtown and Eastside Historic District. It was begun in 1924 by John Gaw Meem with subsequent additions in the 1960s. An addition in 1972 covered the original east façade (Façades 13 & 31). The western Portal was added at the same time.

To the southwest is a secondary building. Originally constructed as a garage, it was converted to a Russian Orthodox chapel in 1968, which was enlarged in 1971. Subsequently it was joined to the main house by way of a connector. Some time after 1991, the decorative façade of the chapel was removed.

The house originally consisted of two separated addresses, the southern house (facades 1 – 9) was 860 Camino Ranchitos, constructed before the 1960s in a Spanish Pueblo Revival style. This structure is currently designated non-onctributing.

On Feburary 10, 2004, in case H-04-18, a rehabilitation of the structure was approved by the then "Historic Design Review Board". However, this appears not to have been entirely executed. This included removing the non-historic east entrance, which is today still in place. In the staff report the east and west "elevations" are named primary. However, the current practice is to designate individual *facades* primary. The aforementioned elevations comprise numerous facades.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

#11961

IDENTIFICATION

ADDRESS: 855 El Caminito

ID NUMBER: 051600175

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW1/4 SW1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
c. late 1920s ESTIMATE _____ ACTUAL

SOURCE(S) owner

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential - large lot

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? chapel, guest-house*

IF INVENTORIED, LIST ID NUMBER(S)
*051600175.1
860 Camino Ranchitos

DEGREE OF REMODELING:

___ MINOR ✓ MODERATE

___ MAJOR

EXPLAIN: Kitchen addition (SW corner) W elevation portal added garage converted to chapel

OVERALL CONDITION:

___ EXCELLENT ✓ GOOD

___ FAIR ___ DETERIORATED

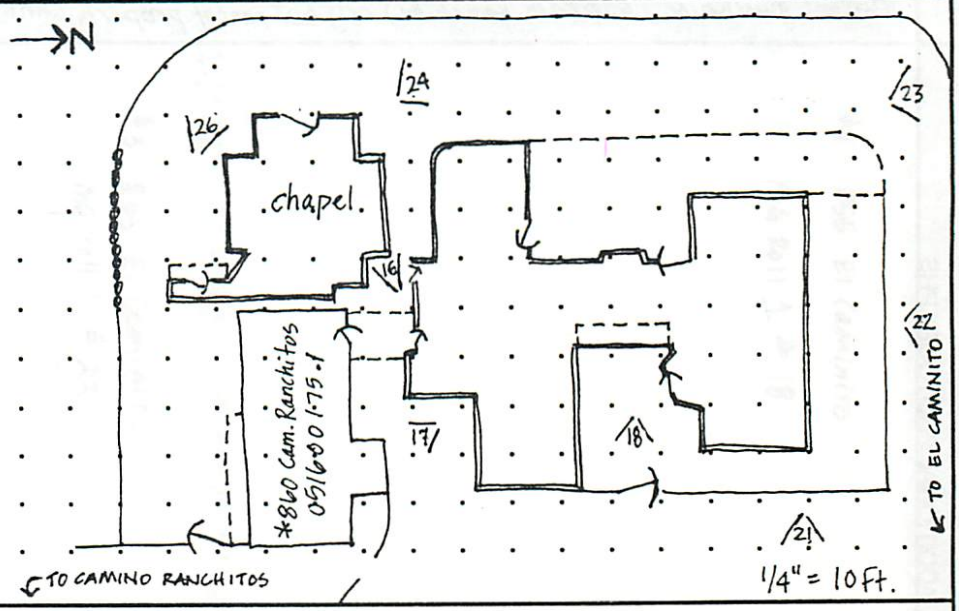
BUILDING THREATENED?

___ YES ✓ NO

PHOTO

east elevation #21

SITE PLAN



1983 FOOTPRINT INACCURATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ✓ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ✓ NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ✓ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 6-25-91 BY mg

NEGATIVES WITH NMHPD ROLL # 1 NEG # 16 TO 26

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	overall good condition, some H_2O damage / cracking on N wall
FOUNDATIONS	not visible	
DOORS	numerous multi light, some french.	orig front door on west side, vestibule entrance on E side off courtyard
WINDOWS	6 light wood casements, br. trim / lintels	good condition, minimal amt. of replacement glazing.
PORTALES	orig. on E side infilled - columns, flagstone on inside	USE of plate-glass on exterior face
CANALES	new wood w/ metal flashing	good condition
PORCHES	new porch on W side w/ columns, corbels	corregated fiberglass roof needs stabilization
BALCONIES	NA	
ROOFS	not visible behind parapet (flat)	
COURTYARDS	inside E wall	immature trees, flagstone step visible under plate glass - orig. step to portal
FENCES/WALLS	fieldstone wall across E and N side, adobe wall around rest w/ some coyote / split wood	some areas of fieldstone deteriorating, needs repointing
ARCH. DETAILS	numerous buttresses	
OTHER	many mature trees in lot trellised walkway to guesthouse	doorway to guesthouse enclosed

COMMENTS former garage converted to Russian Orthodox Chapel c. 1968, chapel enlarged again c. 1971; current guesthouse (860 Cam. Ranchitos) orig NOT part of property, until 1991 was 854 Cam. Ranchitos

ADDITIONAL PHOTOGRAPHS

view west into courtyard #18

North elevation #22

IDENTIFICATION

ADDRESS 855 El Caminito

ID NUMBER 051600175

SURVEYED/RESEARCHED
DATE 6·25·91 BY mg

west elevation toward south #23

south elevation toward east #16

south elevation toward west #17

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

IDENTIFICATION

ADDRESS
855 El Caminito

ID NUMBER
0516001175

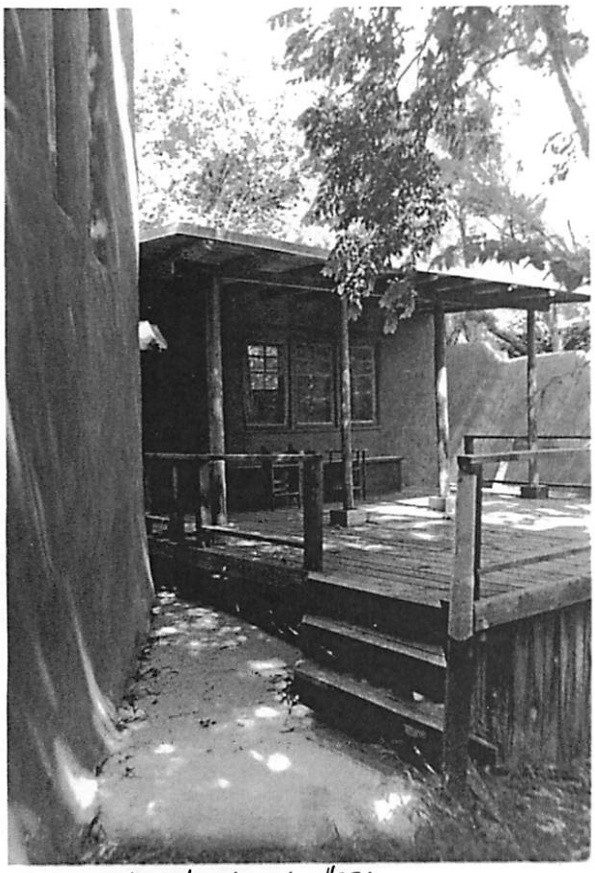
SURVEYED/RESEARCHED
DATE 6·25·91 BY mg

west facade of chapel #24

Interview notes from owner - Mrs. Michael Ossorgin (983-3317)

has lived in house c. 30 years; bought it from the Gault family; Kitchen wing (NW corner) added c. 1972; west portal added c. 1972; late 1960s, added trellis/doorway to guesthouse;

whole property part of Gault Compound, orig gates at end of El Caminito



SE addition to chapel #26

J.G. Meem built initial const. phase (center section of H-plan)

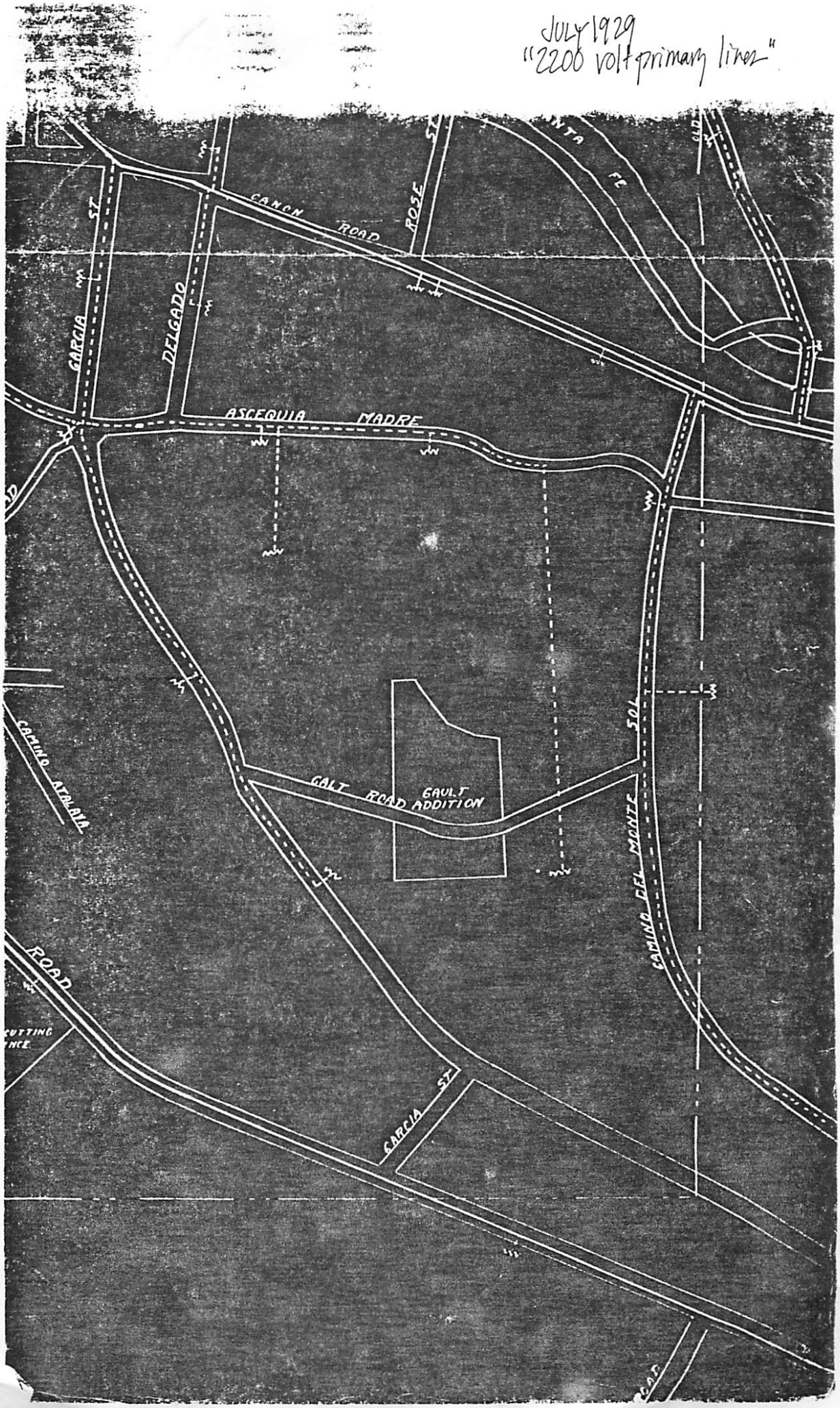
possible archeological potential in courtyard / front yard - grandfather Gault structures on site that Gault builder landfilled and built over with current house. Cavities exist as result of landfill - accessible from basement of current building.

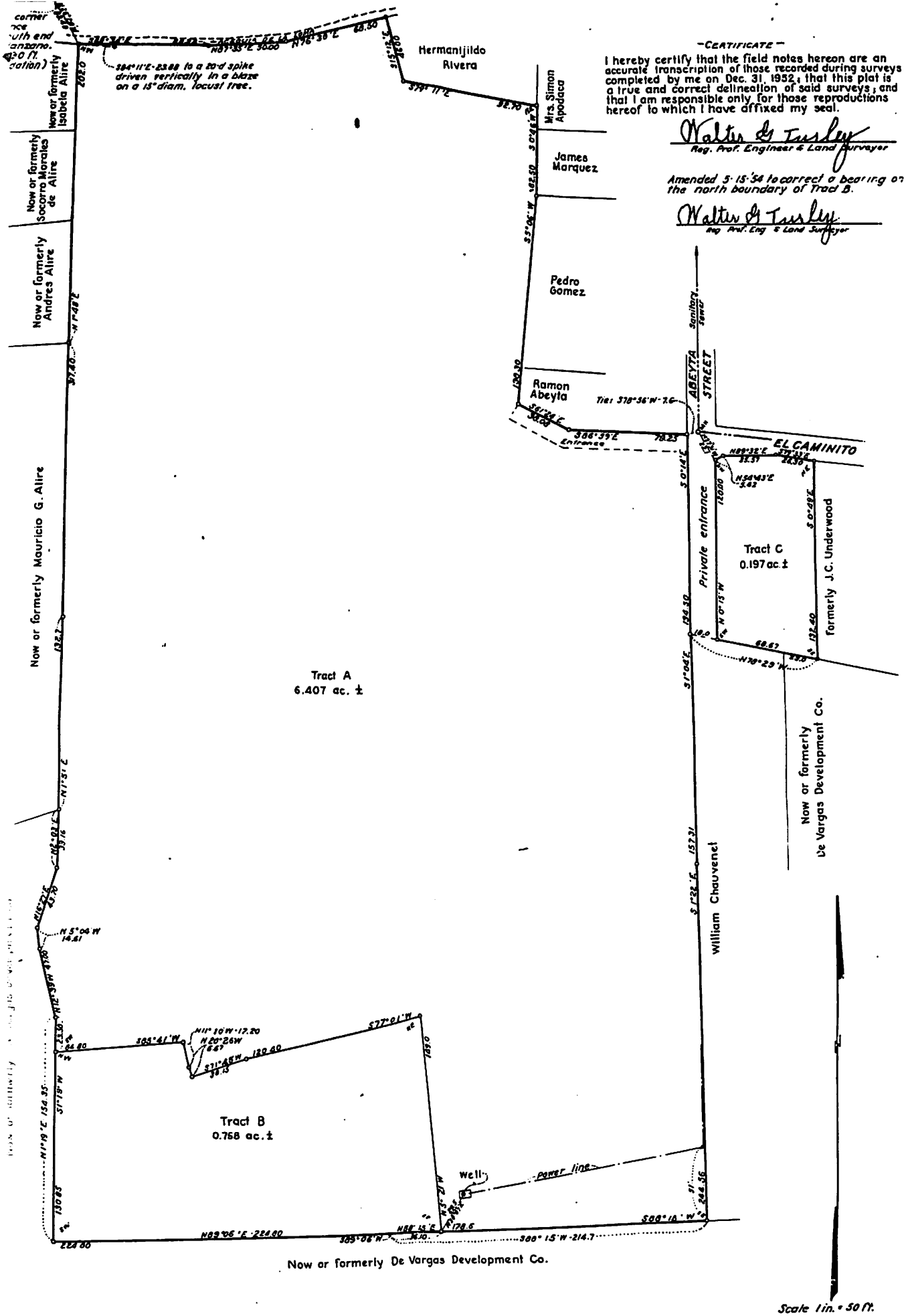
1929 city map - property delineated w/in Gault Addition

1966 subdivision plat - called "GALT" house

1980 replatted property into lots 5, 6, 7

JULY 1929
"2200 volt primary lines"





-CERTIFICATE-

I hereby certify that the field notes hereon are an accurate transcription of those recorded during surveys completed by me on Dec. 31, 1952; that this plat is a true and correct delineation of said surveys; and that I am responsible only for those reproductions hereof to which I have affixed my seal.

Walter G Tussley
Reg. Prof. Engineer & Land Surveyor

Amended 5-15-'54 to correct a bearing on the north boundary of Tract B.

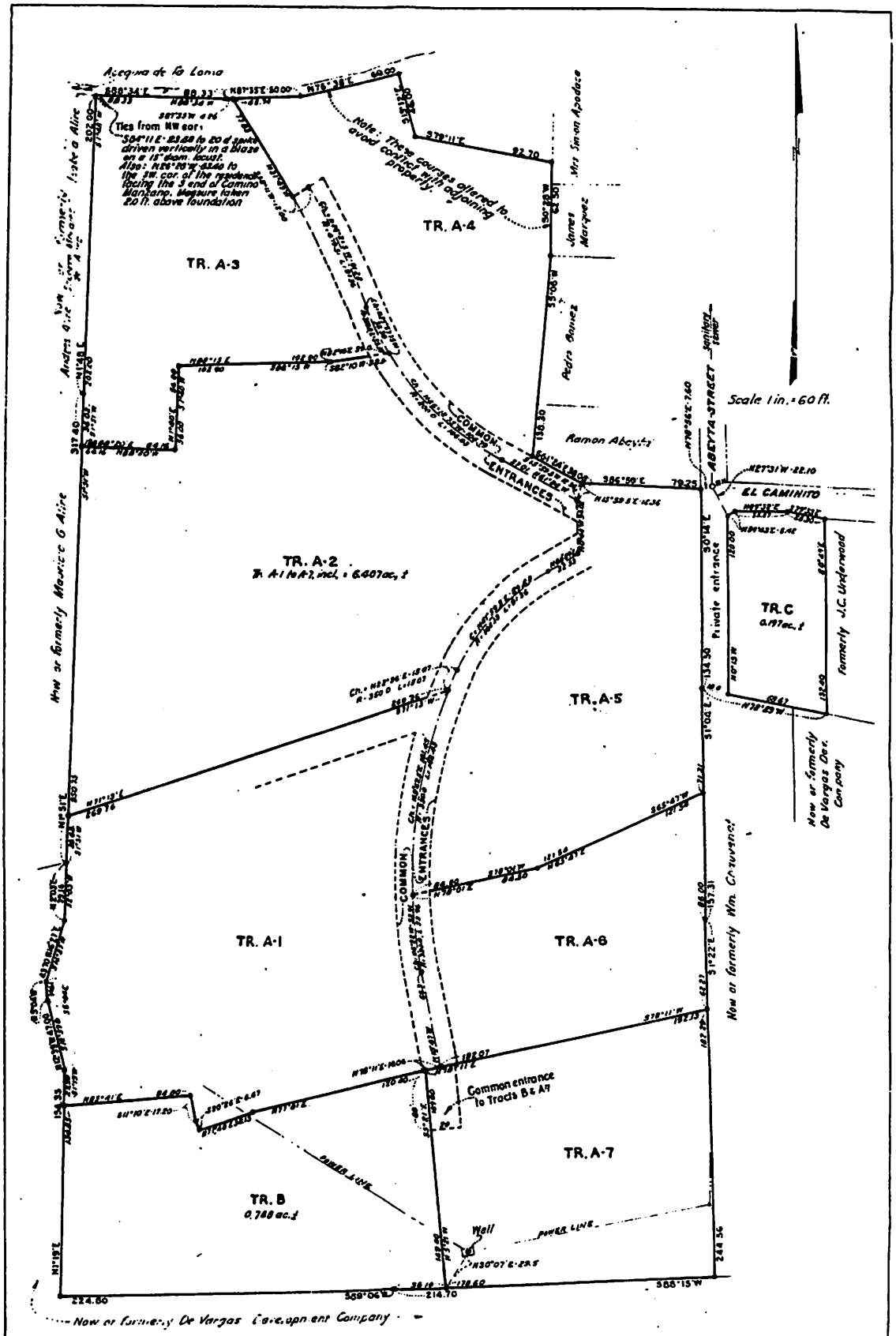
Walter G Tussley
Reg. Prof. Eng & Land Surveyor

AMENDED PLAT

LANDS SURVEYED 12-31-'52

FOR MADELIENE N GALT

WARD Nº 1 SANTA FE N M



CERTIFICATE

I hereby certify that this plat, with the notes thereon, accurately delineates surveys completed under my direction on September 7, 1954. I have affixed my official seal to all a uthorized reproductions hereof..

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor

Amended 6-21-55 to correct reverse bearings.

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor.

LANDS SURVEYED 9-7-54

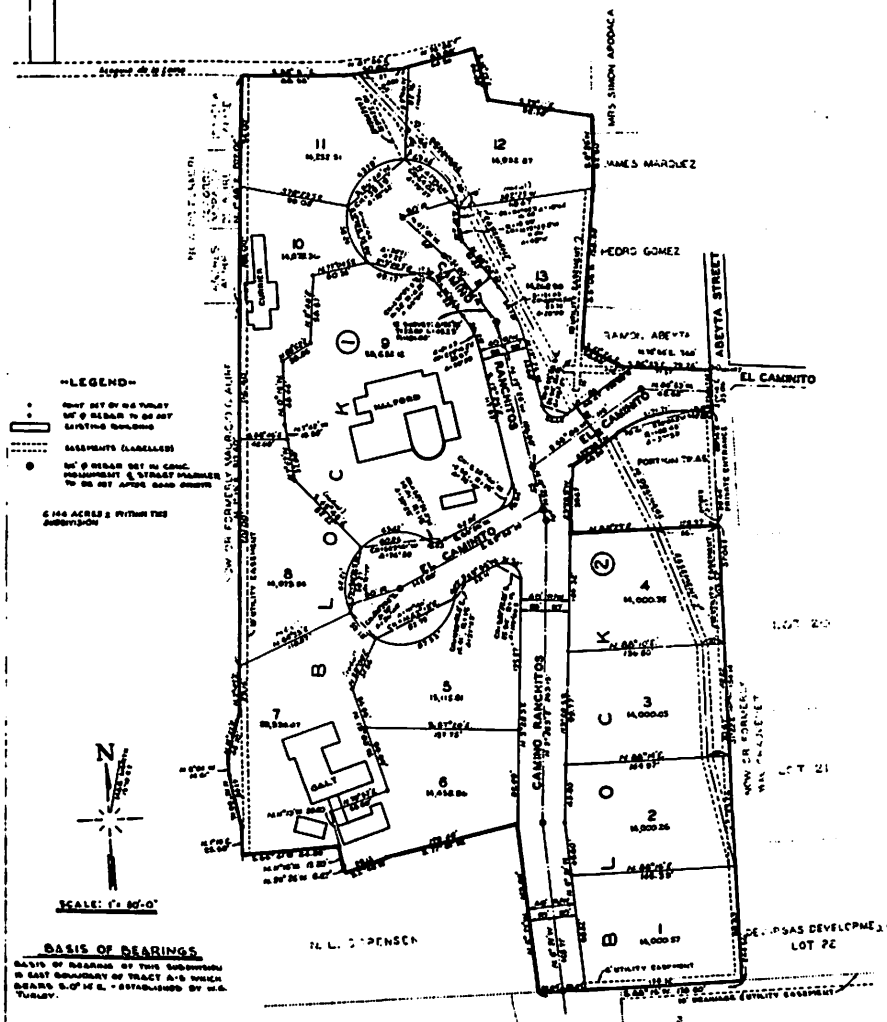
FOR MADELIENNE N GALT

WARD NO 1 SANTA FE N M

o Indicate iron stakes

94 C 63

11-11



BASIS OF BEARINGS

BASIS OF BEARING OF THIS SUBDIVISION IS EAST BOUNDARY OF TRACT A-3 WHICH BEARS S 0° 14' E. - ESTABLISHED BY H.S. TURLEY.

292,104

1:20 1321 Proj. 66

Laime Armijo

GALT COMPOUND

WARD No 1

SANTA FE NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THOMAS GALT, ELIZABETH CURRIER and MADELEINE N GALT BY THOMAS GALT, Her Attorney-in-Fact Have Made a Subdivision of the Herein Described Lands LYing Situate and Being in Ward No 1 of The City Of Santa Fe, County Of Santa Fe, State Of New Mexico As Shown on this Plat Thereof; That Such Subdivision is Named and Shall Be Known As

--GALT COMPOUND--

That The Above and foregoing Subdivision Of The Following described Land To Wit Beginning at a Stake Set on the Northwest Corner of ABEYTA and EL CAMINITO STREETS from which a City Sewer manhole bears N 87° 30' W 1.5 feet and from which N 78° 56' E 7.00 ft. Said iron Stake being the Northwest Corner of this Tract. Thence S 0° 14' E 96.06 ft to an iron Stake, thence N 89° 53' W 16.10 ft. thence 7.71 ft along a curve to the left (chord = 6.69 ft, A = 87°33') to an iron Stake thence S 88° 08' W 49.20' to an iron Stake thence S 72° 28.5' E 29.67 ft to an iron Stake thence N 88° 25' E 123.37 ft to an iron Stake; thence S 1° 04' E 194.16 ft to an iron Stake thence, S 1° 22' E 266.64 ft to an iron Stake, which is the Southeast Corner of this tract and lot No 1, said iron Stake being Common to the Southwest Corner of Lot 22 of the DE VARGAS DEVELOPMENT CO No 1 as accepted by the City of Santa Fe on April 14, 1950 Also common to the North Boundary of Lot 5, Block 1, "LOS RANCHEROS" Sub division Accepted by the City of Santa Fe February 27, 1946. Thence, S 88° 16' W 176.60 ft to an iron Stake Set for the Southerly corner of this tract and the West Side of CAMINO RANCHITOS thence N 1° 21' W 119.00 ft along west side of Camino Ranchitos to an iron Stake Set for the Southeast corner of lot No 6 of this tract thence S 77° 08' W 120.60 ft to an iron Stake. thence S 71° 48' W 58.15 ft to an iron Stake Set for the Southwest corner of Lot No 6 Of this tract Thence N 80° 26' W 6.67 ft to an iron Stake, thence N 1° 10' W 17.70 ft to an iron Stake thence S 89° 8' W 84.80 ft to an iron Stake Set for and being the Southwest Corner of this tract. thence N 1° 15' E 29.60 ft to an iron stake thence N 12° 19' W 47.00 ft to an iron Stake thence N 5° 06' W 16.61 ft to an iron Stake thence N 16° 27' E 69.70 ft to an iron Stake thence N 2° 06' E 29.16 ft to an iron Stake common to lots 7 and 8 of this tract thence N 1° 15' E 517.40 ft to an iron stake thence N 7° 48' E 70.20 ft to an iron stake set for the Northwest corner of this tract and common to lot No 11 of this tract Thence S 88° 44' E 88.88 ft to an iron stake thence N 87° 35' E 50.00 ft to an iron stake thence N 76° 35' E 69.00 ft to an iron stake which is the northerly most corner of this tract and lot No 12 of this tract. thence S 15° 12' E 44.00 ft to an iron stake. thence S 72° 12' E. 92.70 ft. to an iron stake set for the Northeast corner of Lot No 12 and this tract thence S 0° 28' W 62.90 ft to an iron Stake common to lots 12 and 13 of this tract thence S 5° 06' W 158.80 ft to an iron Stake thence S 5° 12' E 58.08 ft to an iron stake. thence S 86° 49' E. 79.75 ft along north side of EL CAMINITO to an iron stake which is the point of beginning of this tract This Subdivision As Subdivided And Shown hereon, is made with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof. That CAMINO RANCHITOS and EL CAMINITO as shown are hereby Dedicated to the Public for their use as public streets and that utility easements and drainage easements as shown and designated hereon are granted to the agencies responsible for the construction, operation and maintenance of such utilities.

MADELEINE N GALT SEAL — ELIZABETH CURRIER SEAL

Thomas Galt III Thomas Galt — Madeleine Galt

ATTORNEY-IN-FACT

STATE OF FLORIDA
COUNTY OF DUVAL ss

ON THIS 1st DAY OF MARCH 1966, BEFORE ME PERSONALLY APPEARED THOMAS GALT, AND THOMAS GALT AS ATTORNEY-IN-FACT FOR MADELEINE N GALT TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Wm A Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 11, 1966

STATE OF
COUNTY OF ss

ON THIS ___ DAY OF ___ 196 BEFORE ME PERSONALLY APPEARED ELIZABETH CURRIER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED

NOTARY PUBLIC

MY COMMISSION EXPIRES ___

AFFIDAVIT

STATE OF NEW MEXICO ss
COUNTY OF SANTA FE
THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Thomas B. Galt III
OWNER-ATTORNEY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 1966.

NOTARY PUBLIC

APPROVED BY CITY ENGINEER

DATE May 5 1966 Emerson Hall
CITY ENGINEER

APPROVED BY CITY PLANNER

DATE May 5 1966 Lucas Armijo
CITY PLANNER

APPROVAL OF THE CITY PLANNING COMMISSION

SANTA FE NEW MEXICO January 20 1966

THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION.

Kenneth Delaney
CHAIRMAN
SECRETARY

ACCEPTANCE BY THE CITY OF SANTA FE

ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE COUNTY OF SANTA FE STATE OF NEW MEXICO IN MEETING ON THIS 26 DAY OF January 1966

MAYOR

ATTEST: Irene Lopez
CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF FIELD COMPUTATIONS BASED ON THE FIELD NOTES FROM A PLAT BY H.S. TURLEY, N.M.P.E. & L.S. OF RS. TITLED "LANDS SURVEYED FOR MADELEINE N GALT, HWY NO 1, SANTA FE, N.M." PLAT AMENDED 6-21-'63" AND ON CERTAIN INFORMATION FURNISHED BY RICHARD MILFORD, N.M.P.E. #1403.

Gerald O. Hayden
N.M.L.S. #1810

APPROVED BY PUBLIC UTILITY COMPANIES

PUBLIC SERVICE COMPANY BY Paul D. Tate

MOUNTAIN STATES TEL & TEL BY A. Dan Sisneros Jr.

SOUTHERN UNION GAS CO BY Clay Libon

66-4

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 4-6-83 by mb	county Santa Fe	ID no. 0516 00175
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 855 El Caminito

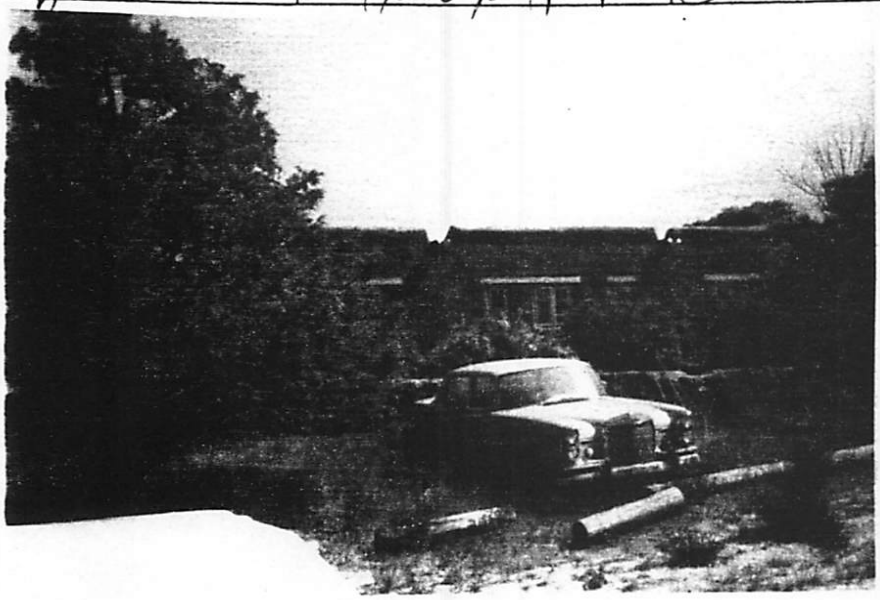
city/town: Santa Fe

land grant/reservation: ~~X~~

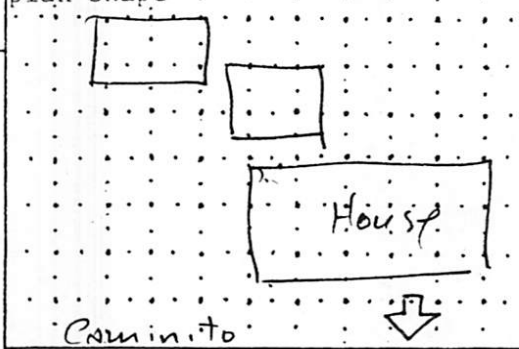
building name:

legal description: tnsp 17 N range 10 E sec 36 NW¼ SW¼

film roll by mb no. 10	negative nos. ~~1,20~~, 21, 22, 23	loc. of neg. HPB



plan shape



date of construction: Pre 1982 estimate ____ actual

source: 1982 Directory - Appears older.

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent X good
___ fair ___ deteriorating

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

surroundings: Residential

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why?

associated buildings? X yes
what type? 2 cottages
if inventoried, list ID nos.

see back? ___ yes

style: Pueblo revival

foundation material: Not vis

wall material/surface: Stucco

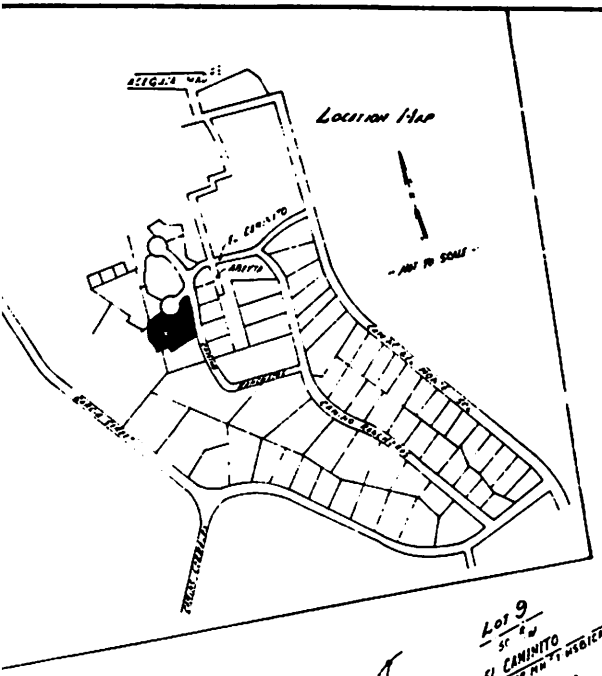
architectural features

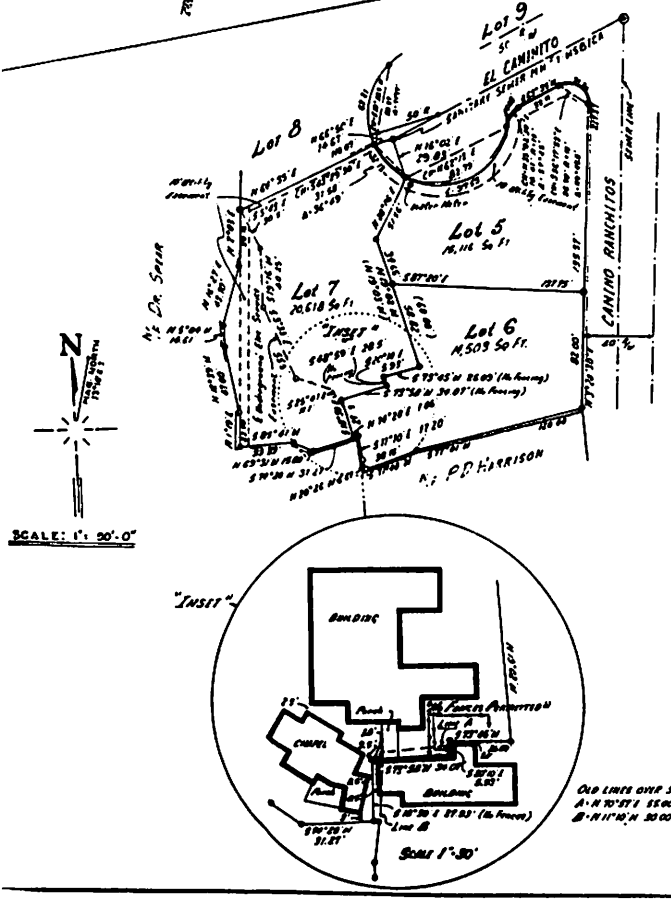
Windows - 6 lite wood casement - ~~X~~ lintels exposed
Turqu. trim
Buttress NE cnr.

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
zeq/ula

Streetscape

Stone wall within yard.





KNOW ALL MEN BY THESE PRESENTS

THAT Michael Ossorgin & Lillian Ossorgin

HAS MADE A SUBDIVISION OF THE HEREIN DESCRIBED LAND LYING, SITUATED, AND BEING IN SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO AS SHOWN ON THIS PLAT THEREOF AND THAT SAID SUBDIVISION SHALL BE KNOWN AS RE-PLAT OF LOT 5, 6 AND 7, BLOCK 1 OF GALT COMPOUND

ALL AS SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. NO FENCES OR STRUCTURES WILL BE PERMITTED ALONG LOT LINES AS INDICATED ON THIS PLAT THAT WILL IMPEDE REPAIRS TO RESIDENCES.

Michael Ossorgin

Lillian Ossorgin

State of New Mexico)
County of Santa Fe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTARY PUBLIC

My Commission Expires ____

AFFIDAVIT

State of New Mexico)
County of Santa Fe) SS

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Owner

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF April 19____.

NOTORY PUBLIC

My Commission Expires ____

CERTIFICATE

I CERTIFY THAT THIS PLAT AND THE NOTES THEREON CORRECT DELINEATION OF A SURVEY MADE BY ME 16, 1980

Joe D. Trujillo NMLS No. 5958
5-2-80

APPROVED BY PUBLIC UTILITY COMPANIES

PUBLIC SERVICE COMPANY OF ~~Frank~~ [illegible] 4-29-80 Approved 5-5-80
MOUNTAIN STATES TEL & TEL BY E.P. Tennyson 5-5-80
GAS CO OF NEW MEXICO BY ~~Edgar J. Bacca~~ [illegible]

CITY OF SANTA FE, NEW MEXICO.

APPROVED ON 7/8 DAY OF 80. Wellington Hunt
CITY ENGINEER

APPROVED ON 7/8 DAY OF 1980. [illegible]
CITY PLANNER

APPROVED BY THE CITY PLANNING COMMISSION ON 6/18, 1980

Barnaby G. Chavez
CHAIRMAN Planning Comm.

George T. Rybak
SECRETARY

REPLAT of Lots 5, 6 and 7 of Block 1
GALT COMPOUND
SANTA FE, NEW MEXICO

940 - 547

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H991

IDENTIFICATION

ADDRESS: 860 Camino Ranchito

ID NUMBER: 051600 175.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

pre 1960s ESTIMATE _____ ACTUAL

SOURCE(S) owner, see comments

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES ✓ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

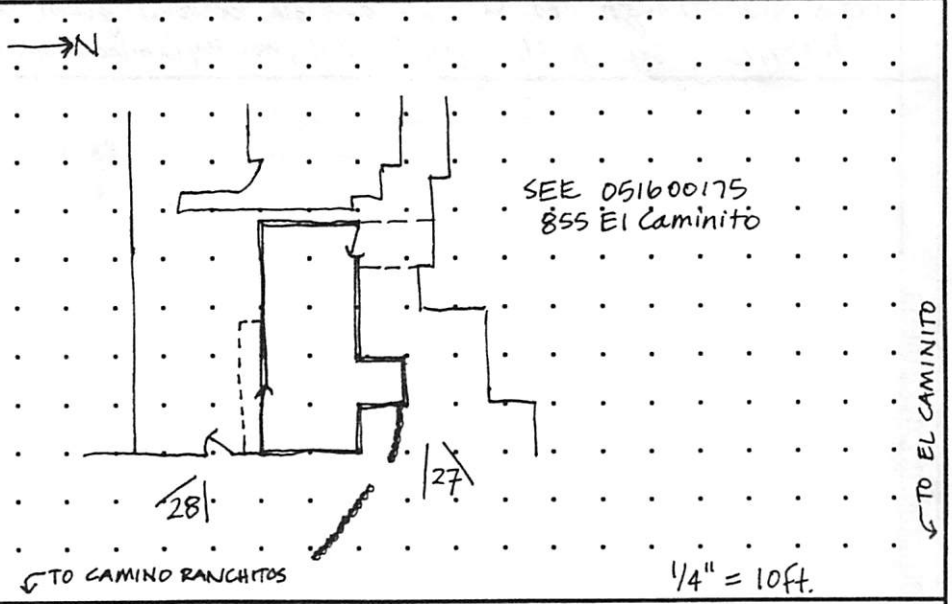
BUILDING THREATENED?

____ YES ✓ NO

PHOTO

north wall of (guesthouse (toward west) #27

SITE PLAN



1983 FOOTPRINT 11/17/11 DATE

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES ✓ NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ✓ NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ✓ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 6-25-91 BY mg

NEGATIVES WITH NMHPD ROLL # 1 NEG # 27 TO 28

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	adobe with stucco	bldg in very good condition
FOUNDATIONS	not visible	
DOORS	on south elevation	
WINDOWS	6 lite wood casement, lintels	
PORTALES	on South elevation, corbels	
CANALES	NA	
PORCHES	NA	
BALCONIES	NA	
ROOFS	not visible	
COURTYARDS	on south elevation	
FENCES/WALLS	adobe, coyote around property	
ARCH. DETAILS	buttresses	
OTHER		overall good condition, difficult to photograph

COMMENTS though has separate address, serves as guest house for 855 El Caminito, since 1960s, historically sep. building; until 1991, was 854 Camino Ranchito - address has been changed

ADDITIONAL PHOTOGRAPHS

south wall of (guest)house (toward NW) #28

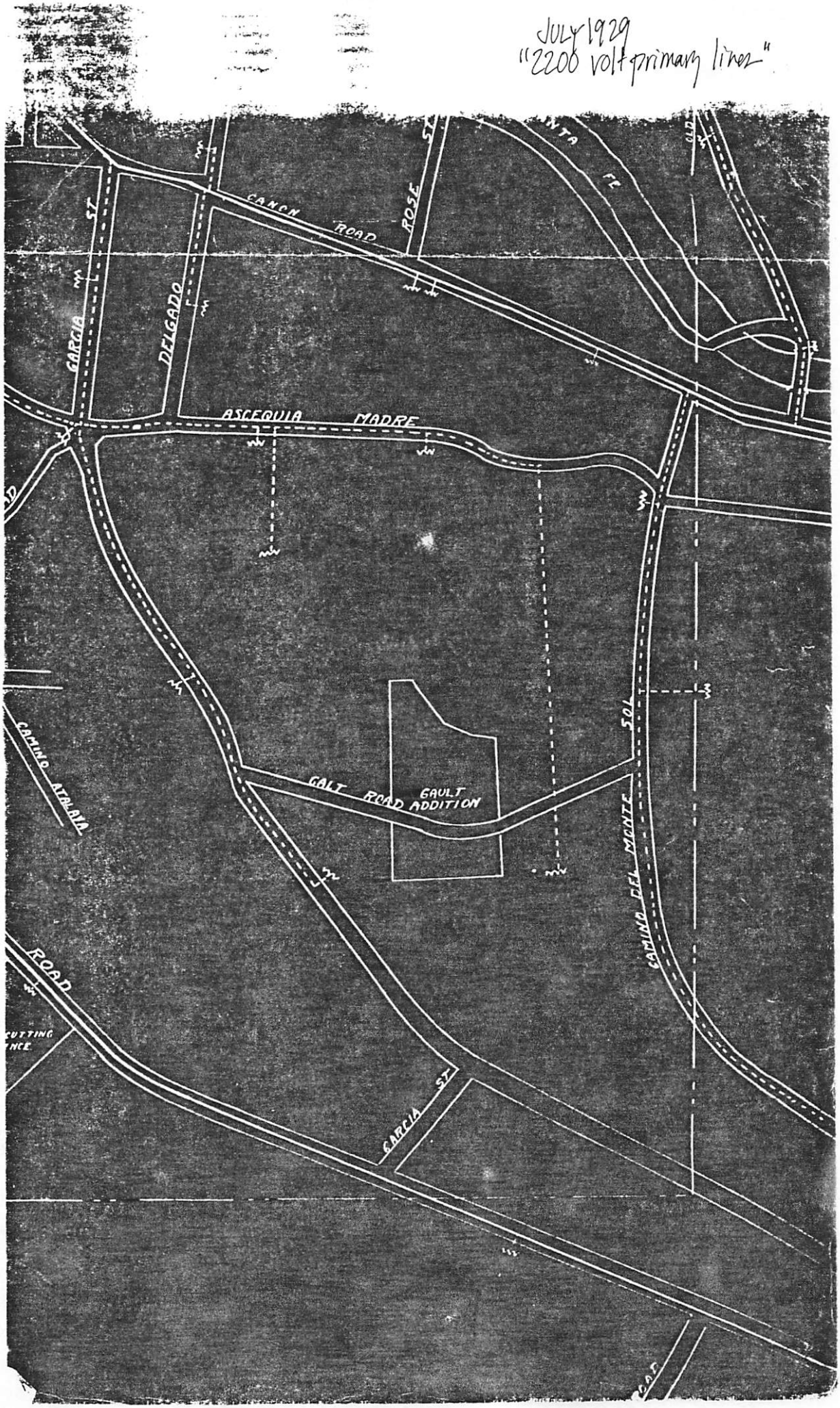
1966 Subdivision plat as part of GALT house

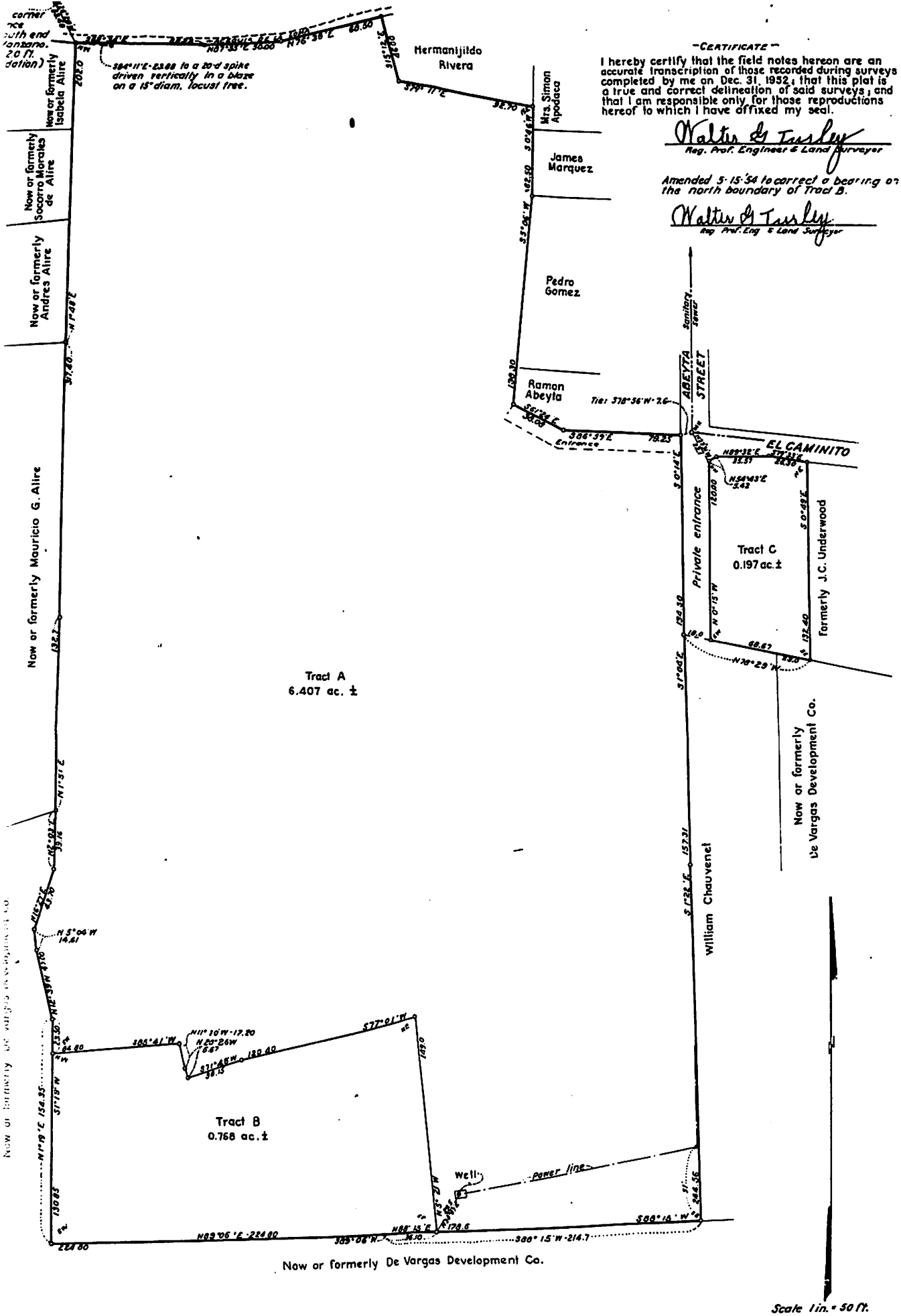
1980 subdivision plat - replatted property lots 5, 6, 7

1952 - attached survey: shows on separate lot - bldg could predate this, most likely did.

"contributing" determination based on bldg materials, integrity..

JULY 1929
"2200 volt primary lines"





"CERTIFICATE"

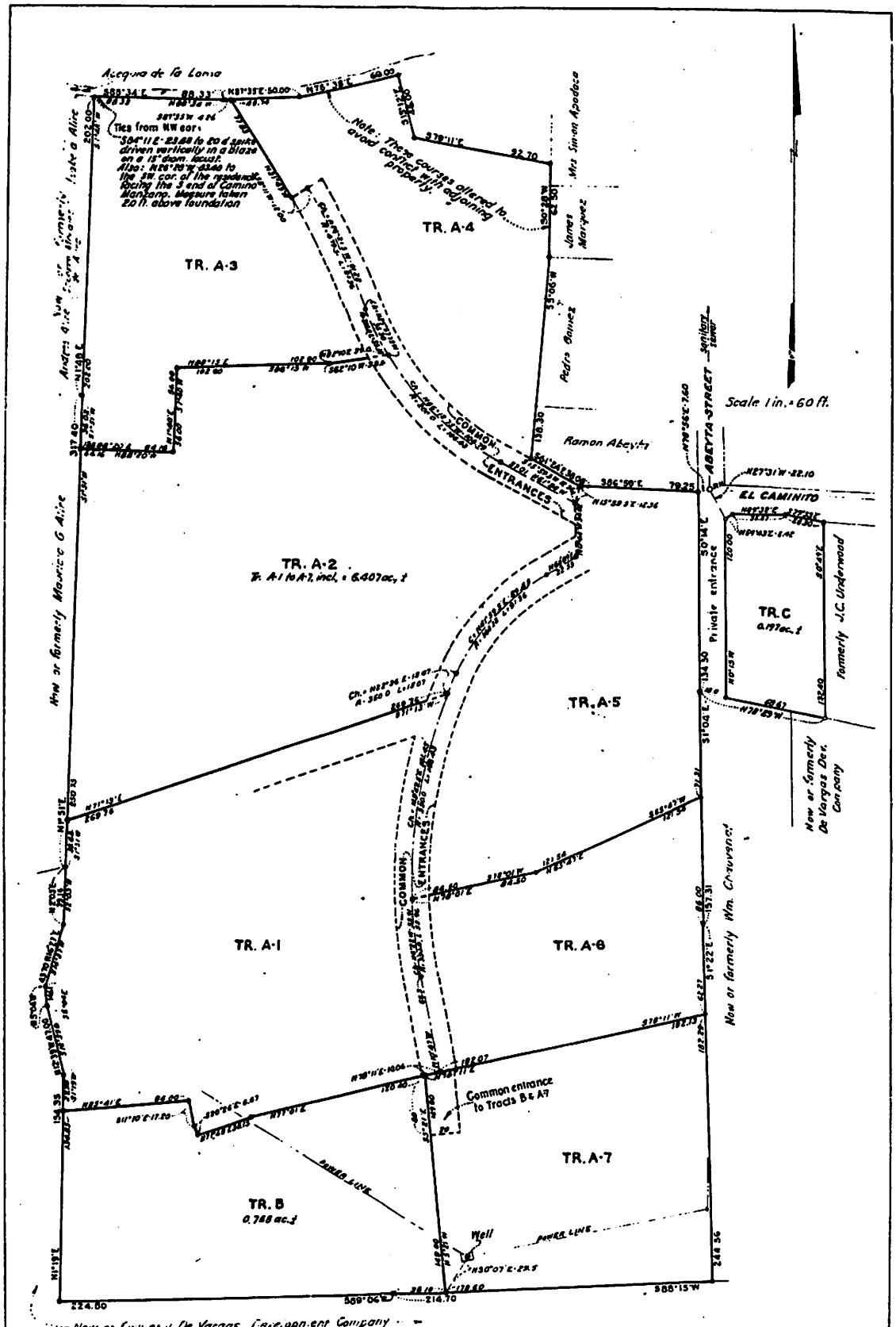
I hereby certify that the field notes hereon are an accurate transcription of those recorded during surveys completed by me on Dec. 31, 1952; that this plat is a true and correct delineation of said surveys; and that I am responsible only for those reproductions hereof to which I have affixed my seal.

Walter G Tarsley
Reg. Prof. Engineer & Land Surveyor

Amended 5-15-54 to correct a bearing on the north boundary of Tract B.

Walter G Tarsley
Reg. Prof. Eng. & Land Surveyor

AMENDED PLAT
LANDS SURVEYED 12-31-'52
FOR MADELIENE N GALT
WARD Nº 1 SANTA FE N M



CERTIFICATE

I hereby certify that this plat, with the notes thereon, accurately delineates surveys completed under my direction on September 7, 1954. I have affixed my official seal to all a uthorized reproductions hereof..

Walter G. Turley
Reg. Prof. Eng. & Land Surveyor

Amended 6-21-55 to correct reverse bearings.

Walter G. Turley
Reg,Prof.Eng.& Land Surveyor.

LANDS SURVEYED 9-7-54

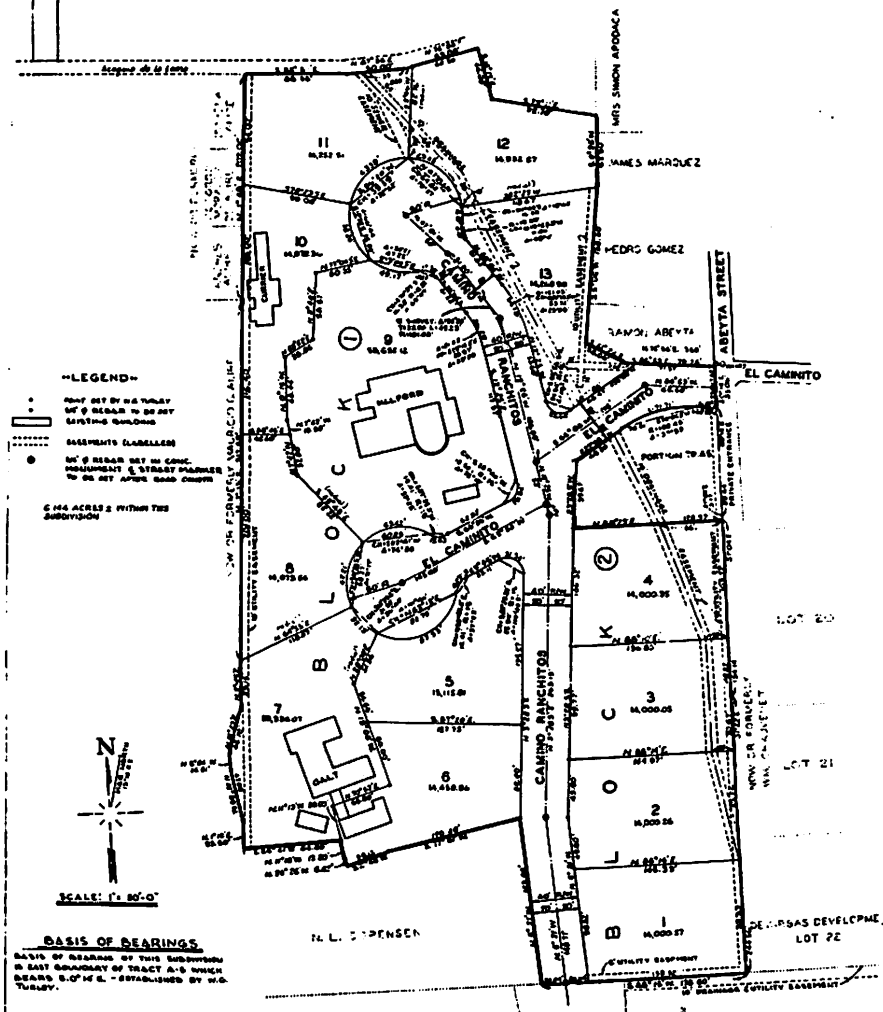
FOR MADELIENNE N GALT

WARD NO 1 SANTA FE N M

o Indicate iron stakes

54 E 63

11-47



BASIS OF BEARINGS

BASIS OF BEARINGS OF THIS SUBDIVISION IS EAST BOUNDARY OF TRACT A-5 WHICH BEARS S.0° W E. - ESTABLISHED BY W.G. TURLEY.

282,704

Feb 13th & Aug 66

Carmie Arroyo

GALT COMPOUND

WARD No 1

SANTA FE NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THOMAS GALT, ELIZABETH CURRIER And MADELEINE N GALT BY THOMAS GALT, Her Attorney-in-Fact Have Made a Subdivision of the Herein Described Lands Lying Situate and Being in Ward No 1 of the City Of Santa Fe, County Of Santa Fe, State Of New Mexico As Shown on this Plat Thereof; That Such Subdivision is Named and Shall Be Known As

"GALT COMPOUND"

That The Above and Foregoing Subdivision Of The Following described Land To Wit: Beginning at a Stake Set on the Northwest Corner of ABEYTA and EL CAMINITO STREETS from which a City Sewer manhole No 7, Line W.S.B.M. lies N.76°56'E. 360.0 ft Said iron Stake being the Northeast Corner of this Tract. Thence S.0°16'E. 95.06 ft to an iron Stake, thence N.86°53'W. 410 ft thence 71.71 ft along a curve to the left (chord is N.84°37'30") to an iron Stake thence S. 55°08'W. 49.20' to an iron Stake thence S.72°25'E. 59.67 ft to an iron Stake thence N. 80°25'E. 228.37 ft to an iron Stake; thence S.1°04'E. 194.46 ft to an iron Stake thence; S.1°22'E. 244.46 ft to an iron Stake, which is the Southeast Corner of this tract and lot No 1, Said iron Stake being Common to the Southwest Corner of Lot 22, of the DE VARGAS DEVELOPMENT CO NO 1 as accepted by the City of Santa Fe on April 14,1950 Also common to the North Boundary of Lot 5, Block 1, "LOS RANCHEROS" Sub division Accepted by the City of Santa Fe February 27,1946. Thence; S.88°16'W. 178.50 ft to an iron Stake Set for the Southerly corner of this tract and the West Side of CAMINO RANCHITOS' thence N.5°21'W. 149.00 ft along west side of Camino Ranchitos to an iron Stake Set for the Southeast corner of lot No 6 of this tract thence S.77°01'W 170.40 ft to an iron Stake thence S.71°48'W. 58.14 ft to an iron Stake Set for the Southwest corner of Lot No 6 of this tract thence N 82°26'W 6.67 ft to an iron Stake, thence N.11°10'W. 17.10 ft to an iron Stake thence S.89°W. 84.80 ft to an iron Stake Set for and being the Southwest Corner of this tract. thence N.1°19'E. 28.50 ft to an iron stake thence N 12°19'W 47.00 ft to an iron stake thence N.5°04'W. 94.61 ft to an iron stake thence N 16°22'E. 69.70 ft to an iron Stake thence N 2°08'E. 89.16 ft to an iron stake common to lots 7 and 8 of this tract thence N.1°15'E. 317.40 ft to an iron stake thence N 1°48'E. 202.00 ft to an iron stake set for the Northwest corner of this tract and common to lot No 11 of this tract. Thence S.88°56'E. 88.98 ft to an iron stake thence N.87°35'E. 50.00 ft to an iron stake thence N 76°55'E. 69.00 ft to an iron stake which is the northerly most corner of this tract and lot No 12 of this tract. thence S.15°12'E. 44.00 ft to an iron stake. thence S.73°12'E. 92.70 ft to an iron stake set for the Northeast corner of Lot No 12 and this tract thence S.0°28'W 62.50 ft to an iron stake common to lots 12 and 14 of this tract thence S.5°06'W 158.50 ft to an iron stake thence S.61°26'E. 38.08 ft to an iron stake. thence S.86°59'E. 73.75 ft along north side of EL CAMINITO to an iron stake which is the point of beginning of this tract. This Subdivision As Subdivided And Shown hereon, is made with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof. That CAMINO RANCHITOS and EL CAMINITO as shown are hereby Dedicated to the Public for their use as public streets and that utility easements and drainage easements as shown and designated hereon are granted to the agencies responsible for the construction, operation and maintenance of such utilities.

MADELEINE N. GALT SEAL — by Thom Galt All Hower Galt Attorney-in-Fact SEAL

ELIZABETH CURRIER SEAL — Thomas Galt SEAL

STATE OF FLORIDA
COUNTY OF DUVAL ss

ON THIS 1st DAY OF MARCH 1966, BEFORE ME PERSONALLY APPEARED THOMAS GALT, AND THOMAS GALT AS ATTORNEY-IN-FACT FOR MADELEINE N GALT TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Wm A. Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 11, 1966

STATE OF
COUNTY OF ss

ON THIS ___ DAY OF ___ 196 BEFORE ME PERSONALLY APPEARED ELIZABETH CURRIER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED

NOTARY PUBLIC

MY COMMISSION EXPIRES ___

AFFIDAVIT

STATE OF NEW MEXICO ss
COUNTY OF SANTA FE
THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE

Thomas B. Catron III
OWNER-ATTORNEY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 1966.

NOTARY PUBLIC

APPROVED BY CITY ENGINEER

DATE May 5 1966 — S. Encinias
CITY ENGINEER

APPROVED BY CITY PLANNER

DATE May 6 1966 — [illegible]
CITY PLANNER

APPROVAL OF THE CITY PLANNING COMMISSION

SANTA FE NEW MEXICO January 20 1966

THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION

Kenneth Delaney
CHAIRMAN

SECRETARY

ACCEPTANCE BY THE CITY OF SANTA FE

ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE COUNTY OF SANTA FE STATE OF NEW MEXICO IN MEETING ON THIS 26 DAY OF January 1966

MAYOR

ATTEST
CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF OFFICE COMPUTATIONS BASED ON THE FIELD NOTES FROM A PLAT BY W.G. TURLEY, N.M.P.E. & L.S. NO 82, TITLED "LANDS SURVEYED FOR MADELEINE N GALT, MILES MT. SANTA FE, N.M." FIRST AMENDED 6-IN '65' AND ON CERTAIN INFORMATION FURNISHED BY RICARDO MELENDEZ, N.M.P.E. NO 4703

Gene Brigham
GENE BRIGHAM
N.M.L.S. NO 4910

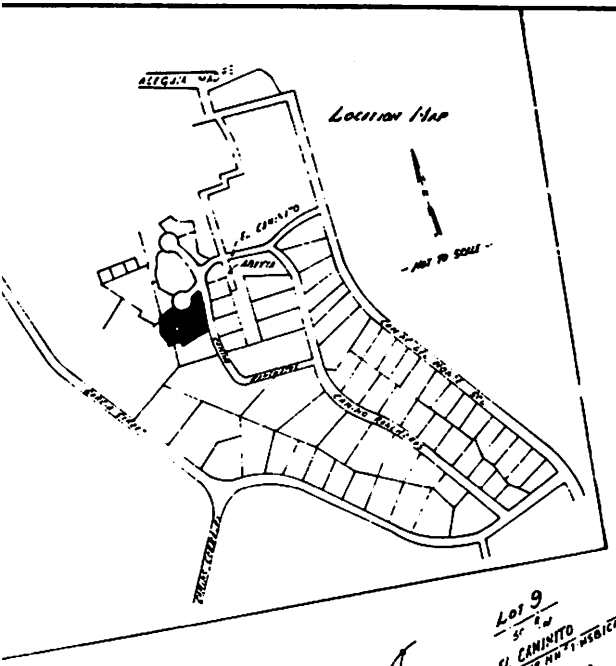
APPROVED BY PUBLIC UTILITY COMPANIES

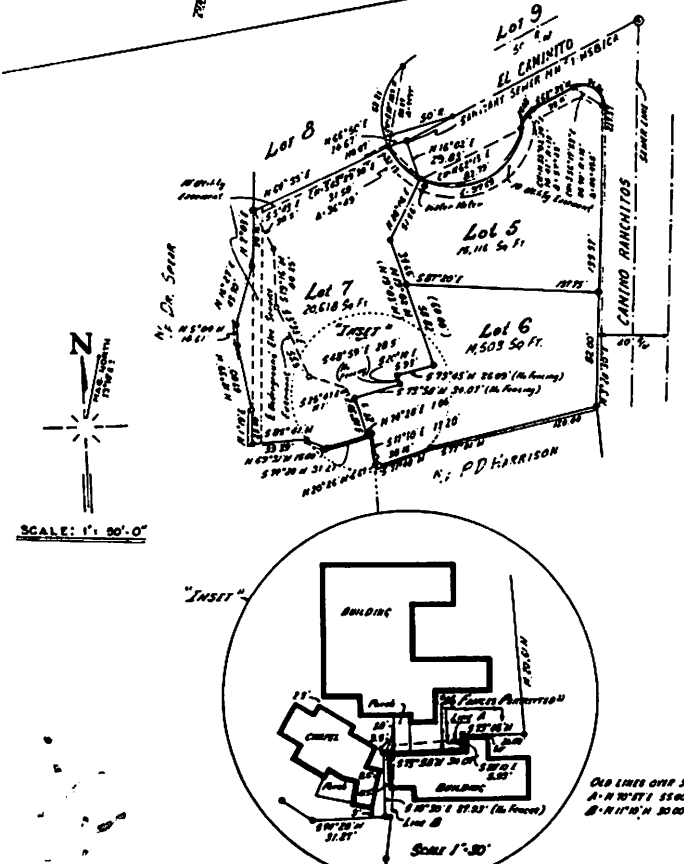
PUBLIC SERVICE COMPANY BY [signature]

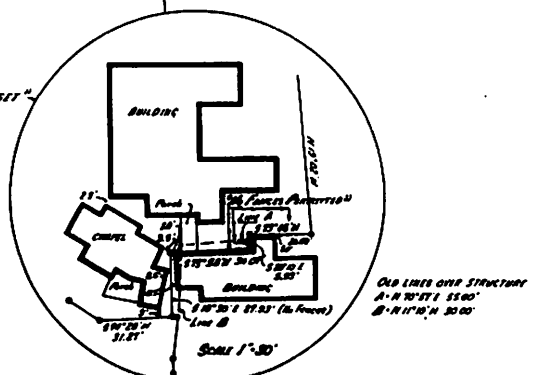
MOUNTAIN STATES TEL & TEL BY [signature]

SOUTHERN UNION GAS CO. BY [signature]

66-4







KNOW ALL MEN BY THESE PRESENTS

THAT Michael Ossorgin & Lillian Ossorgin

HAS MADE A SUBDIVISION OF THE HEREON DESCRIBED LAND LYING, SITUATED, AND BEING IN SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO AS SHOWN ON THIS PLAT THEREOF AND THAT SAID SUBDIVISION SHALL BE KNOWN AS RE-PLAT OF LOT 5, 6 AND 7, BLOCK 1 OF GALI COMPOUND.

ALL AS SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OR OF THE UNDESIGNED OWNERS AND PROPRIETORS THEREOF. NO FENCES OR STRUCTURES WILL BE PERMITTED ALONG LOT LINES AS INDICATED ON THIS PLAT THAT WILL INHIBIT REPAIRS TO RESIDENCES.

Michael Ossorgin

Lillian Ossorgin

State of New Mexico)
County of Santa Fe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTARY PUBLIC

My Commission Expires ____

AFFIDAVIT

State of New Mexico)
County of Santa Fe) SS

THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF SANTA FE

Owner

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 19____.

NOTORY PUBLIC

My Commission Expires ____.

CERTIFICATE

I CERTIFY THAT THIS PLAT AND THE NOTES THEREON CORRECT DELINEATION OF A SURVEY MADE BY ME 16, 1980

Joe D Trujillo NMLS No. 3958
8-2-80

Approved by Public Utility Companies

Public Service Company of ____ 4-28-80
Mountain States Tel & Tel by E.P. Tuberson 5-5-80
Gas Co of New Mexico by ____

City of Santa Fe, New Mexico.

Approved on 7/8 Day of 80. ____ City Engineer

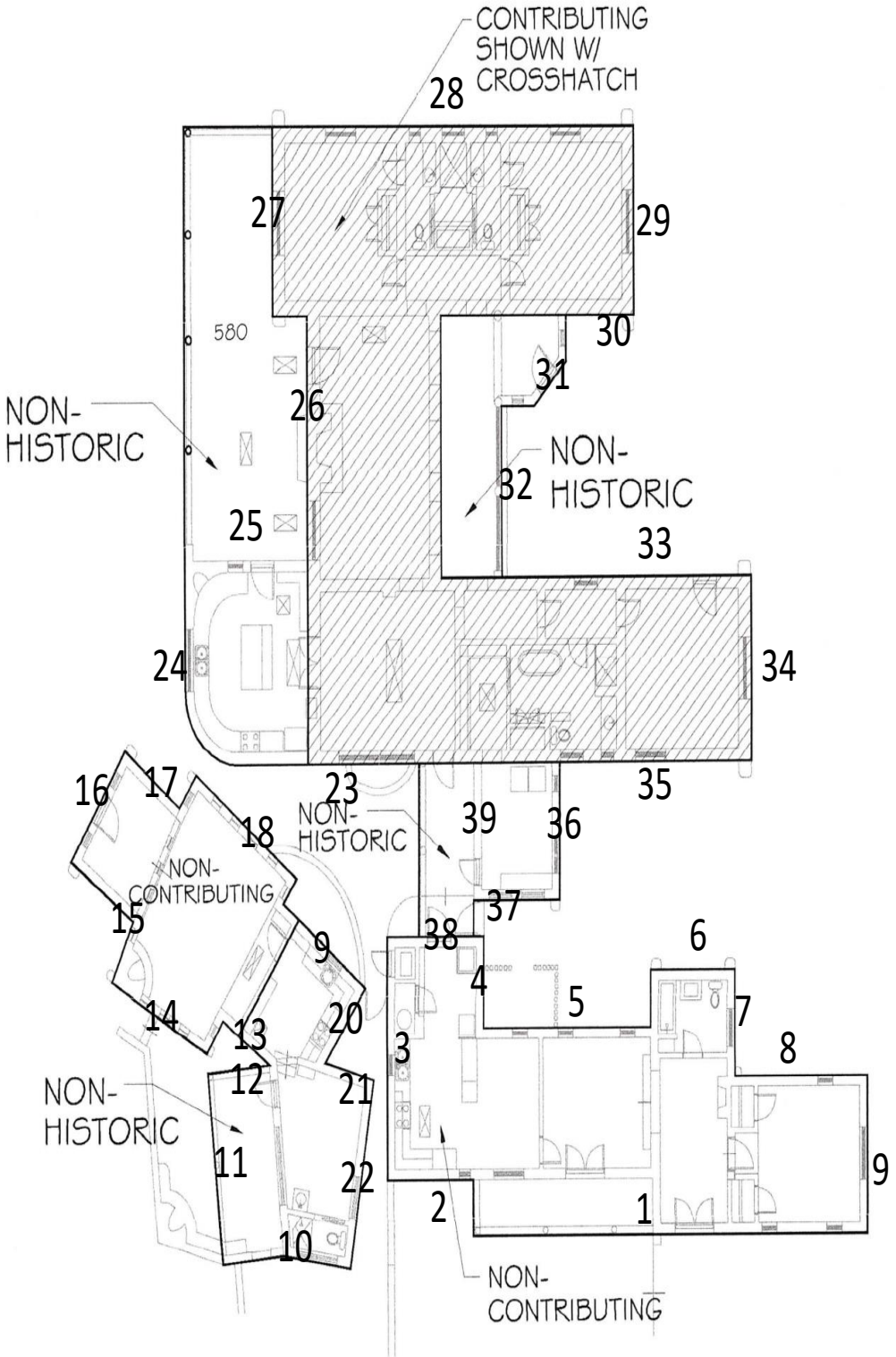
Approved on 7/8 Day of 1980. ____ City Planner

Approved by the City Planning Commission on 7/8, 1980.

Chairman Planning Comm. Secretary

REPLAT of Lots 5,6 and 7 of Block 1
GALI COMPOUND
SANTA FE, NEW MEXICO

440 - 847


CONTRIBUTING
SHOWN W/
CROSSHATCH
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HISTORIC
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21
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2
1
10
NON-
CONTRIBUTING

MARTINEZ
ARCHITECTURE
STUDIO PC

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

Status Review
Brown Residence - 855 El Caminito

Downtown and Eastside – Main house-Contributing
Chapel- Non-Contributing
Guest House- Non-Contributing

March 15, 2021

An existing house, guest house, and chapel currently occupy the lot. The main house was built by John Gaw Meem in 1924 (see attached "Existing Status").

The garage was converted into a Chapel in 1968.

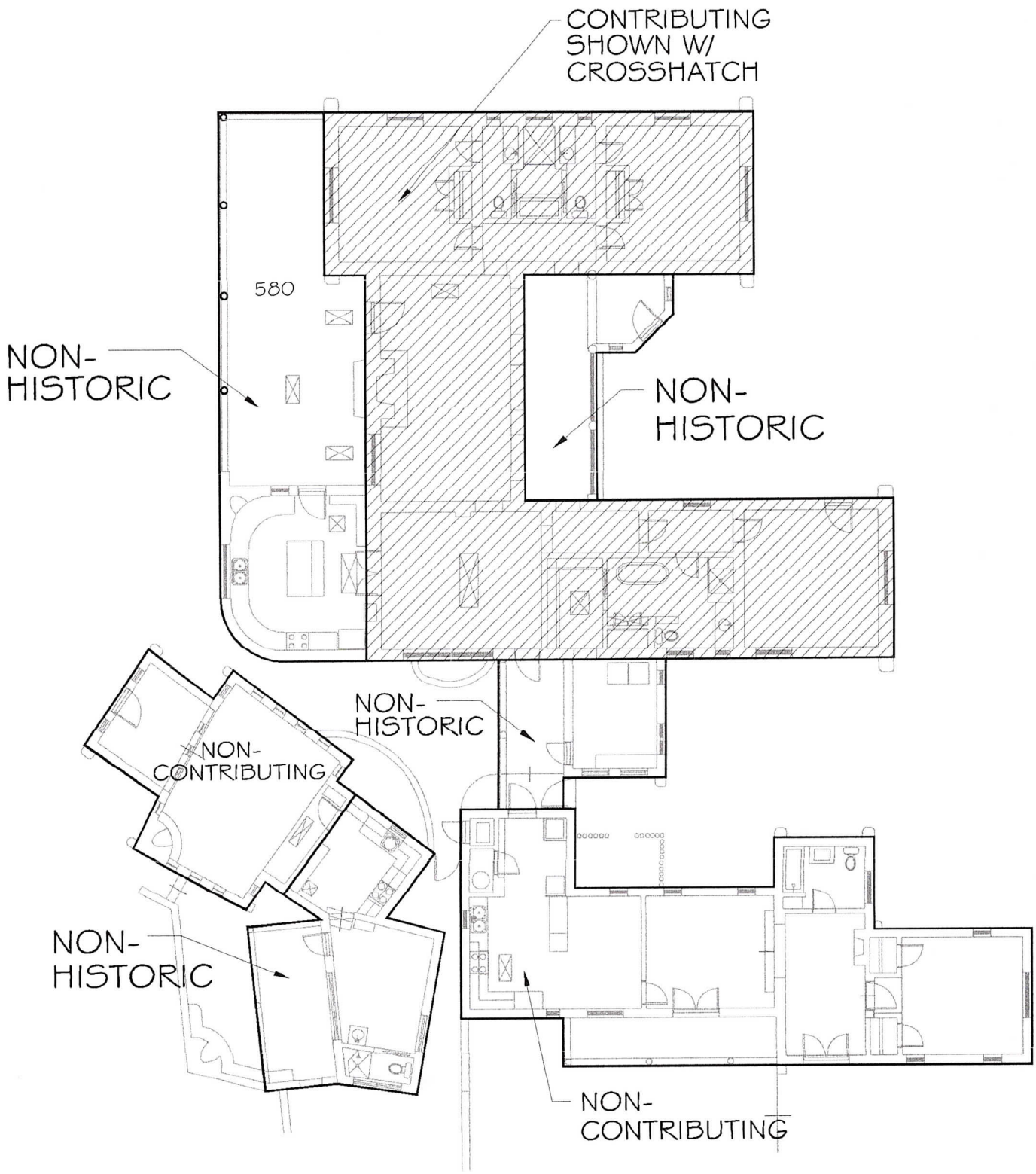
The guest house was added to the compound in 1991. It was not a part of the property until then and was 854 Camino Ranchitos (see attached "Construction History")

We are asking that the west facade be determined to be the primary facade of the contributing house because it is facing the public way and represents the only John Gaw Meem facade that is original and unaltered.

We are also asking that the chapel remain as non-contributing because non-historic renovations have occurred; the front facade has been altered.

We are also asking that the guest house remain as non-contributing.

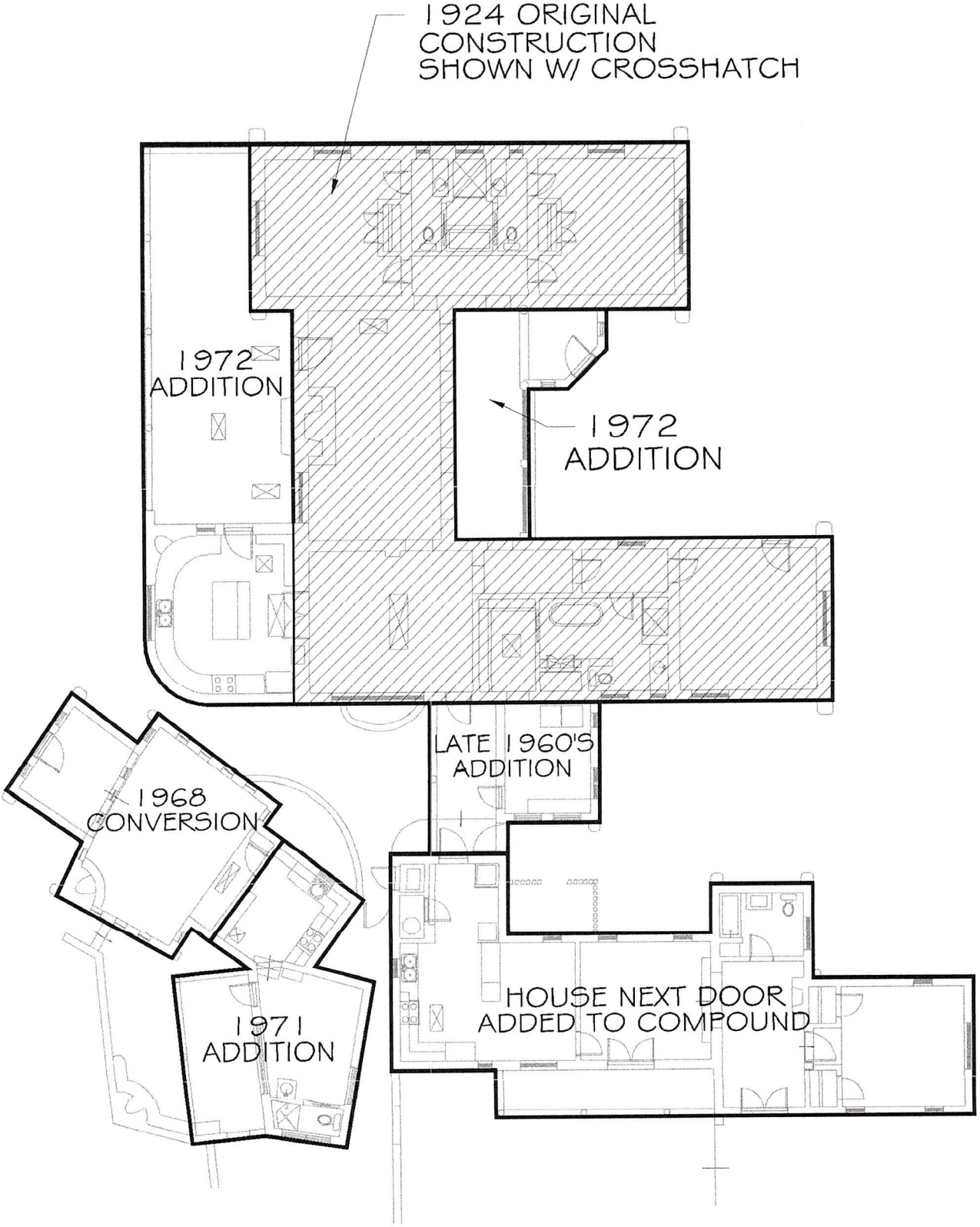
Richard Martinez
Martinez Architecture Studio PC



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

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

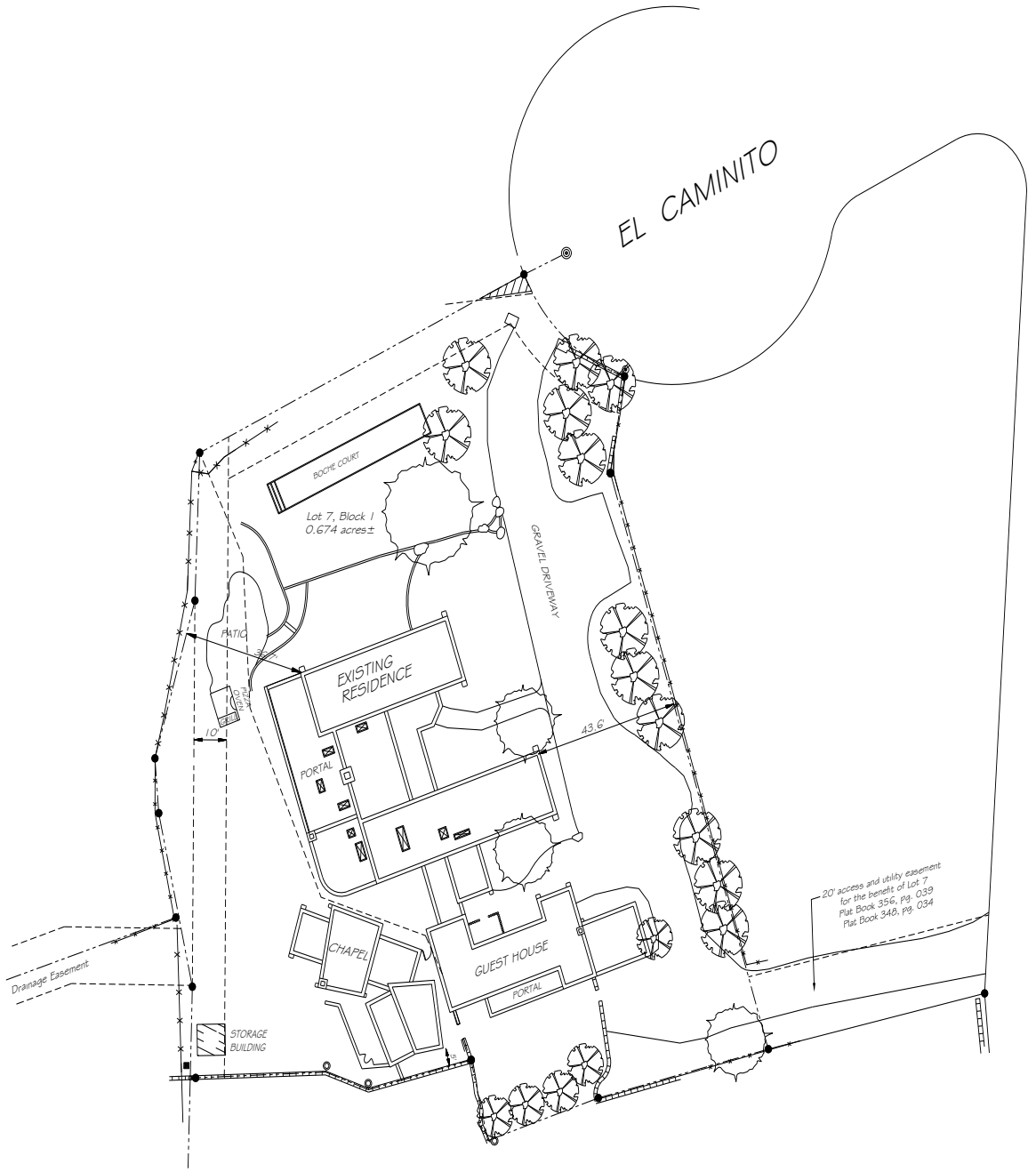
EXISTING STATUS
MARCH 16, 2021



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

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

CONSTRUCTION HISTORY
MARCH 16, 2021



1 A-1.0 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 24' 48'

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

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

MARCH 16, 2021

EXISTING SITE PLAN

A 1.0

SET #

EL CAMINITO - 2013

Z:\2013 El Caminito\Current Drawings\2013 - El Caminito Base_210316.dwg, 3/16/2021 4:30:43 PM, DWG To PDF.pc3

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Install two vehicular gates and construct a yardwall and coyote fence to the maximum allowable height of 6' on a significant property.
Project number: 09-10100019
Case number: H-09-019
Project type: HDRB

PROJECT LOCATION (S): 855 El Caminito

PROJECT NAMES:

OW - Chris Daily & Shelly Smith Santa Fe, NM 87501	855 El Caminito 505-577-2948
AP - David Perrigo Santa Fe, NM 87504	PO Box 8610 505-984-8693

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, April 28, 2009, acted on the above referenced case. The decision of the board was to postpone the application pending redesign of the vehicular gates, lower wall height, and work with neighbor for design.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**

855 EL CAMINITO
GATES & FENCING

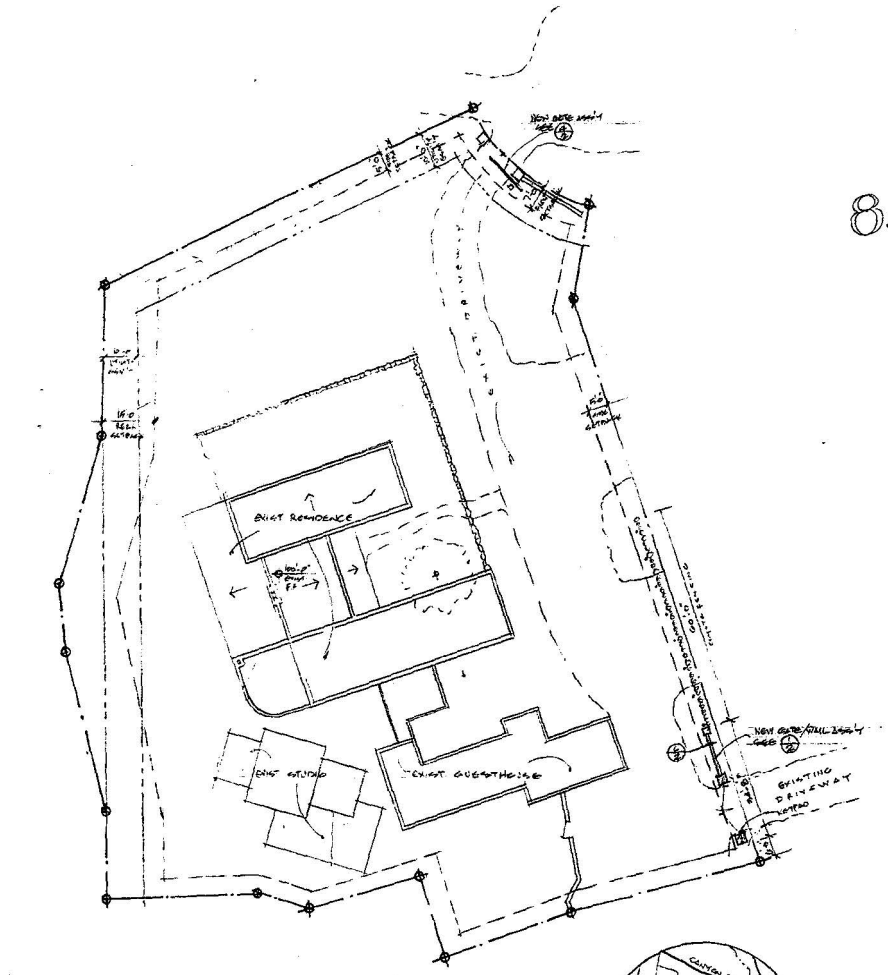
CODE INFO

ZONING: R-3
LOT SIZE: .674 AC / 29,360 SF
LOT COVERAGE: EXISTING 18% / NO CHANGE
ROOFED AREA: EXISTING 5249 SF / NO CHANGE

EXISTING HEATED AREA: 4697 SF / NO CHANGE
OCCUPANCY R-3
PARKING: 3 REQ'D
6 MIN. ACTUAL
HISTORICAL CORE/EASTSIDE
WATER USE: NO CHANGE

SCOPE OF WORK

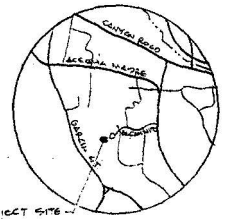
NEW YARD WALL & FENCING
TWO NEW GATES



N

1 SITE PLAN 1/16"

0 8 16 32



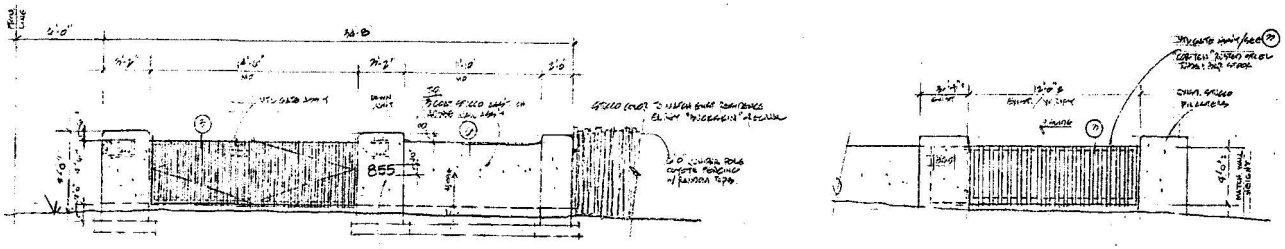
VICINITY MAP

855 EL CAMINITO
NEW MEXICO
SANTA FE

DATE: 9-30-09
REVISED: 8-24-09

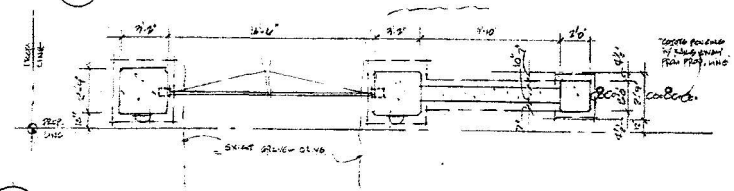
SITE PLAN

1

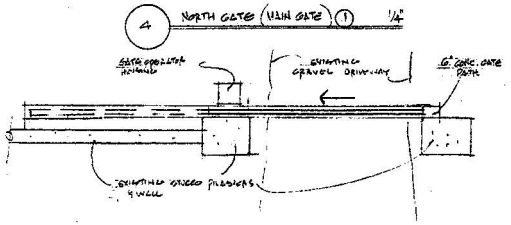


1 EAST / GATE (2) 1/4"

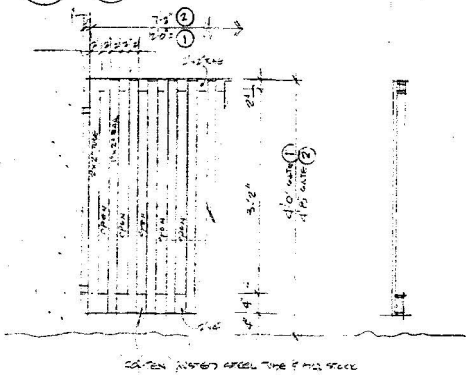
3 NORTH GATE (MAIN GATE) (1) 1/4"



2 PLAN / GATE (2) 1/4"

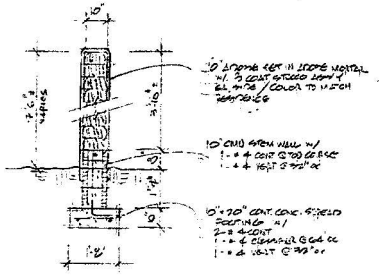


5 PLAN / GATE (1) 1/4"

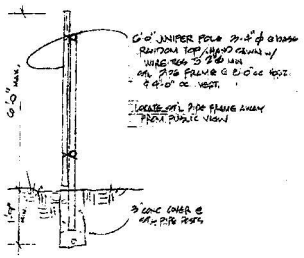


SATIN NICKEL STEEL TUBE & PLATE STOCK

11 GATE DETAIL



6 TYP WALL DETAIL 1/2"



7 TYP COYOTE FENCING 1/2"

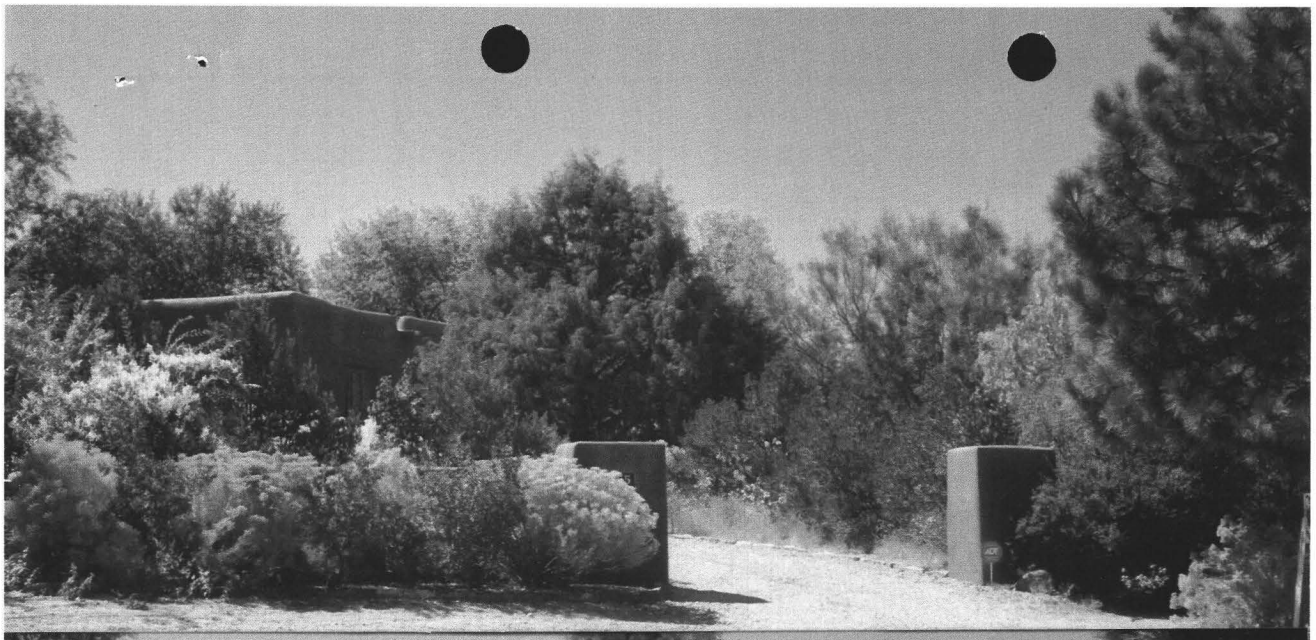
855 EL CAMINITO
SANTA FE NEW MEXICO

DATE: 9.30.08

REVISED: 9.24.09

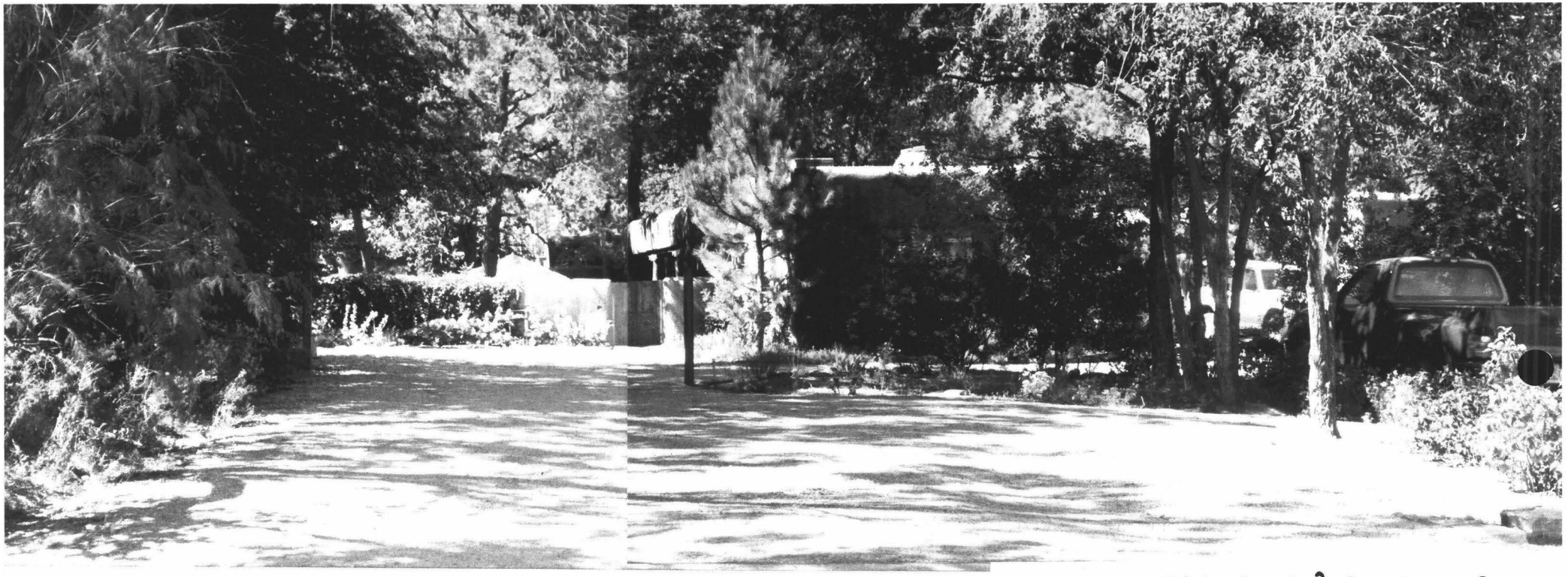
GATE PLANS ELEVATIONS DETAILS

2



EXISTING PRIMARY ENTRANCE @ EL CAMINITO

SIMILAR GATE TYPE



SECONDARY ENTRANCE
OFF OF CAMINO RANCHITOS

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted:

Site Address: 855 EL CAMINITO

Property Owner of Record: CHRIS DAILEY & SHELLY SMITH

Proposed Construction: 2 GATES AND SOME FENCING

Applicant Name: ~~Villa de San Ignacio~~ DAVID PERRUGO

Phone Number:

TOTAL ROOF AREA: 0

Agent Information: DAVID PERRUGO BOX 8610 SFNM 87504 **Agent Phone Number:** 984-8693

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

David Perrugo

APPLICANT/AGENT

3.23.09

DATE

To Be Completed By Staff

Zoning District Overlay: R-3 / DOWNTOWN & EAST.

Subdivision: **Lot:** .674 AC. **Block**

COMMENTS

Permitted Use: ☑

Accessory Use: ☐

Special Exception: ☐

Variance: ☐

Prohibited Use: ☐

☐ Historic ☐ Escarpment ☐ Flood Zone

ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		✓
Approved Development Plan(s)	Yes		N/A
Existing Drawing Site Plan*	Yes	ALL	✓
Proposed Drawing Site Plan*	Yes	ALL	✓
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	N/A
Approval Letters	Yes	ALL	✓ H.R.B.
Accessory Structure Affidavit	Yes	ALL	N/A
Zero Lot Line Affidavit	when 0 lot line exists		N/A

* 1":100' or larger or as approved by staff

Staff: [illegible]

Setbacks:

Front: Provided 30' Required 7' **2nd Front** Provided ~~Required~~ Rear 15'

Left Side: Provided 45' Required 5' **Right Side:** Provided ~~30'~~ 26' Required 5'

ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete
Address of Property	✓
North Arrow	✓
Graphic Scale	✓
Information Table (upper right hand corner of site plan)	
a. Zoning: R-3	
b. Overlay Districts: DRH-EST.	✓
c. Flood Zone:	✓
d. Use of buildings:	
e. Number of parking spaces Provided 34 Required 60	✓
f. Parking and isle dimension	
g. All building separation(s) on and off the property (10' separation required for all structures.	✓
h. All Setbacks from property lines	
i. Height of Structures Proposed Required	✓
j. Lot Coverage Proposed Required 40%	✓
k. Open Space and square footage (if required)	
l. Access on and off the property	✓
m. Driveway and visibility Triangle Dimensions	N/A
n. Bicycle Parking Requirement Provided Required	
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	✓
Any existing easements of record	✓ FRONT & Right 10' UTY. OK
Street names	✓
Vicinity Map	✓

Preliminary Approval: ☐

Preliminary Approval with conditions: ☑

Corrective Positive Drainage Thru Gate

COMMENTS: Historic Approval Required

REVIEWER: [signature] DATE: 3/27/09

Staff: [signature]

City of Santa Fe, New Mexico

memo

DATE: April 28, 2009

TO: Historic Design Review Board Members

VIA: David Rasch, Supervising Planner Historic Preservation Division DR

FROM: Marissa C Barrett, Historic Preservation Planner Senior MCB

CASE # H-09-019

ADDRESS: 855 El Caminito
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

___ Other

APPLICANT SUBMITTALS

_x_ Proposed Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

__ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of the application as it complies with Section 14-5.2 (C) Regulations for Contributing Structures, 14-5.2 (D) General Design Standards, and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style single family residence was constructed in the late 1920s and has received minor alterations which include a kitchen addition on the southwest corner and a portal addition on the west elevation. Also located on the property are a chapel that was originally a garage but was converted in 1968 and then received and addition on 1971as well as a guesthouse which became part of the property after 1991. The Official Map lists the property as contributing to the Downtown and Eastside Historic District. No work is proposed for any of the buildings on the property.

The applicant proposes construction of a vehicular gate at the primary entrance into the property which is located at the El Caminito cul de sac. The gate will be rusted steel with open slats and will be approximately 48" high to match the existing stucco wall. The mechanical sliding gate will be located behind the existing stuccoed pilasters and landscaping and will have a wall-mounted keypad.

The applicant also proposes construction of a vehicular gate at the secondary entrance to the property approximately 60 feet back from Camino Ranchitos. The gate will be similar to the first with rusted steel open slats but will be approximately 54" high and will be swinging operation in two sections. The gate will connect two a pilaster on each side. A tin down light fixture will be located on each pilaster and rusted address number will be placed on the northern pilaster.

A stuccoed wall will connect to the northern pilaster and run approximately 12 feet in length. The wall will range in height from 5' to 5' 6" where the maximum allowable height is 6'. Where the wall ends a new coyote fence is proposed to the maximum allowable height of 6'. The fence will run along the east property line for approximately 60 feet towards the north. The fence will have irregular ends and the stringers will face the interior of the lot.

Stucco color for the wall and pilaster will match as close as possible to the primary residence which is similar to El Rey "Adobe".

DAVID PERRIGO, Architect

March 12, 2009

Ms. Marissa Barrett
Historic Preservation Planner
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

Re: 855 El Caminito/Gates

Dear Ms. Barrett,

This application is submitted for review to the Historic Design Review Board for two new gates and a coyote fence at 855 El Caminito. This property is located within the Core/Eastside Historic District. The owners, Christopher Dailey and Shelly Smith, intend to construct one gate assembly at the secondary entrance, off of Camino Ranchitos with coyote fencing and to add a gate to the primary existing entrance at the El Caminito cul de sac.

The primary residence and guesthouse are listed as contributing, H-991 and H-1969 respectively.

The new gates will control access to the two driveway entrances. The primary entrance gate will be exposed steel, rusted finish, open slat construction, approximately 48 inches high matching the adjacent adobe wall. It will be located behind the existing stucco/adobe pylons and landscaping. It will have a sliding operator with wall-mounted keypad.

The secondary gate will be of similar construction, 54 inches high, be of swinging operation in two sections, with new adobe pylons and a short section of adobe wall. The pylons will be 60 inches high and the wall will be 54 inches high. All will be adobe construction with cementitious stucco finish. Color will attempt to match the primary residence with "El Rey Adobe" color.

The secondary entrance will have two tin down lights and rusted steel address numbers approximately 10 inches high.

PO Box 8610 Santa Fe NM 87504 505-984-8693

The secondary gate is approximately 60 feet setback from Camino Ranchitos along a private easement.

The 6 foot high random top juniper pole coyote fencing will be located along the eastern property line. It will start at the end of the secondary gate assembly and run approximately 60 feet to the north. All rails will be to the interior side of the fencing.

Please review this application and contact me at your convenience if you have any questions or need additional information.

Sincerely,

David Perrigo

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 855 El Caminito

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [ ] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: GATES (2) AND SOME FENCING

CONSTRUCTION COST: $ _____ **FEE:** $ _____ + $20 Poster Cost = $ _____

OWNER: CHRIS DAILEY & SHELLY SMITH **PHONE#:** 577-2948

OWNER ADDRESS: 855 EL CAMINITO

CITY, STATE, ZIP CODE: SANTA FE, NM., 87501

APPLICANT: DAVID PERRIGO **PHONE #:** 984-8693

ADDRESS: PO BOX 8610

CITY, STATE, ZIP CODE: SANTA FE, NM., 87504

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [●]
Antenna [ ]

PREAPPLICATION MEETING: Date: March 23, 2009 Case Planner: Marissa C. Barrera

PRELIMINARY ZONING REVIEW: Date: 3/27/09 Planner: _____
(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO [●]**
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? MATCH EAST WALL @ ENTRANCE, 6'0" @ SIDE ENTRANCE

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

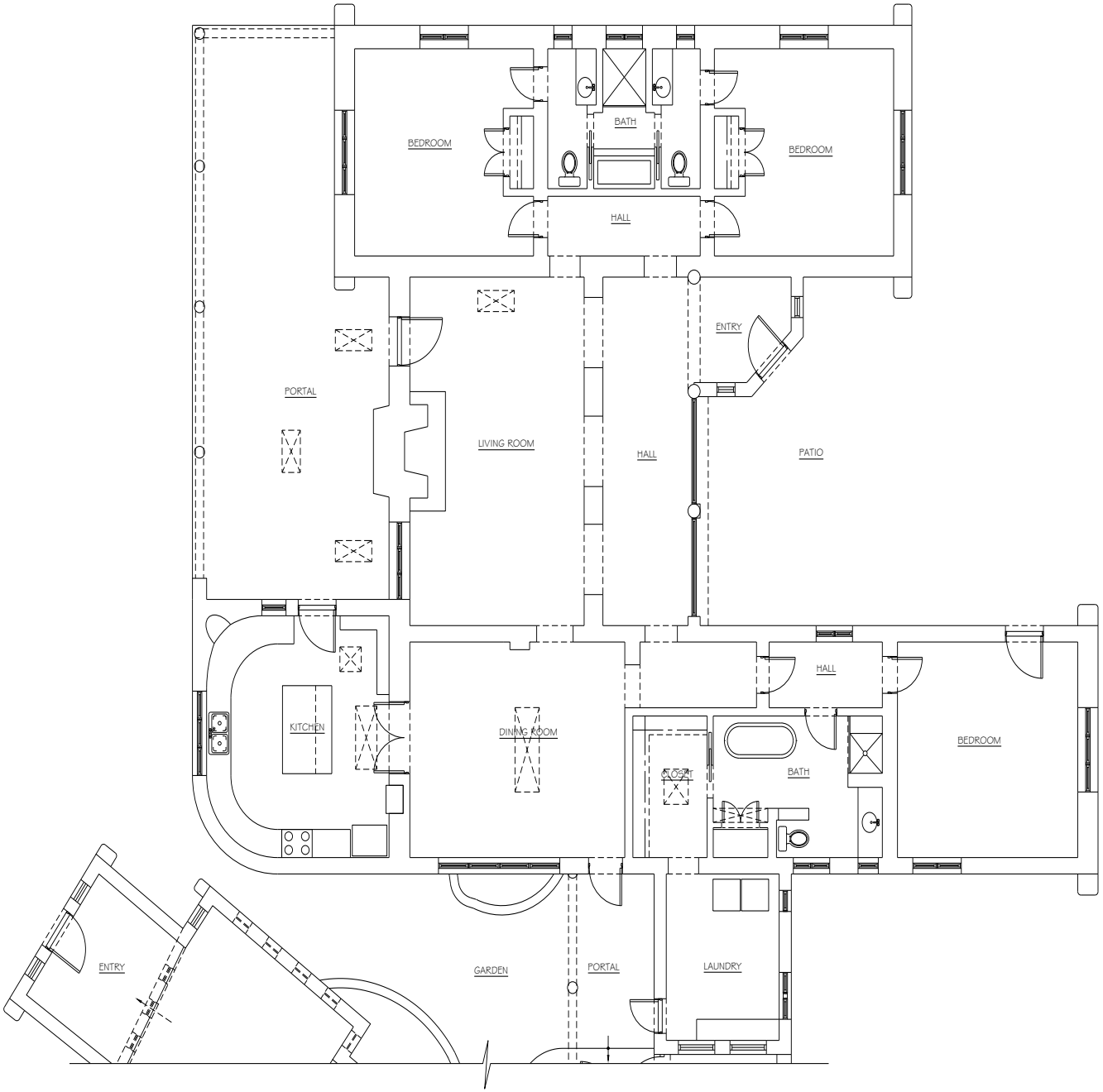
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

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

David Perrigo
Signature of Applicant/Owner

3.23.09
Date

RECEIVED
MAR 30 2009
10:05 AM



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

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

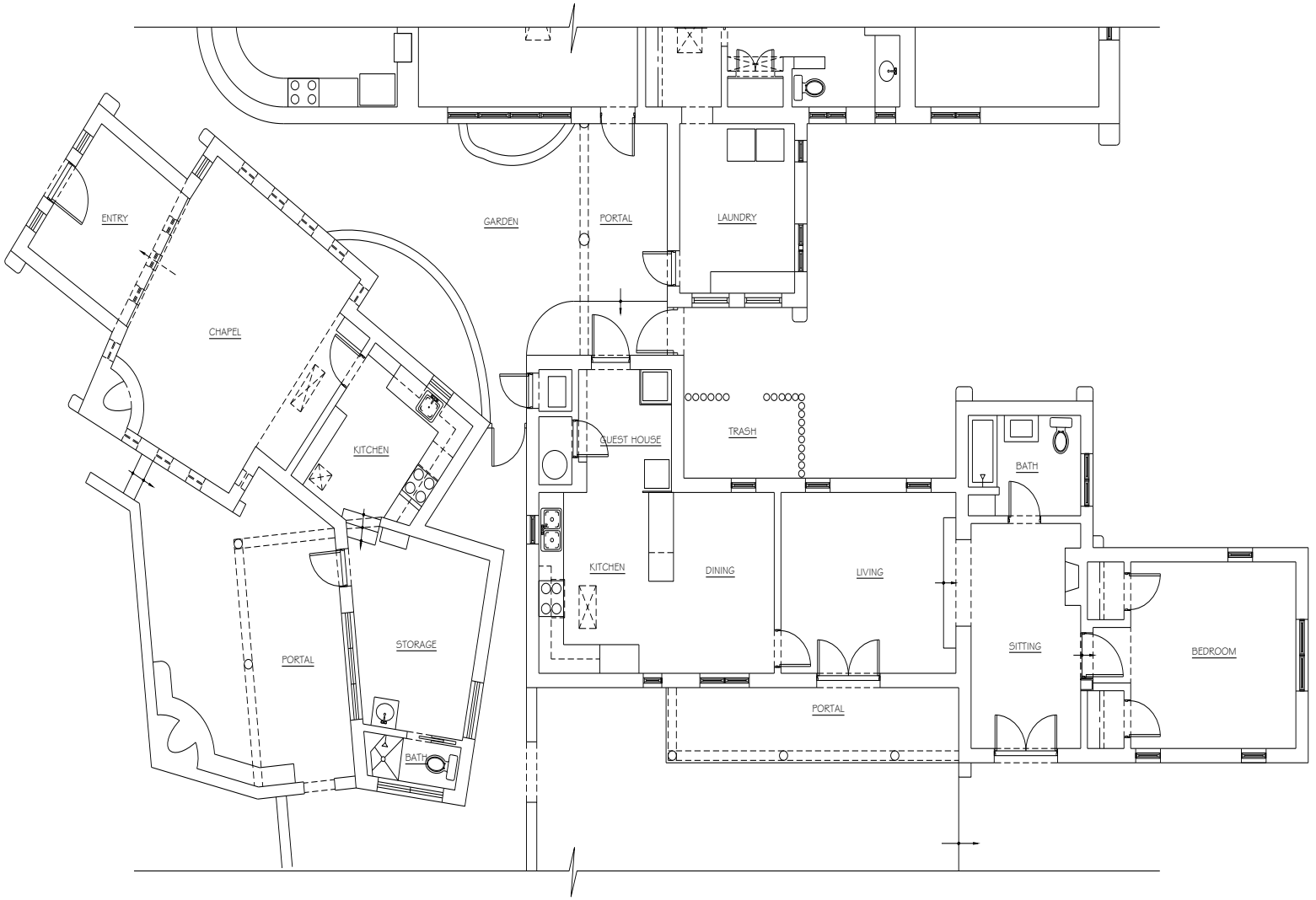
APRIL 5, 2021

MAIN HOUSE EXISTING FLOOR PLAN

A
2.0

SET #

EL CAMINITO - 2013



1 / A-2.1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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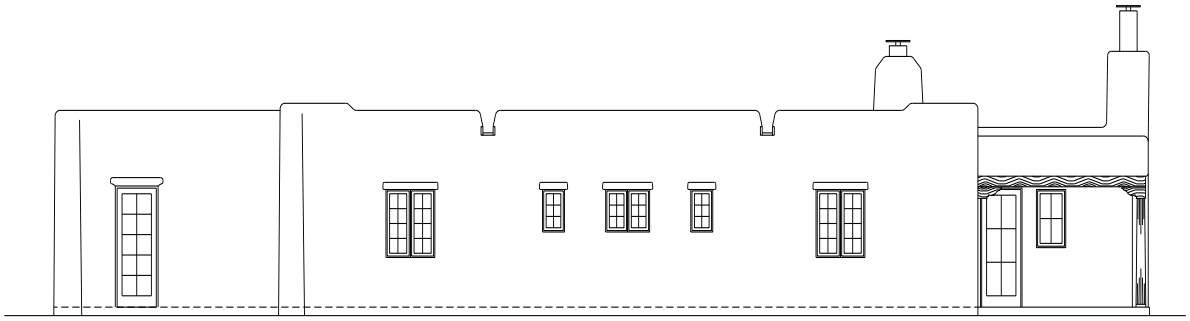
EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

APRIL 5, 2021

GUEST HOUSE & CHAPEL EXISTING FLOOR PLAN

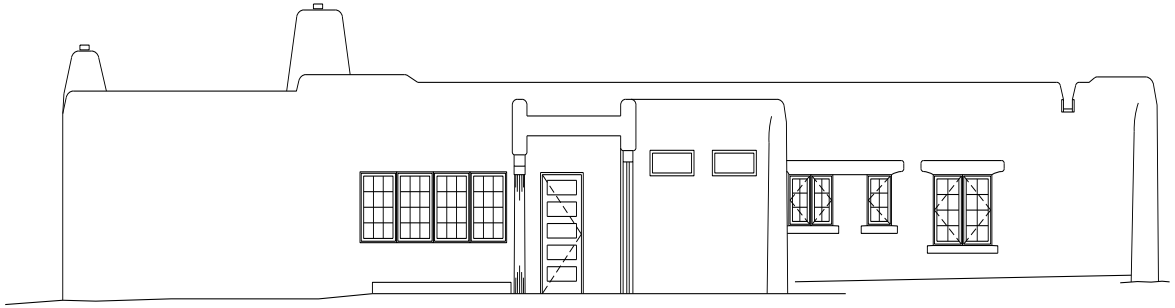
A
2.1

SET #

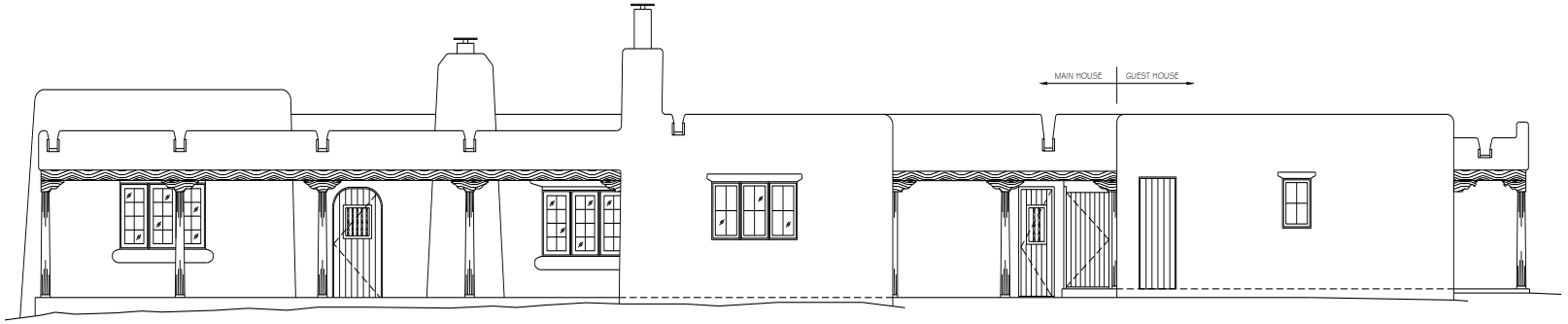


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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

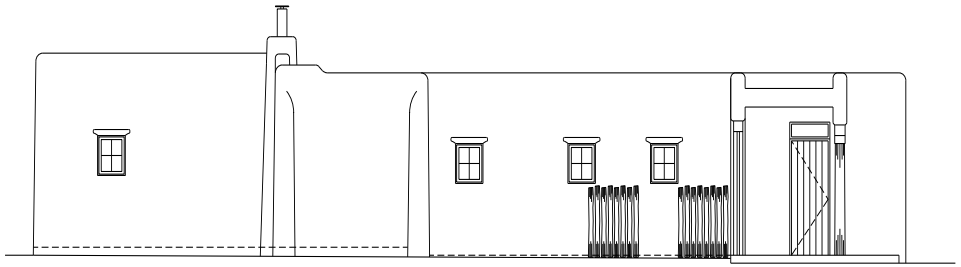
EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

APRIL 5, 2021

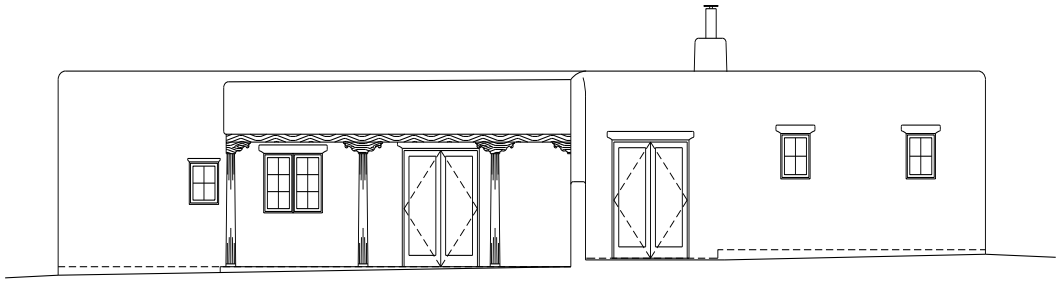
MAIN HOUSE EXISTING EXTERIOR ELEVATIONS

A
3.0

SET #



4 / A-3.1 GUEST HOUSE EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-3.1 GUEST HOUSE EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 / A-3.1 CHAPEL EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

0' 2' 4' 8' 12'

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

EL CAMINITO RENOVATION
855 EL CAMINITO
SANTA FE, NEW MEXICO

APRIL 5, 2021

GUEST HOUSE & CHAPEL EXISTING EXTERIOR ELEVATIONS

A
3.1

SET #

EL CAMINITO - 2013

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

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

NORTH WALL OF GUEST HOUSE
(TOWARD WEST)
SAME VIEW AS PHOTO #27
NMHBI H991
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

SOUTH WALL OF GUEST HOUSE
(TOWARD NORTHWEST)
SAME VIEW AS PHOTO #28
NMHBI H991
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
EAST ELEVATION
SAME VIEW AS PHOTO #21
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
VIEW WEST INTO COURTYARD
SAME VIEW AS PHOTO #18
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
NORTH ELEVATION (1 OF 2)
SAME VIEW AS PHOTO #22
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

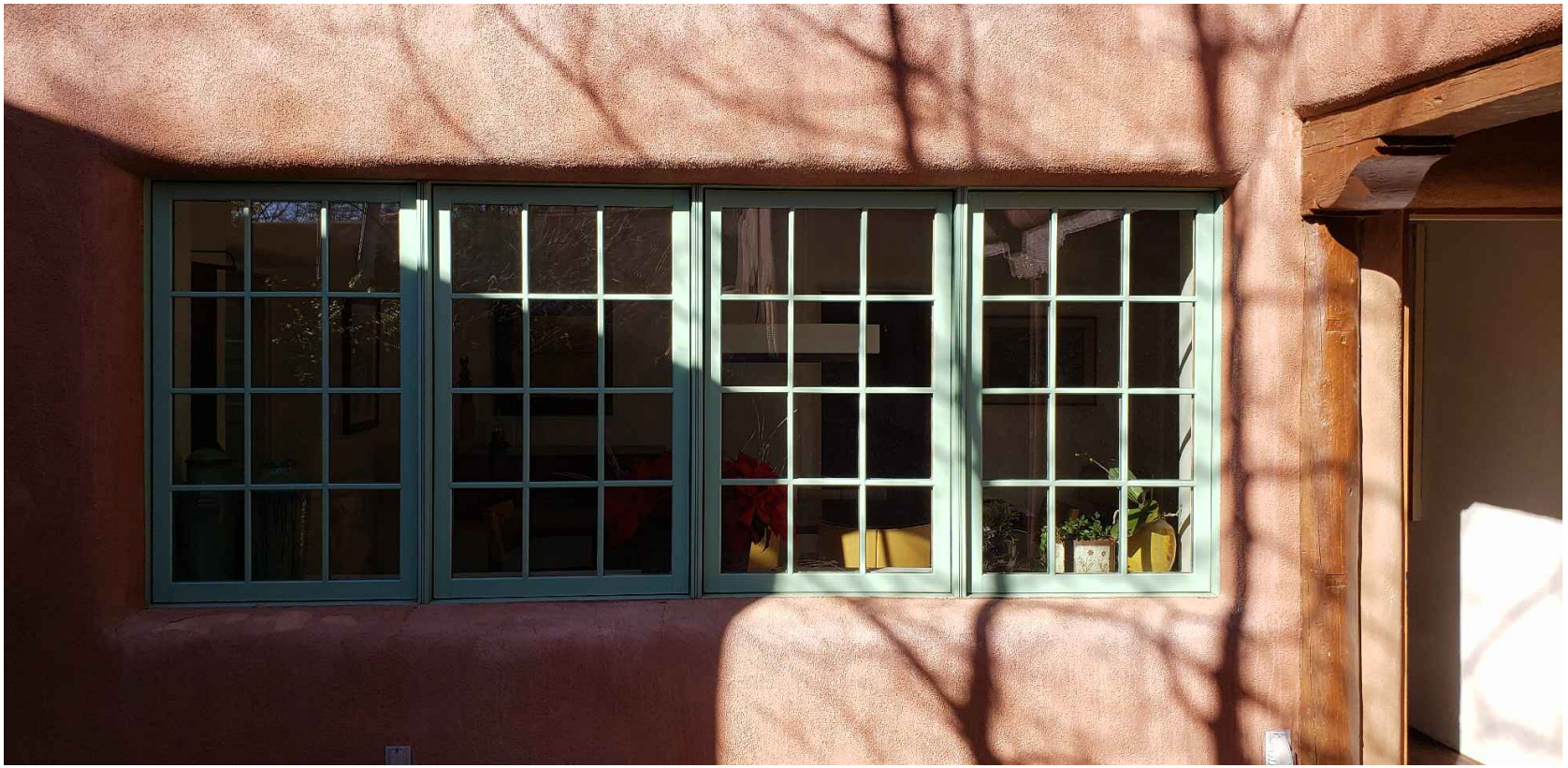
MAIN HOUSE
NORTH ELEVATION (2 OF 2)
SAME VIEW AS PHOTO #22
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
WEST ELEVATION TOWARD SOUTH
SAME VIEW AS PHOTO #23
NMHBI H1961
APRIL 5, 2021



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
SOUTH ELEVATION (1 OF 2)
SAME VIEW AS PHOTO #16
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

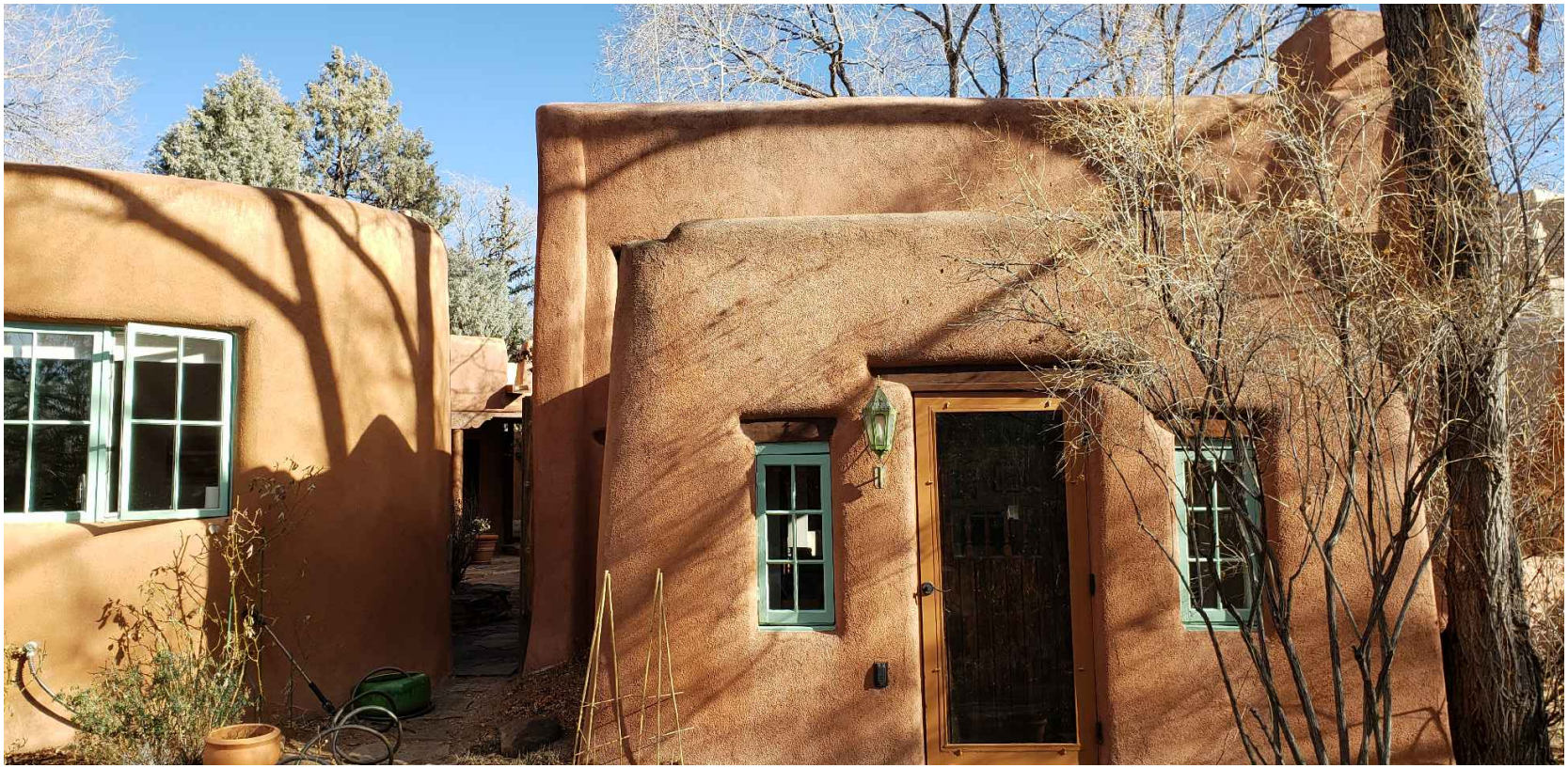
MAIN HOUSE
SOUTH ELEVATION TOWARD EAST
(2 OF 2)
SAME VIEW AS PHOTO #16
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE
SOUTH ELEVATION TOWARD WEST
SAME VIEW AS PHOTO #17
NMHBI H1961
APRIL 5, 2021



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

WEST FACADE OF CHAPEL
SAME VIEW AS PHOTO #24
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

SOUTHEAST ADDITION TO CHAPEL
SAME VIEW AS PHOTO #26
NMHBI H1961
APRIL 5, 2021

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BROWN RESIDENCE
855 EL CAMINITO
SANTA FE, NEW MEXICO 87505

MAIN HOUSE NORTH ELEVATION
NMHBI DATED JUNE 14, 1983
APRIL 5, 2021

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **2021-003382-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 618 Garcia Street

PROJECT NAMES:

OW – Manuel Garcia

AP – John Padilla

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** X

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER __NONE___

YEAR OF CONSTRUCTION _____

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: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003382-HDRB

Address: 618 Garcia Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_NONE Historic Inventory Form

_NA__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X___ Site Plan/Floor Plans

__X___ Elevations

_X___ Photographs

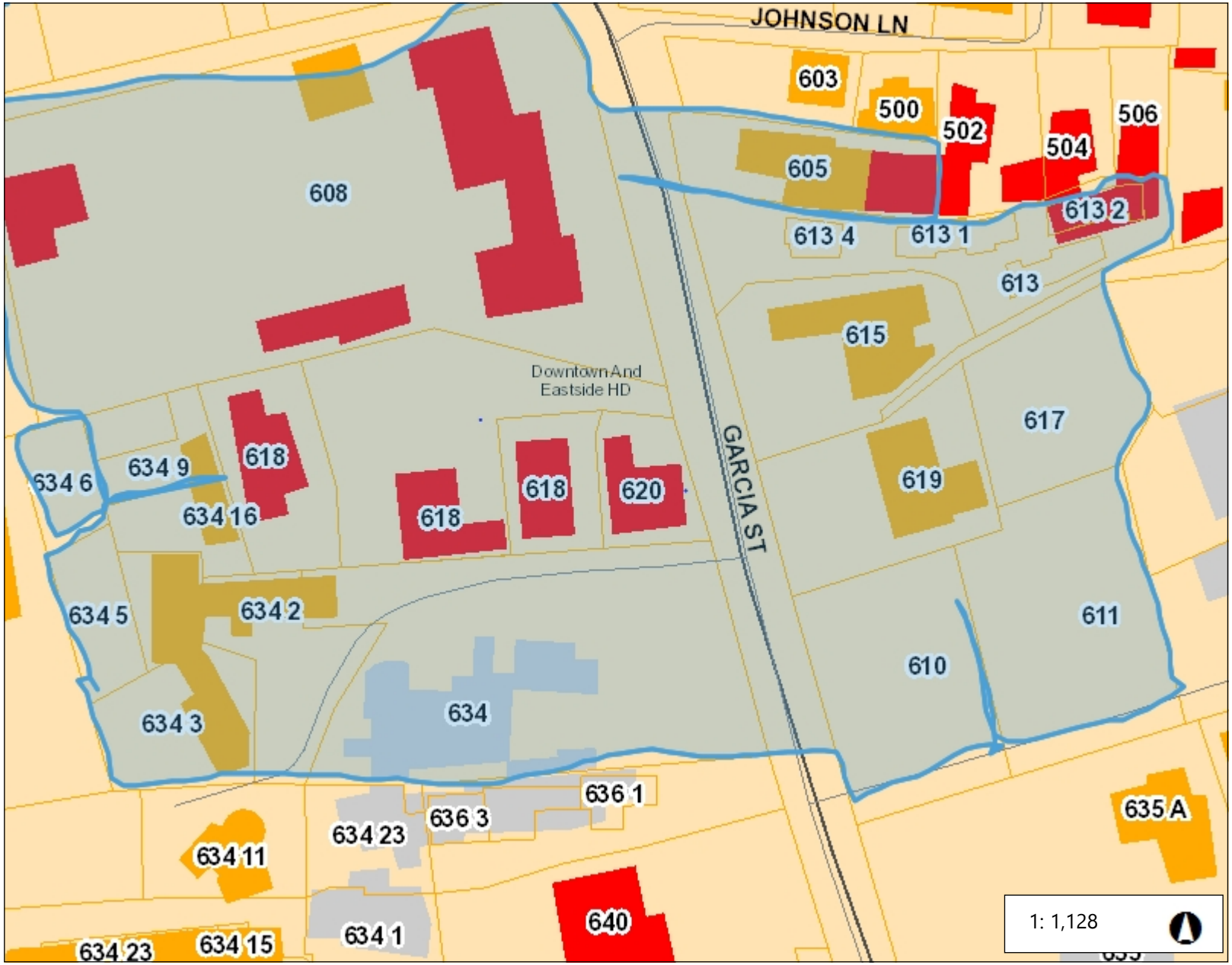
___ _ Other

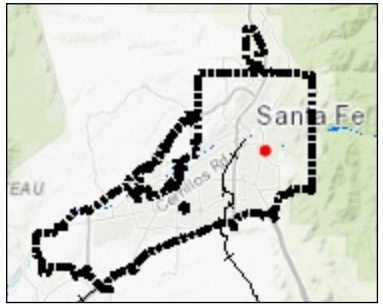
RECOMMENDATION:

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommends downgrading the building's historic status from contributing to non-contributing due to multiple and substantial alterations that have eroded its overall historic integrity. Those changes have resulted in the removal of historic material, room additions, relocation of doors and windows, the addition of a tall yard wall on its northwest elevation, and the wheelchair ramp on its front façade.

Santa Fe
Mapping the City Different

618 Garcia Street Historic Status Downgrade





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

Notes

For John Padilla and Manuel Garcia.

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

February 9, 2021

Angela Schackel Bordegaray
Planner Senior
Historic Planning Division
200 Lincoln Avenue
City of Santa Fe

RE: Historic Status Review Request
618 Garcia Street
Sana Fe, NM

Dear Angela,
On behalf of Manuel Garcia, I am representing him before the Historic Planning Division requesting a Status Review of his primary residence located at 618 Garcia Street that is currently listed as a Contributing structure. This request is for a downgrade of the existing structure to Non-Contributing due to the extent of changes and alterations completed to the structure prior to my client's acquisition of this property.

It is our desire to have the Historic Districts Review Board (HDRB) review the information provided and request they determine the structures current Historic Status and identify the residence located at 618 Garcia Street as Non-Contributing.

The following is a history of the property and this submission contains documents and images supporting the original, renovated, and existing conditions of the residence.

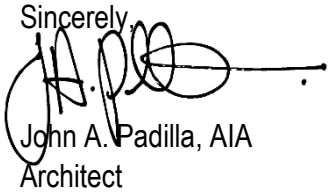
1) The original home was constructed in the 1920's (see Construction History PDF and the 1937 Survey)
2) The home experienced its first addition/infill in the 1950's (see Construction History PDF)
3) The home experienced the last Bedroom addition in the 1960's (see Construction History PDF)
4) The home went pretty much unchanged through the 1990's (see Existing Photos – 1995)
5) The home underwent significant improvements (stucco color, window replacements, door replacement, new door and window openings, closing of existing openings, yard wall renovation, etc.) between 1995 and 2005 that remain unchanged to today (see Existing Photos – 2021)
6) Manuel Garcia acquired the subject property from the family estate in 2006 and completed an interior only renovation (no exterior changes) in 2007
7) There was a lot split submitted and approved in 2010 to identify the Manuel Garcia property on its own lot and to identify 681 ½ Garcia Street on their own lot (see Lot Split 2010 and Site Ownership PDF)
8) All existing conditions were document in 2020 and presented for your review (see Existing Plans – 2021)

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

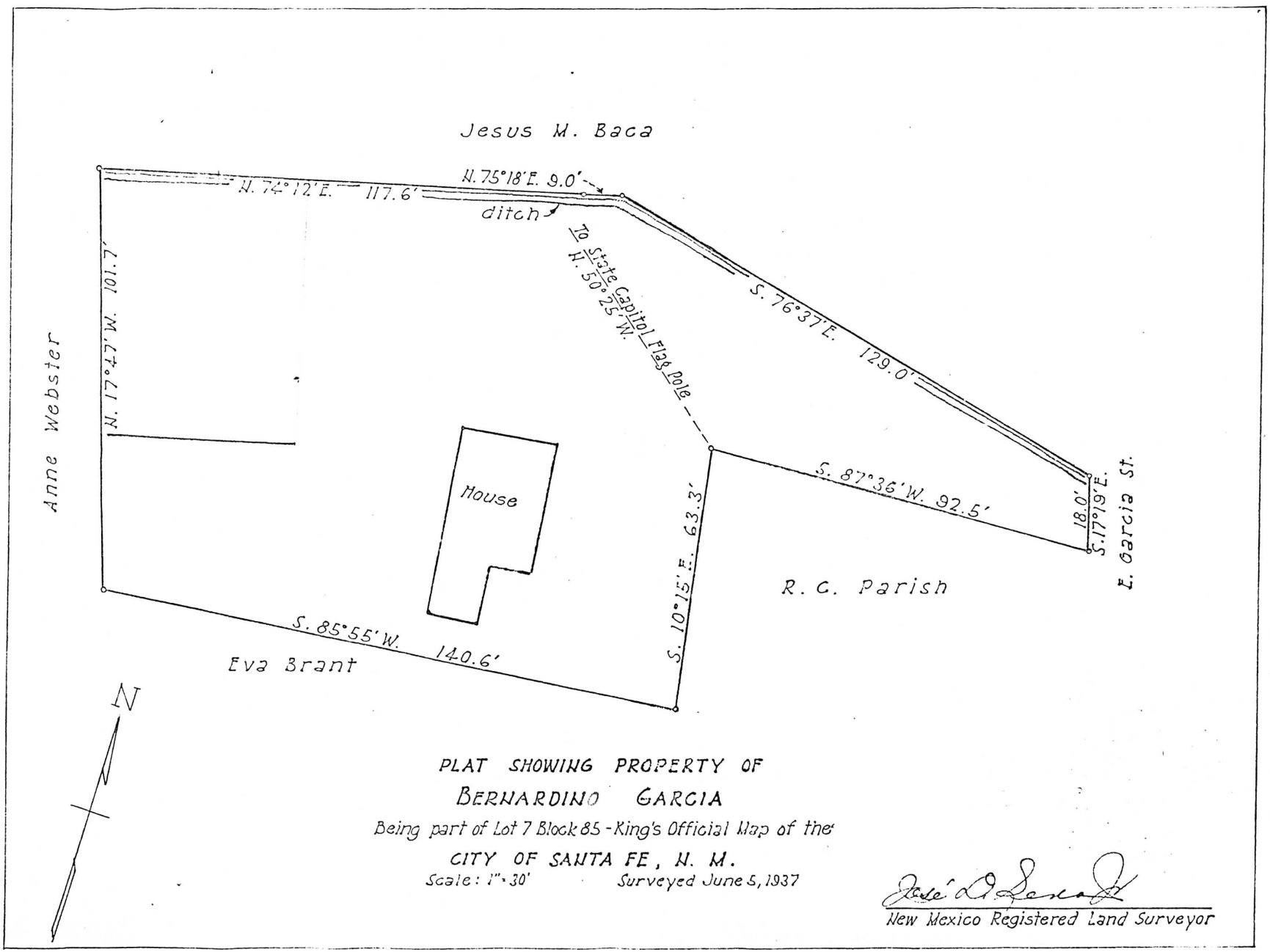
My client requests the HDRB review the information provided and rule on the Historic Status of the single-family residence located at 618 Garcia Street.

Thank you for your consideration our request and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect



PLAT SHOWING PROPERTY OF

BERNARDINO GARCIA

Being part of Lot 7 Block 85 - King's Official Map of the

CITY OF SANTA FE, N. M.

Scale: 1" = 30' Surveyed June 5, 1937

José D. Sena Jr.

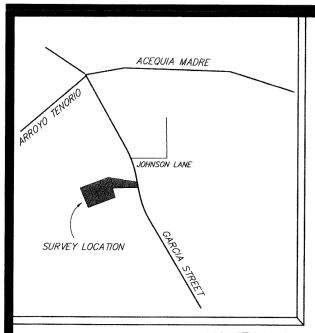
New Mexico Registered Land Surveyor

PLAT OF LOT LINE ADJUSTMENT FOR MANUEL GARCIA

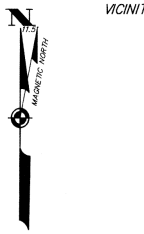
ADJUSTING LINES OF TRACT 1 & TRACT 2, SITUATE AT 618 & 618 1/2 GARCIA STREET, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

PURPOSE OF THIS PLAT IS TO ADJUST EXISTING TRACT LINES.

72400S



VICINITY MAP



SCALE: 1"=15'

0 7.5 15 30 45

LEGEND

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

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE NORTH BOUNDARY OF SUBJECT TRACTS, (N 76°00'20" E), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A "PLAT SHOWING PROPERTY OF BERNARDINO GARCIA..", BY JOSE D. SENA, DATED JUNE 5, 1937, (UNRECORDED).
REFERENCE DEEDS: DEED BK. 1953, P. 871;
ALSO DESCRIBED IN PERSONAL REPRESENTATIVE DEED DISTRICT COURT CASE D 0101-PB-009600009, RECORDED IN BK. 1497, P. 254-255
LESS & EXCEPT TRACT PLAT OF SURVEY BY JAMES C. HARVEY, DATED OCTOBER 10, 1953.
BEARINGS IN ( ) ARE FROM SAID PLATS & DEEDS.

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

4. a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

c.) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d.) PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

CERTIFICATE

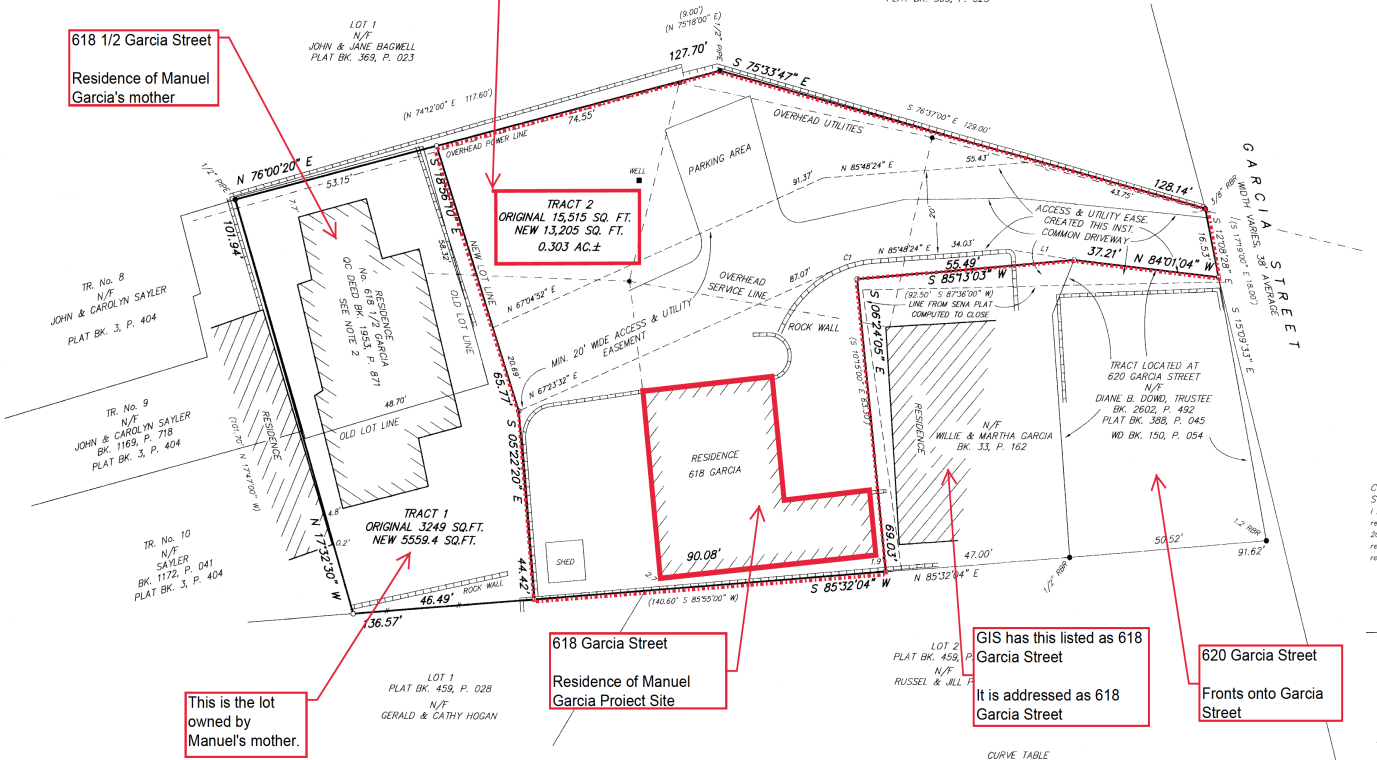
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Wiegel 7 July, 2010

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	28.82'	10.49'	10.43'	S 75°41'15" W	20°50'52"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 81°36'49" E	17.31'

AFFIDAVIT
THE FOREGOING SURVEY AND LOT LINE ADJUSTMENT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS DESIGNATED AS "CREATED THIS INSTRUMENT", ARE HEREBY DEDICATED AS DELINEATED. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

MANUEL GARCIA (PERSONAL REPRESENTATIVE) 11/23/10 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF November, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES 2/25/2014

2/25/2014

Inst # 1617946
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 24 day of November A.D. 2010 at 10:02 o'clock A M and was duly recorded in Book 724 Page 5 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico
Deputy

CITY OF SANTA FE

REVIEWED:

CITY PLANNER 11-23-10 DATE

CITY ENGINEER FOR LAND USE 11/23/10 DATE

145.41'

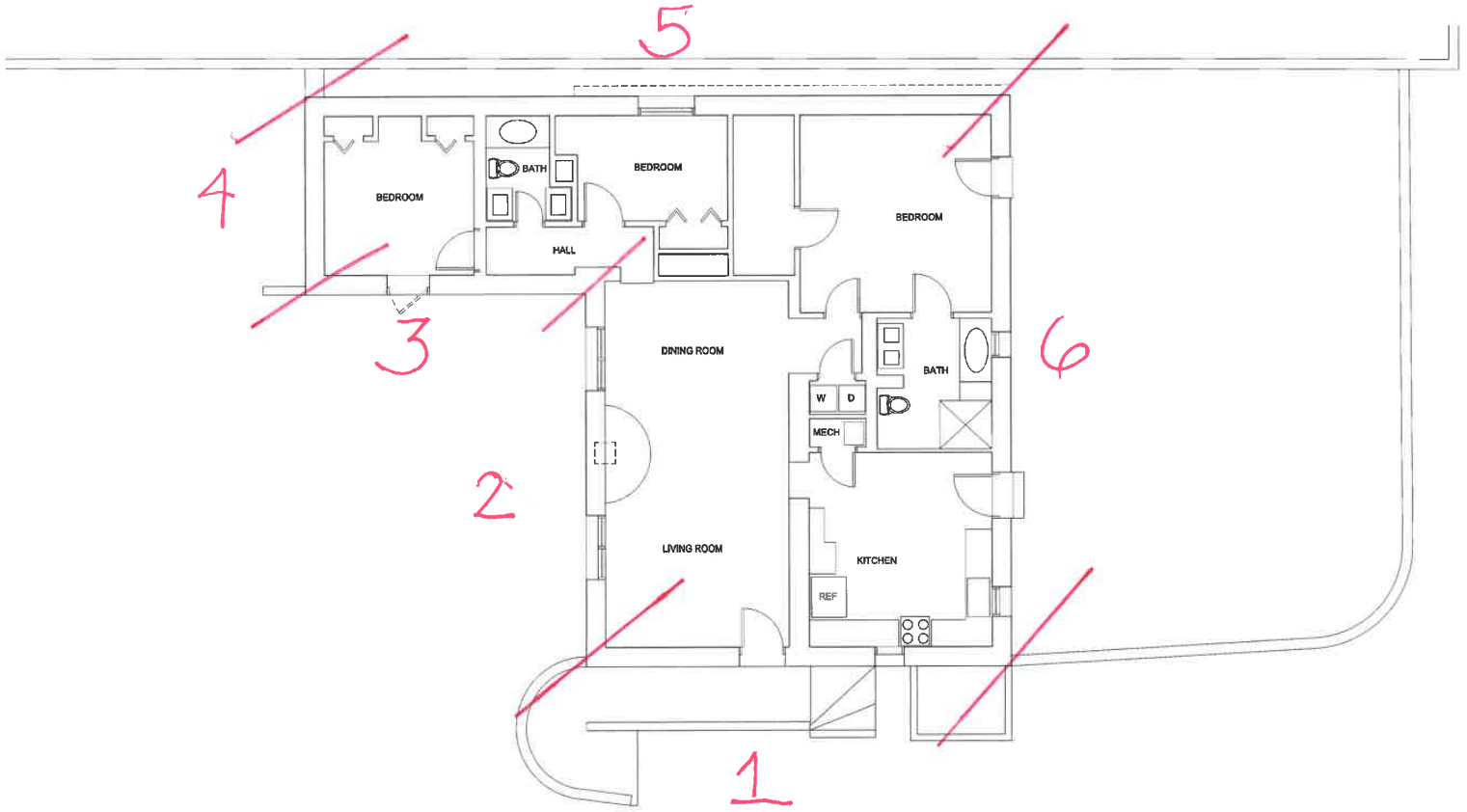
CITY OF SANTA FE CONTROL MARK No. 1101

INDEXING INFORMATION FOR COUNTY CLERK
LOT LINE ADJUSTMENT SURVEY

OWNER: MANUEL GARCIA
LOCATION: 618 GARCIA STREET
SECTION 25, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC: 1-054-098-452-345 No. 618
UPC: 1-054-098-436-345 No. 618 1/2
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.		
PO BOX 22773	SANTA FE, NM	820-9200
Project No. 10060279	Dwg PW CHK DV	Date 7/07/10 REV 1

318 GARCIA



FACADE DIAGRAM

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

ADDITION & RENOVATIONS

PROJECT NO.:
ISSUE DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:
NO: DATE:
SHEET

EXIS
FLC
PL

A.

618
NOTICE
OF PUBLIC HEARING
HISTORIC DISTRICTS REVIEW BOARD
STATUS DOWNGRADE

PARTIAL EAST ELEVATION (LEFT SIDE) AND

NORTH ELEVATION (FRONT)

NORTH AND EAST ELEVATION

(FRONT FACING BEDROOM WING AND LEFT SIDE)

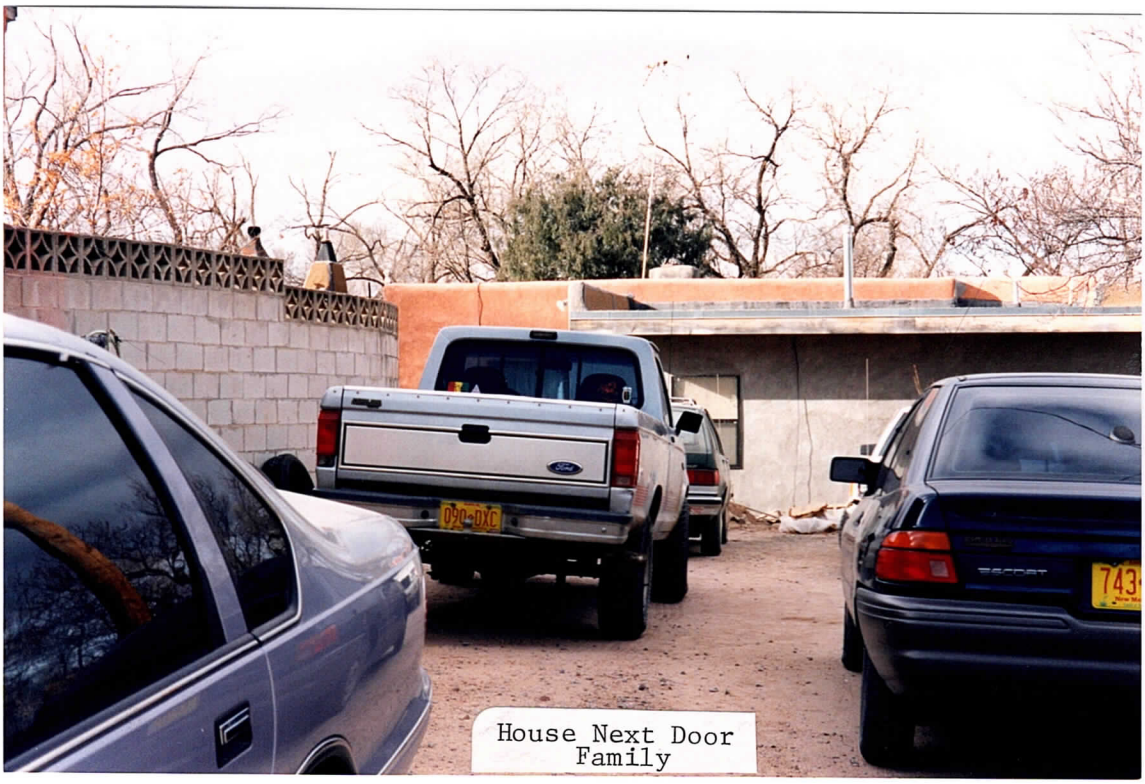
YARD WALL AT THE WESTSIDE OF THE HOUSE

YARD WALL WEST ELEVATION

EAST FACING WINDOW (DINING ROOM)

OUT BUILDING (INSIDE WEST YARD AREA AND YARD WALL)

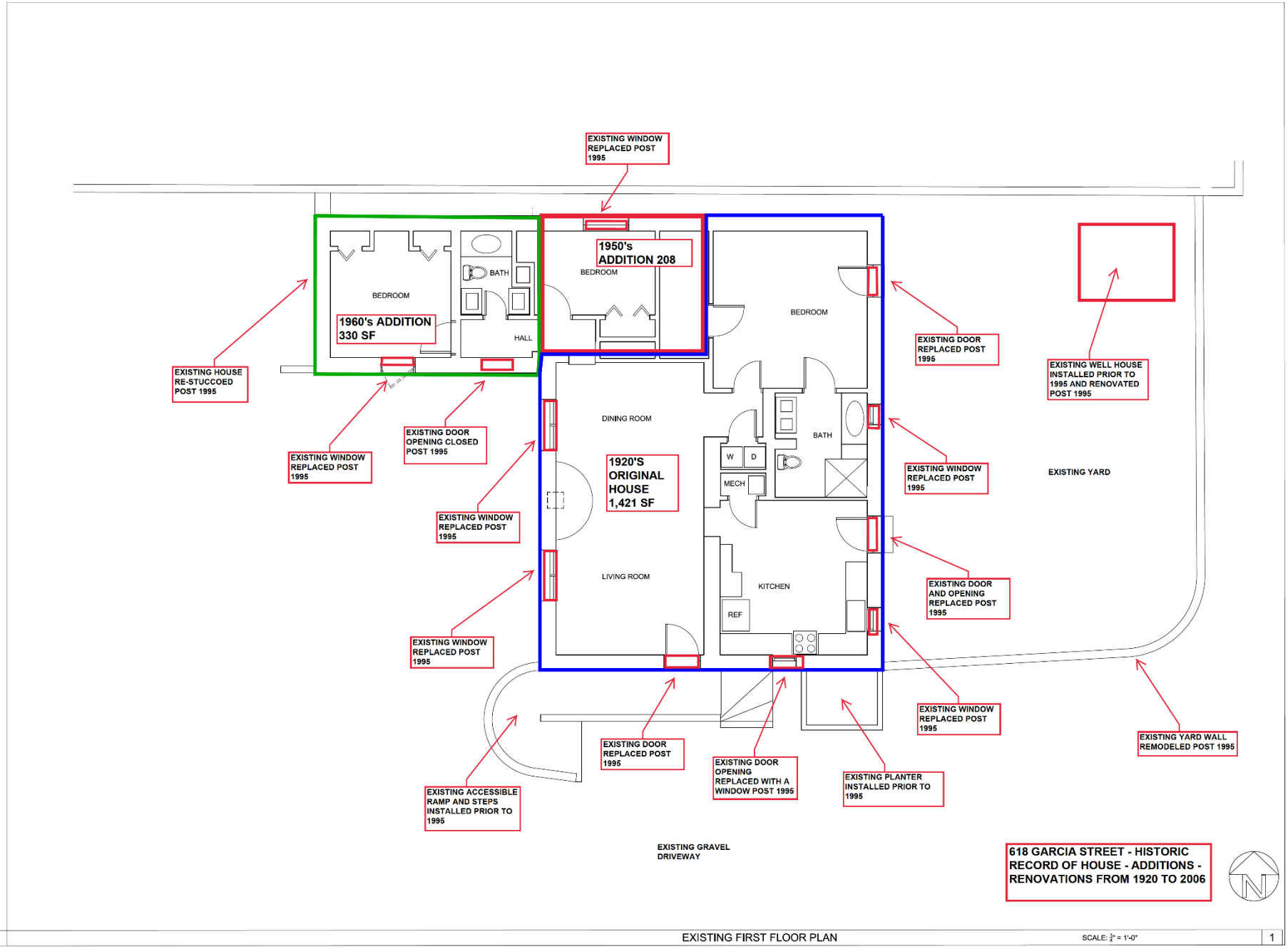
WEST ELEVATION



YARD WALL - NORTH ELEVATION
AT THE WESTSIDE OF THE HOUSE
PHOTOS FROM A 1995 APPRAISAL

618
ADDRESS: 618 GARCIA B
NOTICE
OF PUBLIC HEARING
HISTORIC DISTRICTS REVIEW BOARD
STATUS DOWNGRADE
A public hearing of the Historic Districts Review Board will be held VIRTUALLY @https://www.santafenm.primegov.com/public/portal on 13 APRIL 2021, at 5:30P.M. All interested persons have the right to appear. The posted case(s) may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. For further information, contact City of Santa Fe Land Use Department - Historic Preservation Division at 955-6605.
NOT TO BE POSTED ON CITY RIGHT-OF-WAY OR UTILITY POLES
PLU002.cdr 06/2012
POST 15 DAYS PRIOR TO MEETING
Post by: 3/29

618 GARCIA – FLOOR PLAN CONSTRUCTION HISTORY AND SEQUENCE



City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2020-003382-HDRB

Address: 618 Garcia Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_NONE Historic Inventory Form

_NA__ Zoning Review Sheet

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X___ Site Plan/Floor Plan

__NA__ Elevations

_X___ Photographs

___ _ Other

RECOMMENDATION:

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommends downgrading the building's historic status from contributing to non-contributing due to multiple and substantial alterations that have eroded its overall historic integrity. Those changes have resulted in the removal of historic material, room additions, relocation of doors and windows, the addition of a tall yard wall on its northwest elevation, and the wheelchair ramp on its front façade.

BACKGROUND & SUMMARY:

318 B Garcia is a Spanish-Pueblo style building contributing to the Downtown and Eastside Historic District. According to the owner and the site plan showing its construction sequence, the owner's grandfather built the house, and six generations of the Garcias have lived there. The current owner resides in the house with his family. Its original 1,421 portion, dates to the 1920s. A 1950s change added 208 sf onto the south elevation of the original house. The 1980s remodel added 330 sf onto the original house's east elevation. Since 1995 significant changes have been made to all elevations that include replacing historic windows with aluminum clad windows; shifting the front entry door from the west side of the north elevation to its center; closing up of a door opening, altering window and door openings, yard wall renovation, and a wheelchair ramp was added to the front of the house on its north elevation in 1984. The applicant provided a detailed letter of the property's history, along with supporting documents and images that show its evolution.

The applicant requests a downgrade to the building's historic status from contributing to non-contributing.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **2021-003369-HDRB**
Project Type: HDRB

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

PROJECT NAMES:

OW – Robert Burke

AP – Architectural Alliance

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

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 NONE

YEAR OF CONSTRUCTION 1990s

PROJECT TYPE

Status Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other Pool & Outbuilding

USE, EXISTING Residential X Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential X Non-Residential ☐

HISTORIC BUILDING NAME N/A

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

---

Case 2020-003369-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

__X__ Preliminary Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

__X__ Other: Stucco, roof tile, pool deck and coping and retractable pool enclosure sample

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1290 Lejano Lane is a 4,444 sf single-story residence built in the 1990s listed as non-contributing to the Downtown and Eastside Historic District. It is Spanish-Pueblo style with Spanish-Mediterranean accents such as sloped red clay tiled roofing and overhangs. The house faces Lejano Lane.

The applicant proposes to:

1. Add a 276 sf pool with a 3'-0" wide continuous ancient stone concrete coping and deck.

2. Add a 570 sf retractable enclosure for the pool that is +/-20'-0" wide x 28'- 0" long. The enclosure will be made of aluminum and glass. The overall height of the new enclosure will be +/- 7'-7" tall and have four retractable sections. The height is below the maximum allowable height for this streetscape.

3. Add 32 sf freestanding mechanical structure at the pool's south end. The proposed pool and equipment outbuilding will be located behind the main house and garage to the southwest. The site is not publicly visible. The outbuilding will be 4'-0" x 8'-0 and have a sloped tile roof, measuring 10' – 4" at the top of its pitch. The structure will have an arched lighted nicho on its east elevation with inset tile. Its south elevation will have two 3' wide by 6' – 8" tall rusted metal doors. The applicant will provide details about this tile.

4. The equipment outbuilding will be stuccoed El Rey "Suede" to match main house.

5. New roof tile will match tile roof on mainhouse entry.

6. Pool deck and coping will be "Antique Biblical Stone" by Ancient Surfaces.

7. The retractable pool enclosure's aluminum supports will have a Bronze finish.

Existing coyote fencing along west, south, and east property lines will remain.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/10/20

Property Owner of Record: Robert Burk + Blair Robbins

Applicant/Agent Name: Architectural Alliance

Contact Person Phone Number: (505 988- 5264

Site Address: 1290 Lejan Lane

Proposed Construction Description: New swimming pool with Retractable Enclosure + two out buildings

TOTAL ROOF AREA: (EX)+Proposed 5078 sq.ft.

Zoning District: R-5

Overlay:
- N/A Escarpment
- N/A Flood Zone*
- N/A Other:

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

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

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

Use of Structure:
- X Residential
- ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

Lot Coverage : 19.3 %
☐Open Space Required:

Setbacks:
Proposed Front: 7/20 Minimum: 7/20
2nd Front?
Proposed Rear: 15 Minimum: 15
Proposed Sides: L 5 R 5 Minimum: 5

Height: Proposed 10'-4"
Maximum Height: or
X Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed Ø Accessible Ø
Minimum: 2

Bicycle Parking:**
Proposed: N/A Minimum: N/A

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

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

Daniel Lujan Architectural Alliance Inc ☐OWNER X APPLICANT X 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 **DATE**

Preliminary Zoning Approval

LLOR, building height, setbacks, lot coverage all compliant.

Carlos Gomora 3/17/2021

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

Revised 1-14-13

March 9, 2021

VIA HAND DELIVERY

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

RE: New Swimming pool with retractable enclosure and two out-building located at 1290 Lejano Lane

Dear Angela

Enclosed you will find our submittal documentation and drawings for changes located at 1290 Lejano Lane. See below for list of proposed changes.

1. New swimming pool 12'-0"x22'-6". Depth of the pool will be 6'-0" deep.
2. The new pool will have a 3'-0" wide cont. ancient stone concrete coping and deck, with a continuous strip drain.
3. We will install a new retractable swimming pool enclosure that is +/-20'-0" wide x 28'-0" long. The enclosure will be made of aluminum and glass. The overall height of the new enclosure will be +/-7'-7" tall.
4. We will also install two outbuildings that are identical. Each building will be 4'-0"x8'-0" stuccoed with sloped tile roof, the roof tiles to match the main house entry. The buildings are 10'-4" tall. One will house the pool mechanical equipment, and the other will be used as storage. Each building will have two 3'-0" wide X6'-8" tall rusted metal doors.
5. We will need to remove and relocate the stacked retaining walls to the east of the swimming pool.
6. We will remove a portion of the existing brick sidewalk on the southern edge of the swimming pool and then we will extend the brick to the outbuilding that is east of the pool.

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

Sincerely,

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File

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

El Rey Stucco Color 118 Suede
to match existing mainhouse verify in field prior to ordering

New roof tile to match tile roof on mainhouse entry

Pool deck and coping -Antique Biblical Stone by Ancient Surfaces

Sample retractable pool enclosure with Bronze finish

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

sftc 201102 (1)

e-Recorded 1922495 07/21/20 SFC

WARRANTY DEED

Joanne M. McClaugherty, Trustee of the JMM Revocable Trust, under agreement dated December 19, 2011, for good and valuable consideration paid, does hereby grant, transfer and convey to **Robert L. Burk and Blair Robbins**, wife and husband as joint tenants, whose address is 1290 Lejano Lane, Santa Fe, NM 87501-8928, the following described real estate in Santa Fe County, New Mexico:

Lot 18-A of Valle Lejano Unit 5, as shown on "Plat of Land Division Survey for Joanne M. McClaugherty, Trustee of The JMM Revocable Trust u/t/a dated December 19, 2011", recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 16, 2020 in Plat Book 864, Pages 034-035, as Instrument No. 1922078.

SUBJECT TO those matters set forth on Exhibit "A" attached, and taxes for 2020 and subsequent years.

With warranty covenants.

Executed this 20 day of July, 2020.

Joanne M. McClaugherty, Trustee of the JMM Revocable Trust, under agreement dated December 19, 2011

COUNTY OF SANTA FE]
STATE OF NEW MEXICO] ss

WARRANTY DEED
PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 21ST Day Of July, A.D., 2020 at 10:59:23 AM
And Was Duly Recorded as Instrument # 1922495
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

Deputy - KVAUGHN

ACKNOWLEDGEMENT

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me this 20 day of July, 2020, by Joanne M. McClaugherty, as Trustee of the JMM Revocable Trust, under agreement dated December 19, 2011.

Notary Public

My Commission expires:
6/5/2024

OFFICIAL SEAL
Steven Riemann
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

Exhibit "A" to WD JMM Trust to Burk/Robbins

Sewer maintenance and garbage disposal assessments for the year 2020, and thereafter.

Easement in favor of New Mexico Power Company, recorded in Book X, Page 1, records of Santa Fe County, New Mexico

Easements contained in Special Warranty Deed recorded in Book 335, Page 148, records of Santa Fe County, New Mexico.

Easements contained in Special Warranty Deed recorded in Book 335, Page 148, records of Santa Fe County, New Mexico.

Valle Lejano, Unit 5 Restrictive Covenants, recorded in Book 417, Page 704, records of Santa Fe County, New Mexico.

Easements, and rights incident thereto, notes and conditions, as shown on plat recorded in Plat Book 81, Page 027, records of Santa Fe County, New Mexico.

Easements and rights incident thereto, deviation of walls from property lines, notes and conditions, as shown on plat recorded in Plat Book 864, Pages 034-035, as Instrument No. 1922078.

Permanent Easement for Driveway Ingress and Egress and Utilities, recorded on even date herewith, in the records of Santa Fe County, New Mexico.

1:15

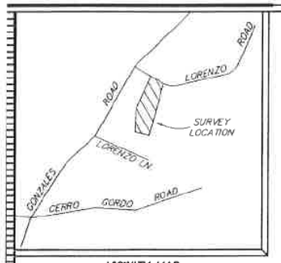
e-Recorded 1922495 07/21/20 SFC

PLAT OF LAND DIVISION SURVEY FOR JOANNE M. McCLAUGHERTY

884 34

TRUSTEE OF THE JMM REVOCABLE TRUST u/t/a dated December 19, 2011.

CREATING LOT 18-A AND LOT 18-B FROM LOT 18, VALLE LEJANO, UNIT 5, CITY OF SANTA FE, SANTA E COUNTY, NEW MEXICO.



VICINITY MAP

SCALE: 1"=20'

0 10 20 40 60

LEGEND

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

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE EAST LINE OF LOT 18, (S 18°46'18" W), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A PLAT OF "VALLE LEJANO UNIT V" RECORDED IN PLAT BK. 81 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.

3. REFERENCE DEED: W.D. INST. No. 1610720.

4. a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

DATE OF FIELD WORK

Philip B. Wiegel — 14 February 2020

Philip B. Wiegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT ARE GRANTED FOR COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REMOVE, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL(ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

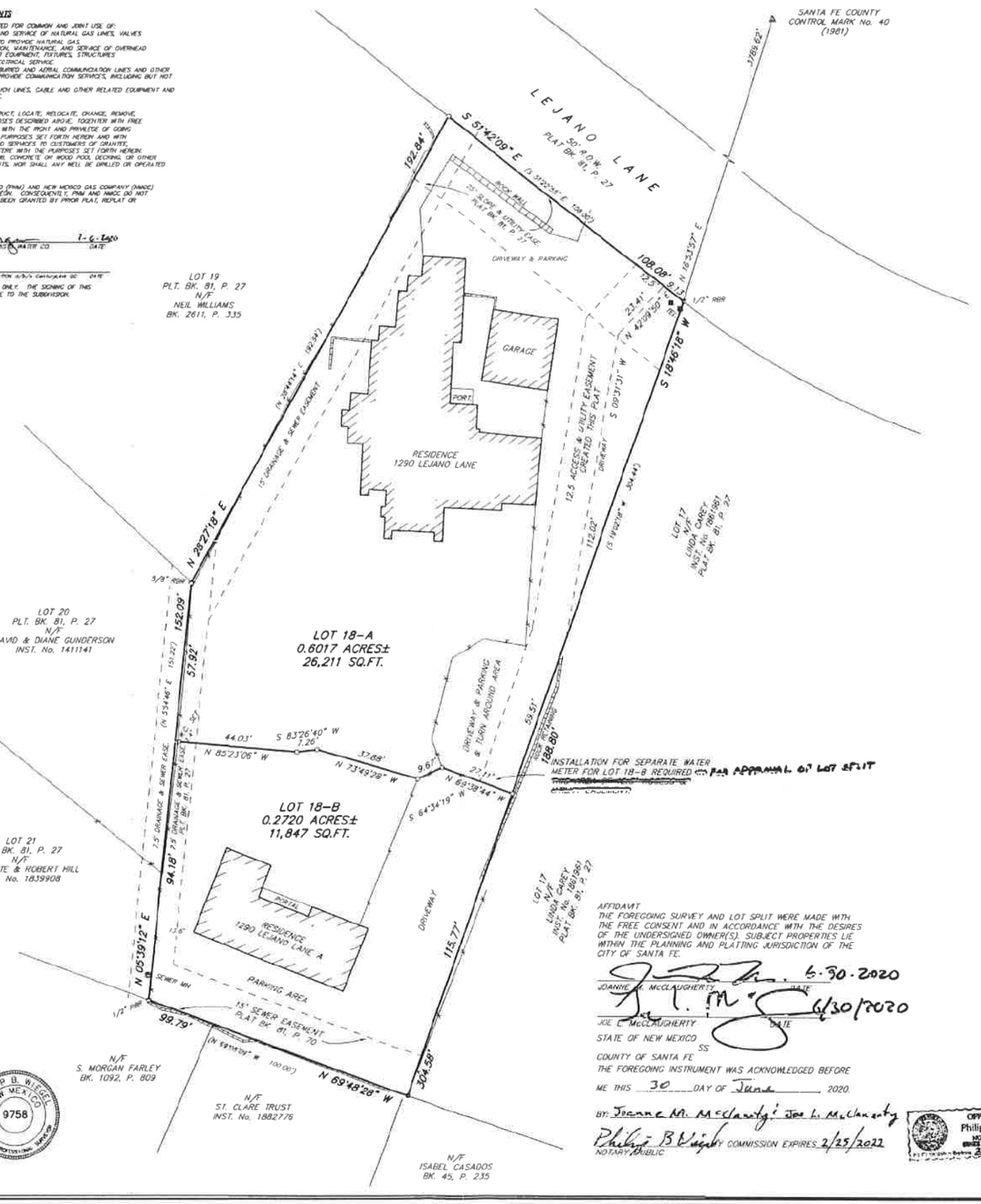
DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS

NEW ELECTRIC SERVICES — DATE 1-6-2020
SANGRE DE CRISTO WATER CO. — DATE
NEW MEXICO GAS COMPANY — DATE
QWEST CORPORATION d/b/a CenturyLink QC — DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE SERVICE TO THE SUBDIVISION.



AFFIDAVIT

THE FOREGOING SURVEY AND LOT SPLIT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

JOANNE M. McCLAUGHERTY — DATE 6.30.2020

JOE C. McCLAUGHERTY — DATE 6/30/2020

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF June 2020.

BY: Joanne M. McClaughty, Joe C. McClaughty

Philip B Wiegel — MY COMMISSION EXPIRES 2/25/2022
NOTARY PUBLIC

OFFICIAL SEAL
Philip B. Wiegel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-25-2022

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS

I hereby certify that this instrument was filed for record on the 16 day of July A.D. 2020 at 11:36 o'clock A m. and was duly recorded in Book 884 Page 34-35 of the records of Santa Fe County

Inst# 1922078

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Deputy

COUNTY OF SANTA FE

COUNTY TREASURER — DATE July 7, 2020

CITY OF SANTA FE

REVIEWED:

CITY PLANNER — DATE 7/10/20

ENGINEER FOR LAND USE — DATE 7/9/20

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION SURVEY

OWNER: JOANNE McCLAUGHERTY, Trustee
LOCATION: 1290 LEJANO LANE, SANTA FE
T 17 N, R 10 E, SECTION 19
PROJECTED INTO THE SANTA FE GRANT
UPC: 1-055-099-398-111

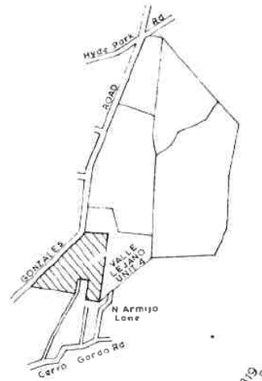
SUBDIVISION: VALLE LEJANO, UNIT 5
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.		
PO BOX 22773	SANTA FE, NM	820-9200
Project No. 20010025	Dwg. PW / Chk. BV	Date 2/14/20 / Rev. 3

VALLE LEJANO UNIT V
5

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD
1	2411.46	02°05'08"	88.00	44.01
2	2411.46	02°42'34"	100.01	50.01
3	2411.46	[illegible]	[illegible]	[illegible]
4	645.17	[illegible]	[illegible]	[illegible]
5	645.17	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]
7	253.43	27°44'39"	122.74	121.54
8	278.43	31°55'44"	[illegible]	[illegible]
9	303.43	[illegible]	[illegible]	[illegible]
10	303.43	[illegible]	[illegible]	[illegible]
11	303.43	[illegible]	[illegible]	[illegible]
12	278.43	[illegible]	[illegible]	[illegible]
13	253.43	[illegible]	[illegible]	[illegible]
14	33.00	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]
16	123.50	[illegible]	[illegible]	[illegible]
17	123.50	[illegible]	[illegible]	[illegible]
18	25.00	[illegible]	[illegible]	[illegible]
19	25.00	[illegible]	[illegible]	[illegible]
20	2411.46	03°44'39"	157.58	78.80
21	253.43	9°11'5"	45.06	22.54



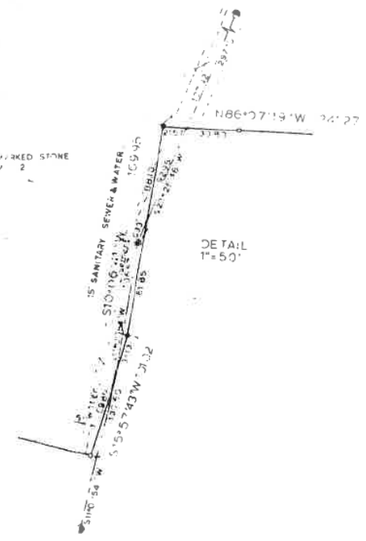
VICINITY MAP
SCALE 1"=1000

SCALE 1"=100'

LEGEND

Bearings based on plat of survey by Richard E Smith NMPLS 5837 titled "Valle Lejano Unit 4" and dated August, 1978

- ○ Point set
- ● Point found
- • Point not set
- ◉ Manhole



NOTE:
All natural drainage shall remain as drainage easements

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF JULY 1979 AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Richard E. Smith
RICHARD E. SMITH
NM PLS#5837

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned owners have caused to be subdivided this area shown hereon lying and situated within the City of Santa Fe, New Mexico. All boundaries on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors and said owners and proprietors do hereby grant easements as hereon shown.

Niles Engel 7/10/79
DR. NILES ENGEL DATE

Ella Engel 7/10/79
ELLA ENGEL DATE

ATTEST BY NOTARY PUBLIC

7/10/79 Douglas J. McHard 2-7-83
DATE NOTARY COMM EXPIRES

ATTEST BY NOTARY PUBLIC

7/10/79 Douglas J. McHard 2-7-83
DATE NOTARY COMM EXPIRES

AFFIDAVIT

This subdivision lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico

Niles Engel 7/10/79
DR. NILES ENGEL DATE

Ella Engel 7/10/79
ELLA ENGEL DATE

ATTEST BY NOTARY PUBLIC

7/10/79 Douglas J. McHard 2-7-83
DATE NOTARY COMM EXPIRES

ATTEST BY NOTARY PUBLIC

7/10/79 Douglas J. McHard 2-7-83
DATE NOTARY COMM EXPIRES

Douglas J. McHard
2-7-83

APPROVALS

CITY OF SANTA FE

Richard E. Smith
CITY ENGINEER DATE

Harry Montoya Feb 11, 1980
CITY PLANNER DATE

ACCEPTED BY THE CITY COUNCIL AT IT'S MEETING OF

DATE MAYOR CITY CLERK

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF

Feb 11 1980
DATE SECRETARY CHAIRMAN

UTILITY COMPANIES

Sam Bargas Equivalent 7-19-79
PUBLIC SERVICE COMPANY OF NEW MEXICO (GAS) DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO (WATER)

MOUNTAIN STATES TELEPHONE COMPANY

Vernon W. Laguna 7-16-79
GAS COMPANY OF NEW MEXICO DATE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 27 day of Mar A.D. 19 80 at 3:10 o'clock P.M. and was duly recorded in book 87 page 27 of the records of Santa Fe County.

Witness my Hand and Seal of Office
GABRIELLA R. GONZALES
County Clerk, Santa Fe County, N.M.

Margaret A. Baca
Deputy

140360

Smith & Williamson
Surveying Service
[illegible] Santa Fe, New Mexico 87501

DRAWING 44-122-22866

NEW POOL & OUTBUILDINGS FOR BURK/ROBBINS RESIDENCE

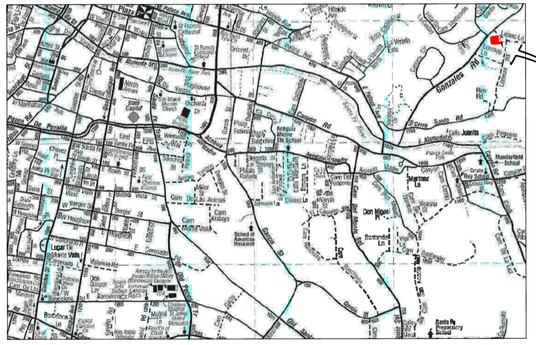
1290 Lejano Lane
Santa Fe, NM 87501

Building Criteria

OWNER:	Robert Burk and Blair Robbins
SITE:	1290 Lejano Lane Santa Fe, NM 87501
CONSTRUCTION STYLE:	New Pool

Proposed Building Area

NEW RETRACTABLE ENCLOSURE:	570 SF
NEW POOL MECHANICAL:	32 SF
NEW POOL STORAGE:	32 SF
TOTAL NEW ROOFED:	634 SF
EXISTING ROOFED MAINHOUSE:	3,794 SF
EXISTING ROOFED GARAGE:	650 SF
TOTAL EXISTING AND NEW ROOFED:	5,078 SF



Vicinity Map

NORTH
N.T.S.

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

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269 FAX 505-986-1270
WEBSITE: www.archallinc.com

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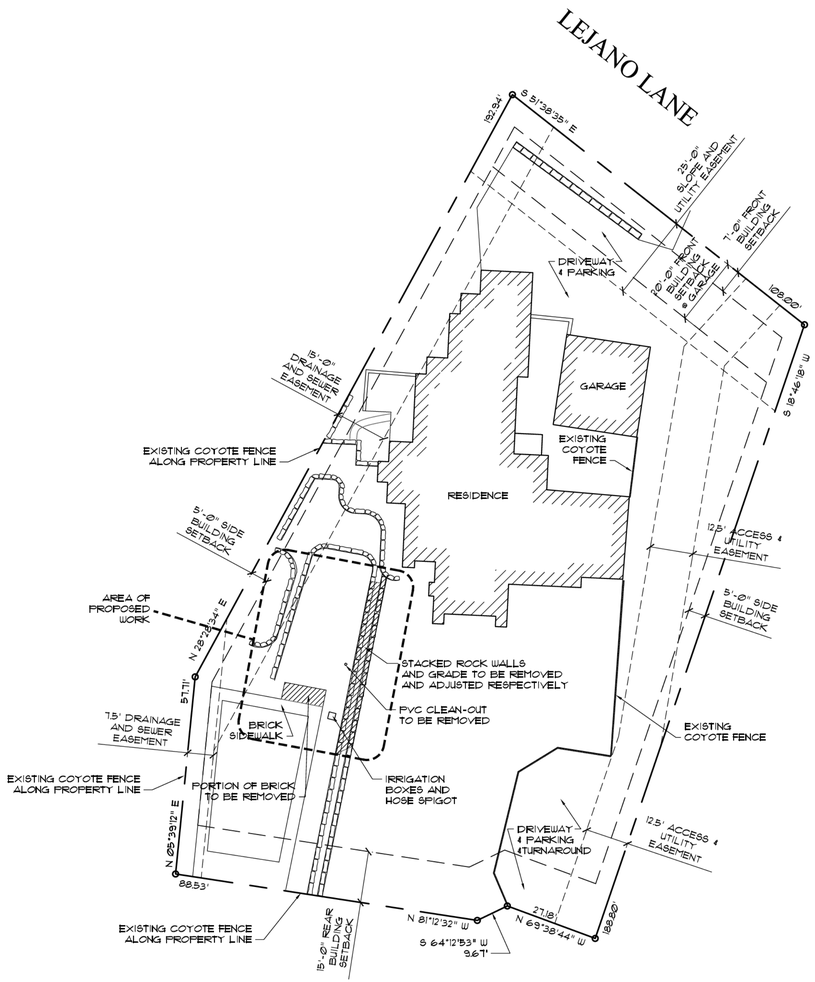
Drawing Index

C-O	COVER SHEET
C-1	EXISTING AND PROPOSED SITE PLAN
A-1	ENLARGED POOL PLAN AND ELEVATIONS

SCHEMATIC DRAWING SET
DRAWINGS DATED: MARCH 9 2021

1290 LEJANO LANE

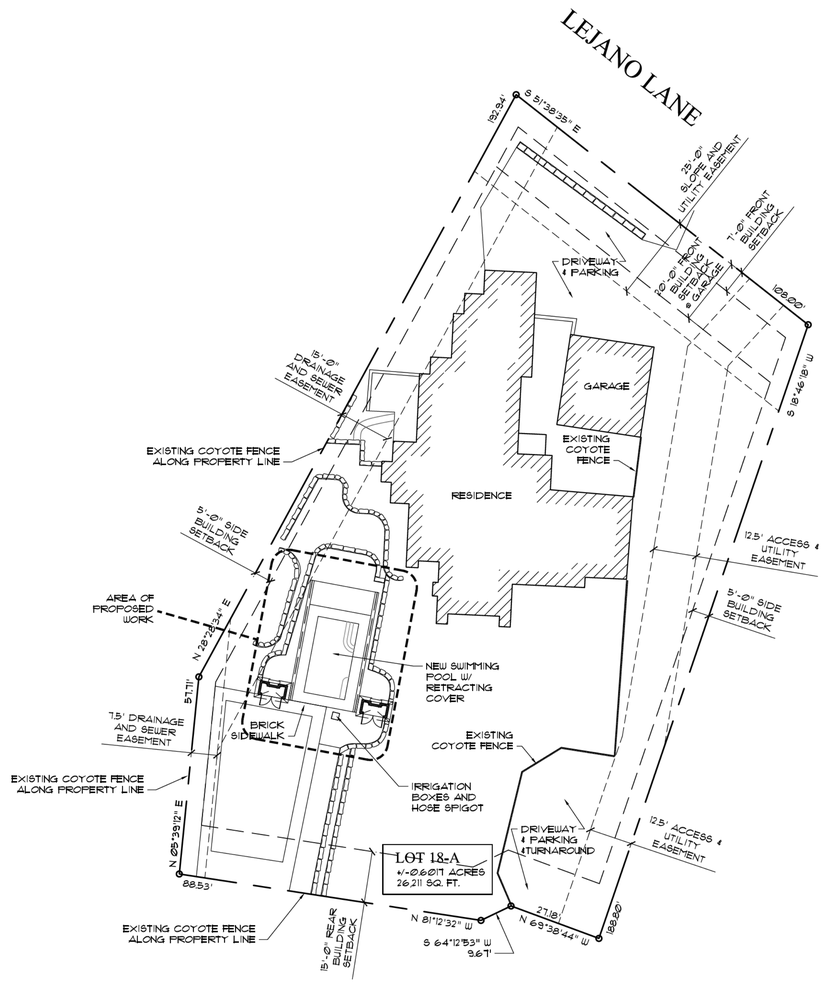


EXISTING SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NORTH



REFER TO SHEET A-1 FOR NEW WALL LOCATIONS

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NORTH

ARCHITECTURAL ALLIANCE INC

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SANTA FE NEW MEXICO 87505
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FAX 505-986-1270

WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Burk/Robbins Residence New Pool

1290 Lejano Lane
Santa Fe, NM 87501

PROJECT NO. 20-14

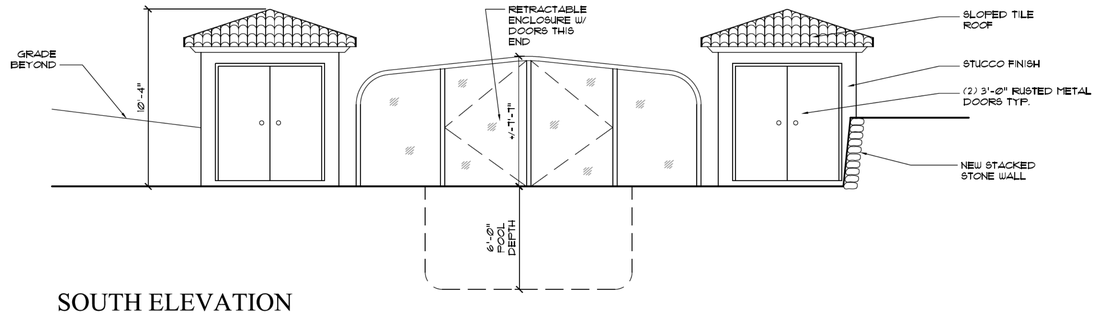
CHECKED BY	EE	DATE	03/09/21
DRAWN BY	DL	DATE	03/09/21

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

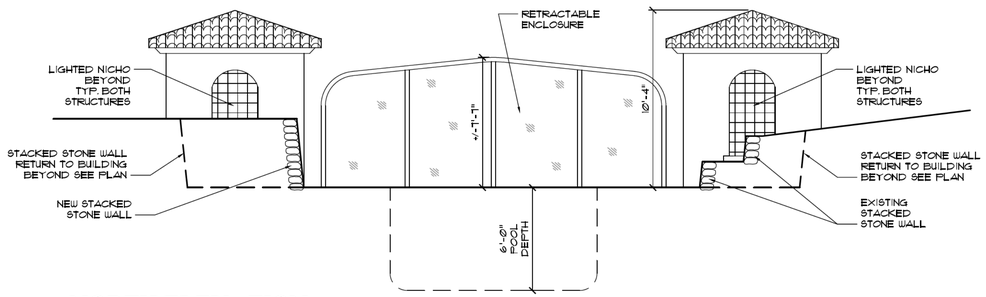
SHEET NO.

C-1



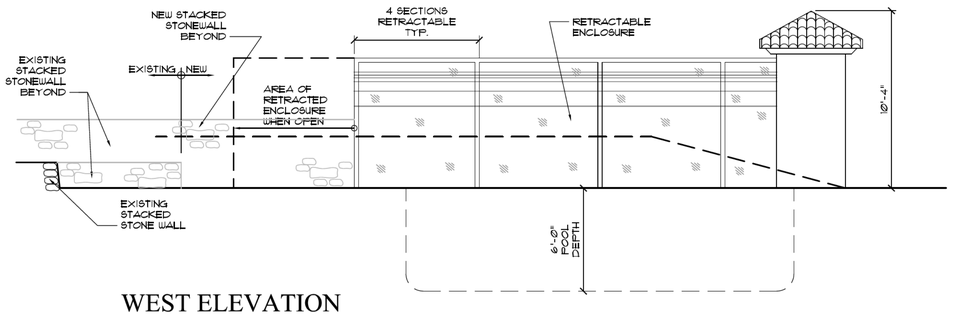
SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



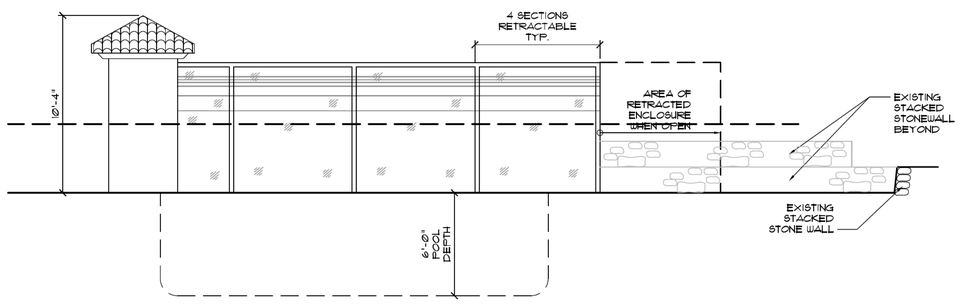
NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



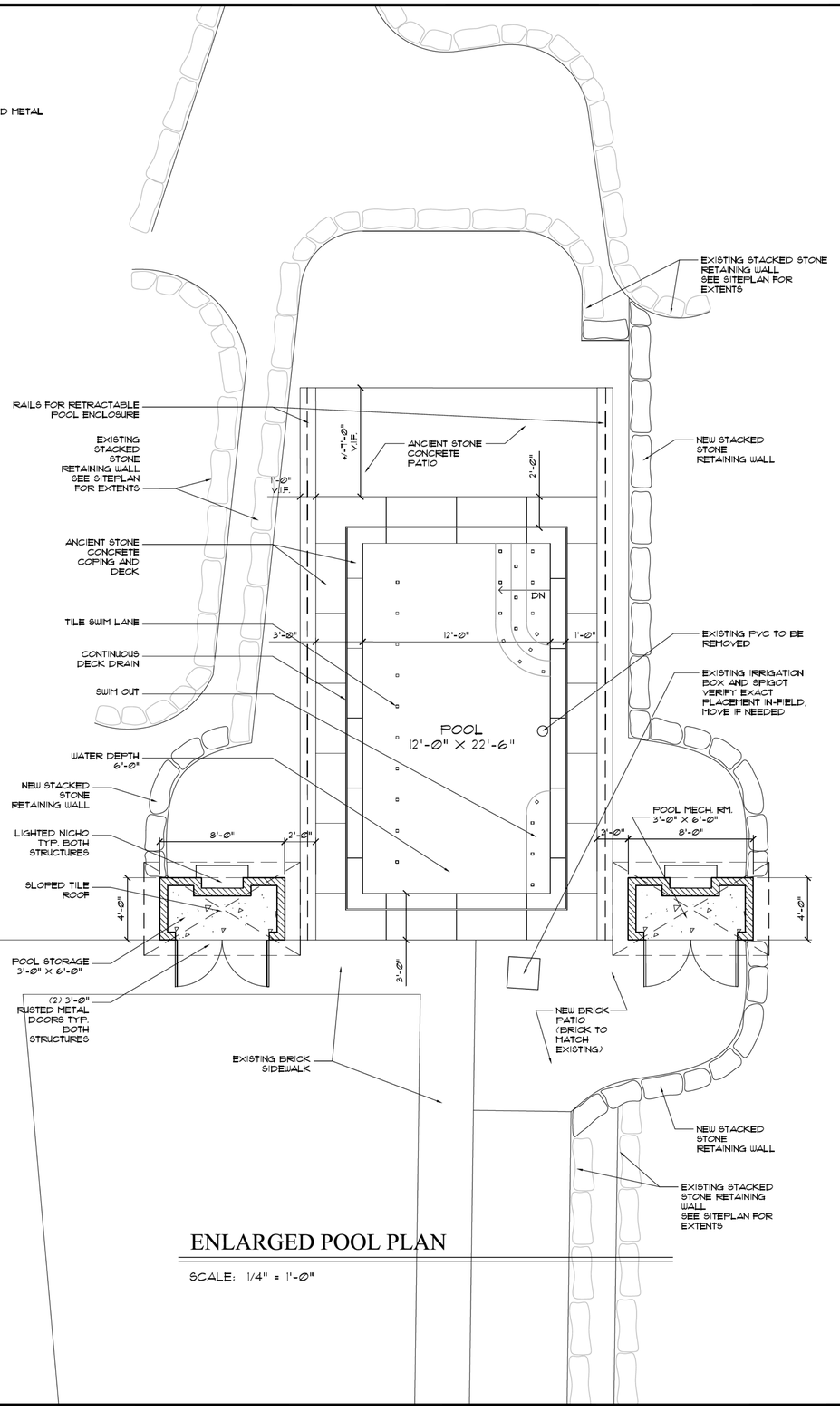
WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



ENLARGED POOL PLAN

SCALE: 1/4" = 1'-Ø"

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

Burk/Robbins Residence New Pool

1290 Lejano Lane
Santa Fe, NM 87501

PROJECT NO. 20-14

CHECKED BY	EE	DATE	03/09/21
DRAWN BY	DL	DATE	03/09/21

SHEET TITLE

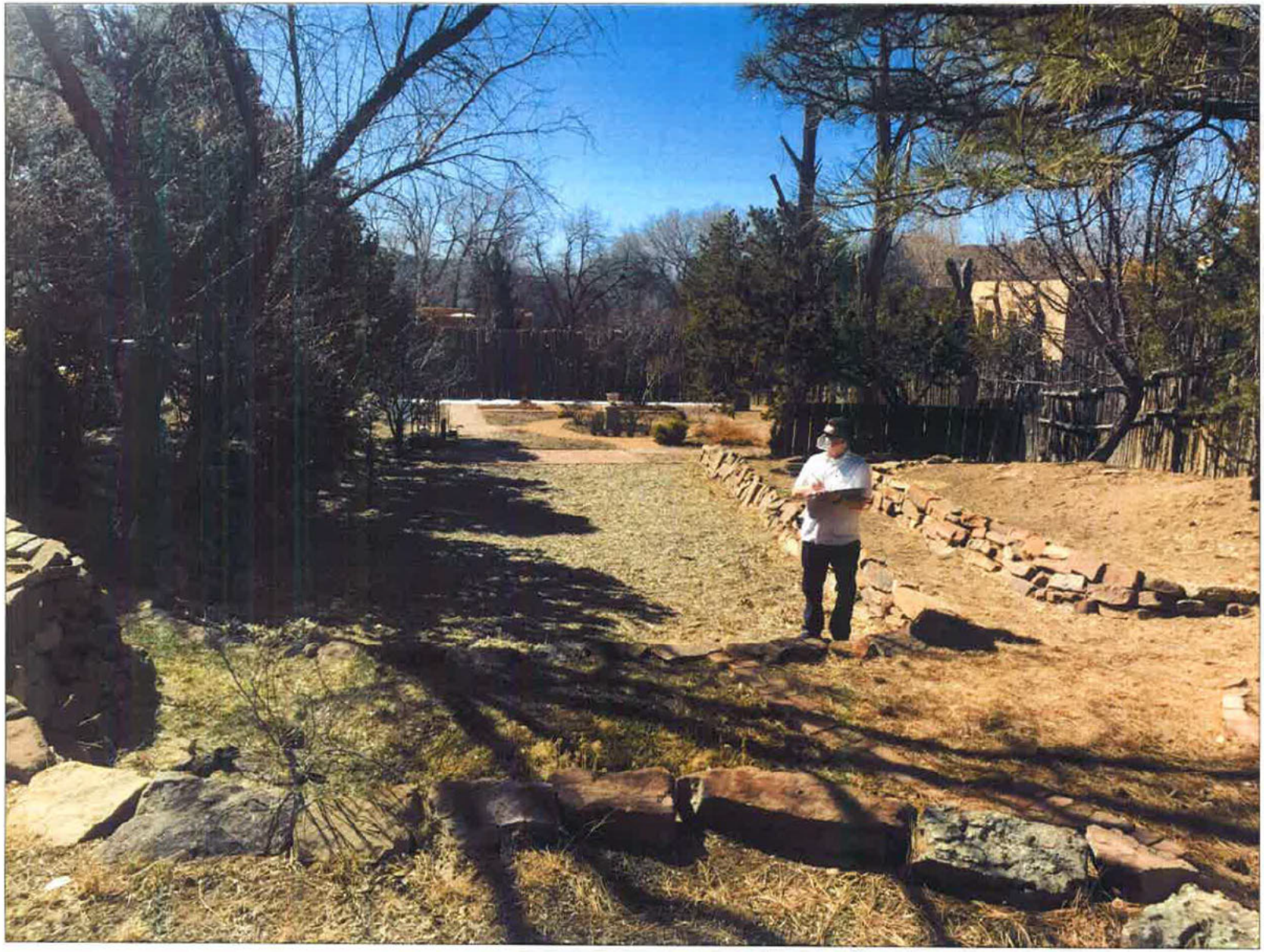
ENLARGED POOL PLAN AND ELEVATIONS

SHEET NO.

A-1

1290 Lejano Lane

Historic Design Review Board Photographs



Area of proposed pool
looking South

ARCHITECTURAL ALLIANCE INC
617 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505 988-3200
FAX 505 988-1,30
WEBSITE www.achsfnc.com

1290 Lejano Lane

Historic Design Review Board Photographs

Area of proposed pool
looking North

1290 Lejano Lane

Historic Design Review Board Photographs

Area of proposed pool
looking North

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5360
FAX 505-986-1750
WEBSITE www.archalliance.com

1290 Lejano Lane

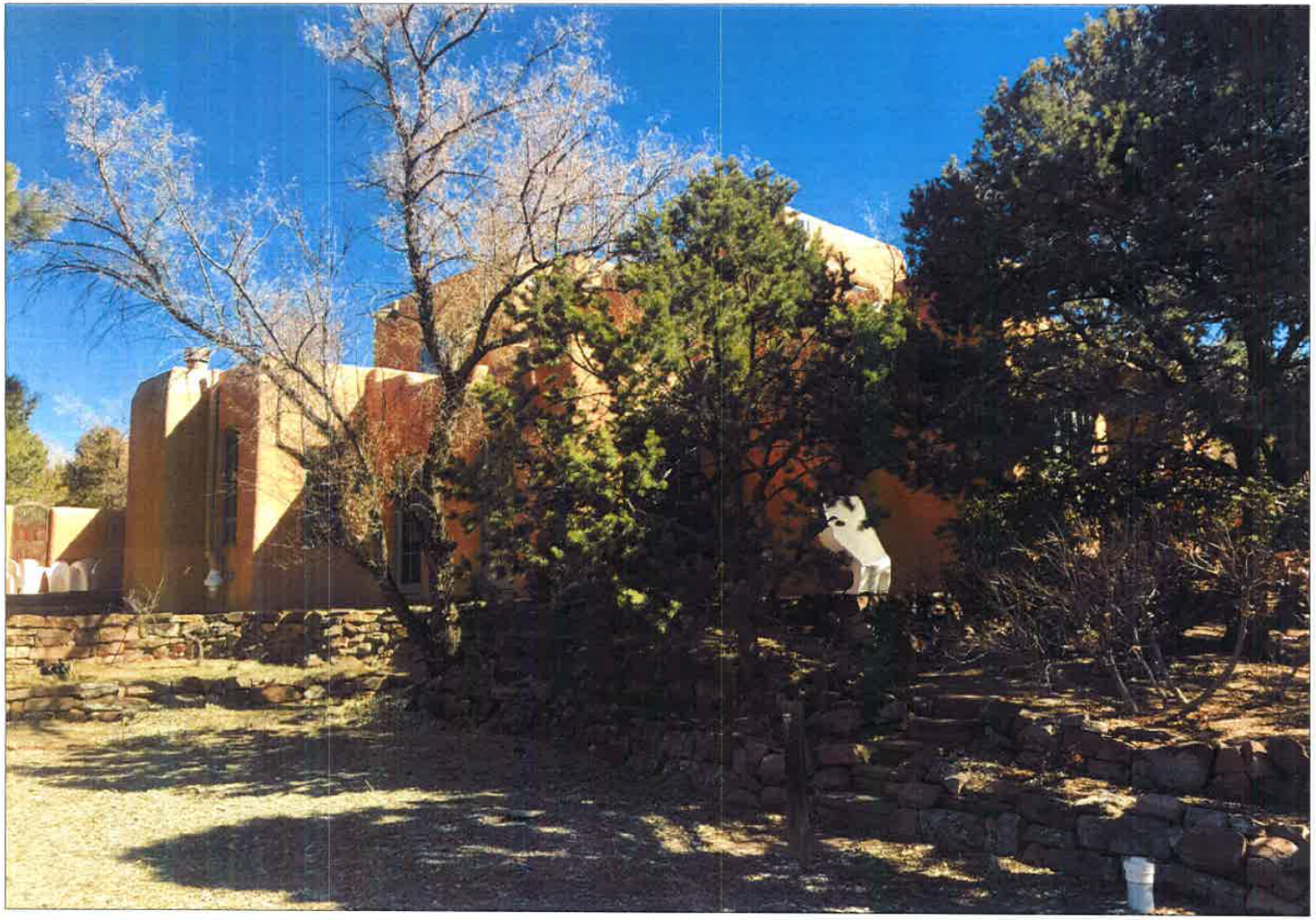
Historic Design Review Board Photographs

Area of proposed pool
looking West

ARCHITECTURAL ALLIANCE INC
607 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone: 505.988.3251
FAX: 505.986.1270
WEBSITE: www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs



Area of proposed pool
looking East

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5309
FAX 505-986-1270
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

RECEIVED
MAR 29 2021
BY: ASB

Area of proposed pool
looking South

ARCHITECTURAL ALLIANCE INC
632 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5369
FAX 505-986-1370
WEBSITE www.archalliinc.com

1290 Lejano Lane

Historic Design Review Board Photographs

Area of proposed pool
looking South

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5569
FAX 505-986-1270
WEBSITE www.archallinc.com

1290 Lejano Lane

Historic Design Review Board Photographs

RECEIVED
MAR 29 2021
BY: ASB

Area of proposed pool
looking North

ARCHITECTURAL ALLIANCE INC
412 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1170
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

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Area of proposed pool
looking North

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1290 Lejano Lane

Historic Design Review Board Photographs

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MAR 29 2021
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Area of proposed pool
looking West

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1290 Lejano Lane

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Area of proposed pool
looking East

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1290 Lejano Lane

Historic Design Review Board Photographs

RECEIVED
MAR 29 2021
BY: AGB

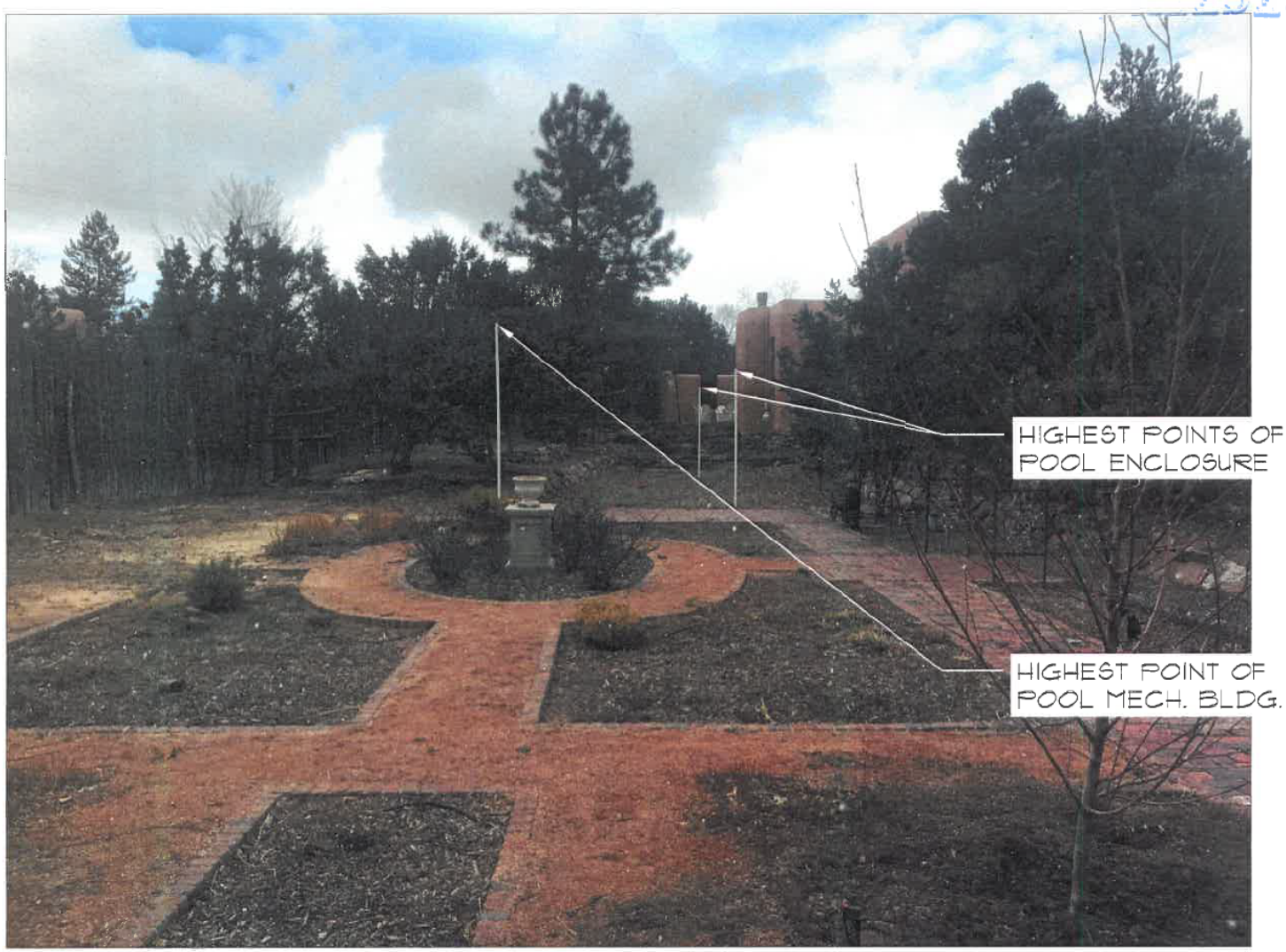
Story poles from courtyard
looking South

ARCHITECTURAL ALLIANCE
INC
412 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-3009
FAX 505-986-1276
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

MAR 2 9 2021



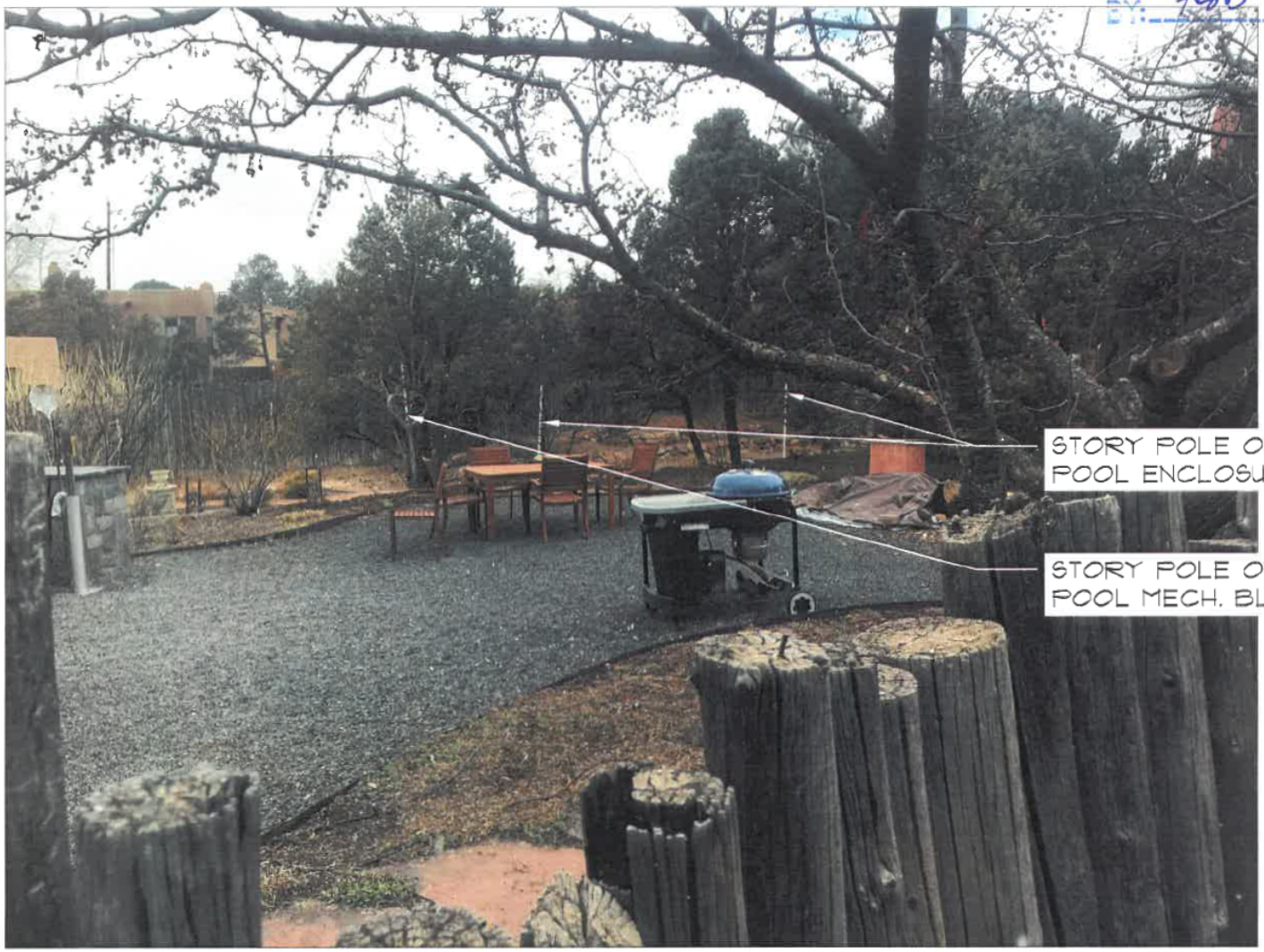
Story poles from courtyard
looking North

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5569
FAX 505-986-1270
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

RECEIVED
MAR 29 2021
BY: KB



Story Poles looking West from
lower driveway parking

ARCHITECTURAL
ALLIANCE
INC
612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
Telephone 505-988-5309
FAX 505-946-1270
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

MAR 29 2021
BY: AGB

Story poles from courtyard
looking West

ARCHITECTURAL ALLIANCE INC
412 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1250
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

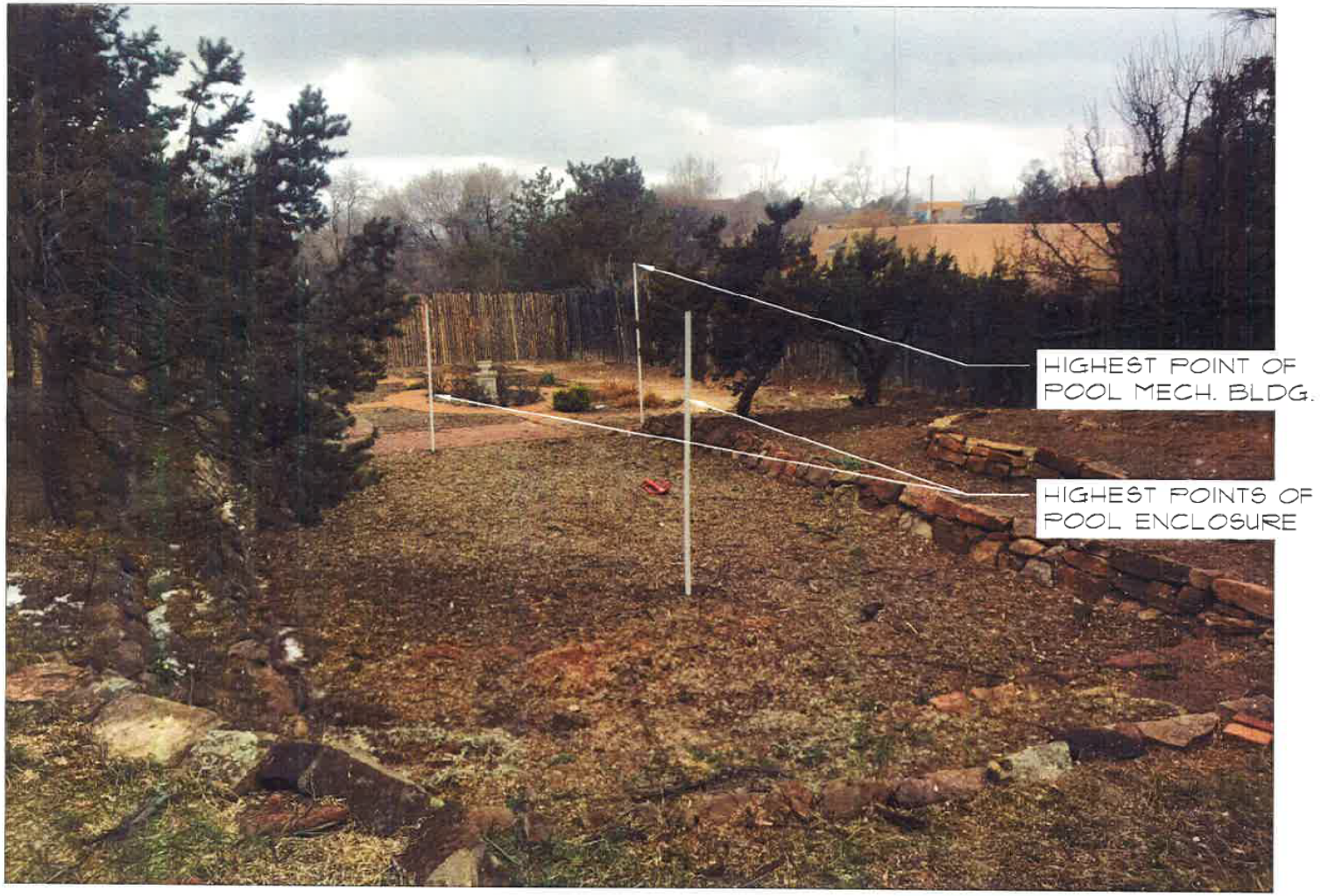
RECEIVED
MAR 29 2021
AGB

Story poles from courtyard
looking East

ARCHITECTURAL ALLIANCE
INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5209
FAX 505-986-1230
WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs



Story poles from courtyard
looking South

ARCHITECTURAL ALLIANCE
INC

1290 Lejano Lane

Historic Design Review Board Photographs

Story poles from courtyard
looking North

ARCHITECTURAL ALLIANCE
INC

1290 Lejano Lane

Historic Design Review Board Photographs

Story Poles looking West from
lower driveway parking

ARCHITECTURAL ALLIANCE
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612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505-988-5200
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WEBSITE www.archalliance.com

1290 Lejano Lane

Historic Design Review Board Photographs

Story poles from courtyard
looking West

ARCHITECTURAL ALLIANCE
INC

1290 Lejano Lane

Historic Design Review Board Photographs

Story poles from courtyard
looking East

ARCHITECTURAL ALLIANCE INC
412 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505-988-7200
FAX 505-986-1276
WEBSITE: www.archalliance.com

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003374--HDRB

Project Description:

Project Location(s): 911 CAMINO SANTANDER
Santa Fe, NM 87505

Contacts:

Property Owner: Charles & Dianna Weiss & Brown
911 Camino Santander

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: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2020-003374-HDRB

Address: 911 Camino Santander
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:

911 Camino Santander is a non-historic single-family residential structure in the Downtown and Eastside Historic District.

The applicant proposes to construct a freestanding 924 square foot guest house to the north of the existing house.. The structure will be constructed to the maximum allowable height of the 14 feet 0 inches. It will have a flat roof with parapet and stucco walls colored “Buckskin”. Windows will be “Bronze” clad Marvin windows with divided lights. A Steel trellis in natural blackened finish will be constructed on the south façade. Exterior lighting will be half-round southwestern clay sconces.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02-09-2021

Site Address: 911 CAMINO SANTANDER

Property Owner of Record: Weiss Family Trust

Applicant/Agent Name: Eva Sobesky

Contact Person Phone Number: (310) 392-8887

Proposed Construction Description: Build new 850 sqft. Casita (aka ADU) on property

TOTAL ROOF AREA: 920 sqft.

Zoning District: R-5

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: Historic

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: 33' Minimum: 7'
2nd Front? _____
Proposed Rear: 43' Minimum: 15'
Proposed Sides: L 5' R 57' Minimum: 5'

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

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 3

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.

Eva Sobesky [☐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 _____ **DATE** 2-9-2021

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: Height on west side of proposed structure not to exceed 14 feet.

REVIEWER: Noah Berke **DATE:** 3 /12 /21

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

Revised 1-14-13

911 Camino Santander – New Accessory Structure (casita).

The owners propose to build a 924 square foot Casita to the north west of their current house. This is at a dead-end gated private drive with no public visibility.

There are no trailheads or pathways with public access to this driveway, which services only 3 houses.

Retaining walls, tall coyote fencing and heavy vegetation, as seen in the pictures, obscure all homes on the west side of the driveway. The work will have zero impact on any of the neighbors as they are well separated due to each having large plats and the owner's house being the last on the driveway.

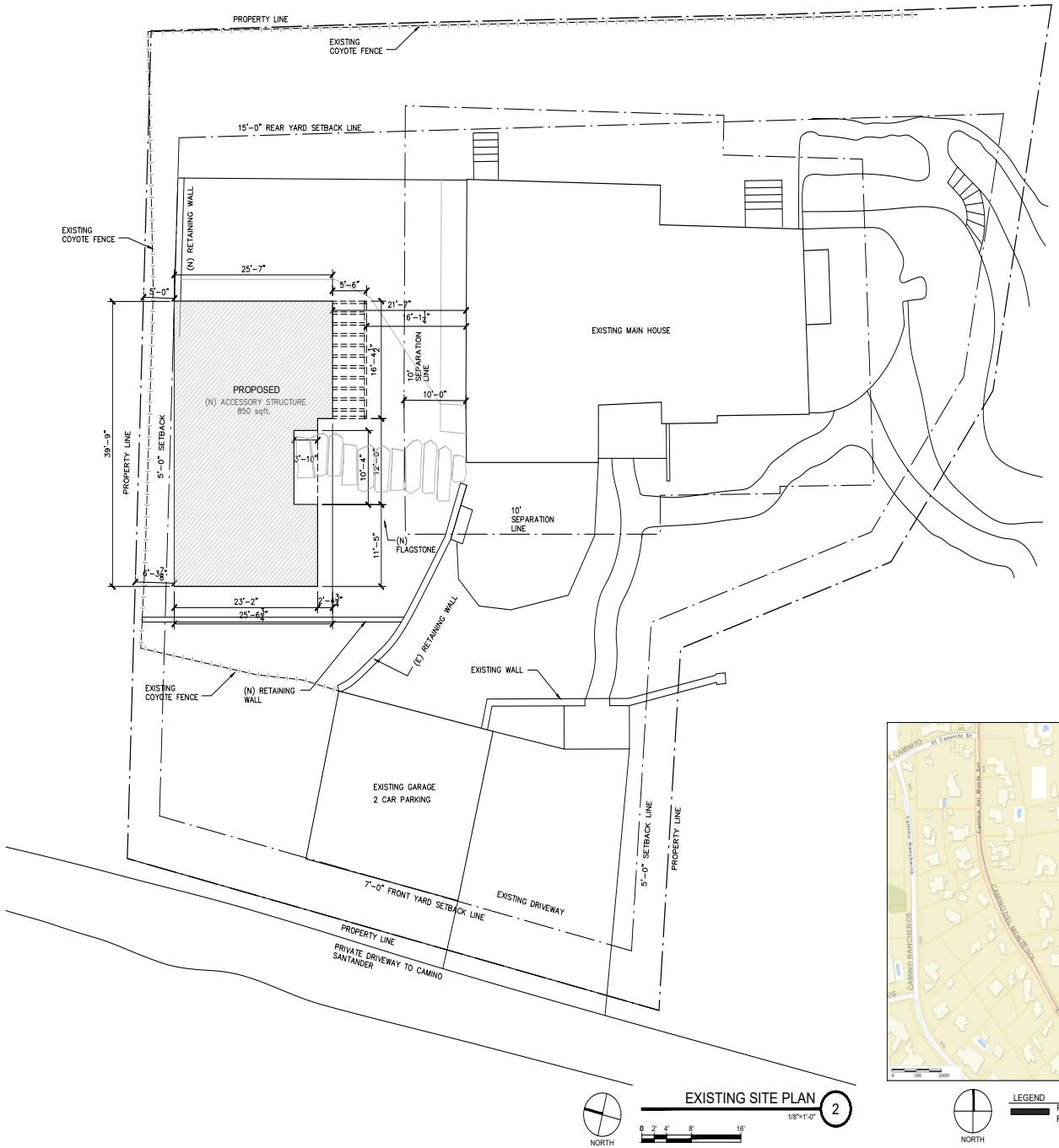
The house will not exceed the designated height limit of 14'-0", which will only be on the steepest portion of the house on the existing hillside.

It will have a flat roof, stucco surfaces and bronze clad Marvin windows with divided lites.

The trellis is proposed to be steel in its natural blackened finish. This detail will have no visibility even from the driveway due to existing house and trees. Future planned trees will further obscure visibility. See the photos and renderings.

The exterior light fixtures will be ½ round southwestern clay sconces.

Stucco will match the existing house's "Buckskin" color and will be tinted as necessary to ensure a perfect match due to natural fading from sun and age.

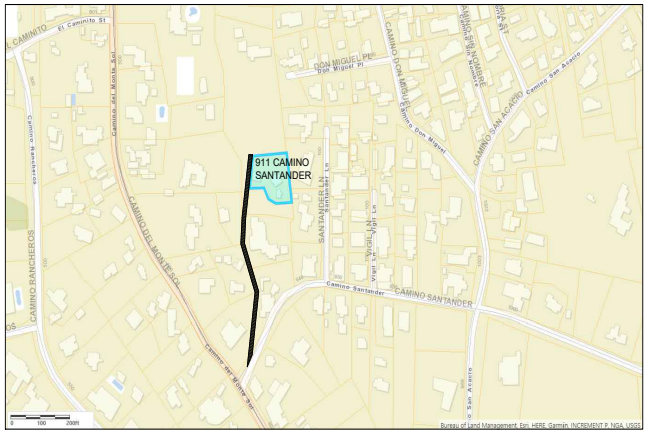


NORTH

EXISTING SITE PLAN 2

1/8"=1'-0"

0 2' 4' 8' 16'



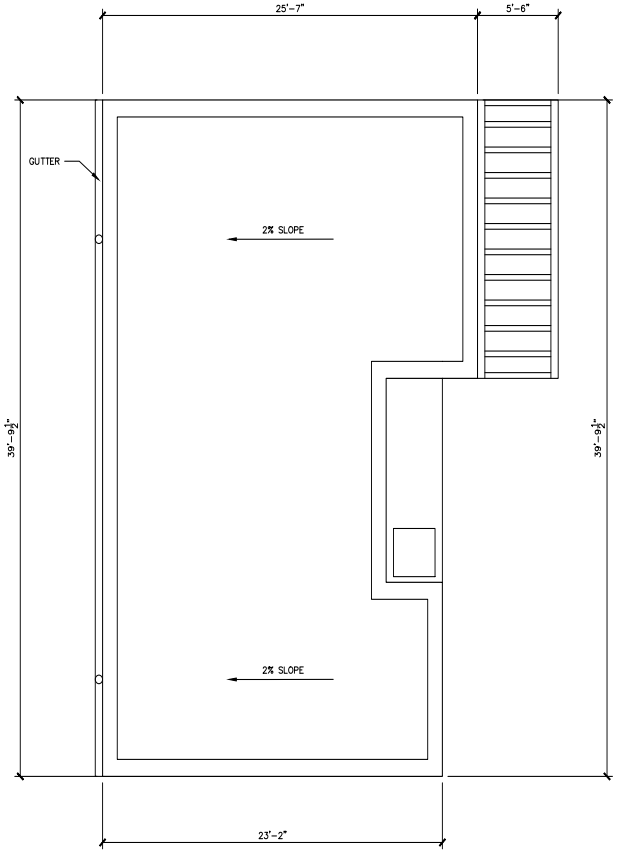
NORTH

LEGEND

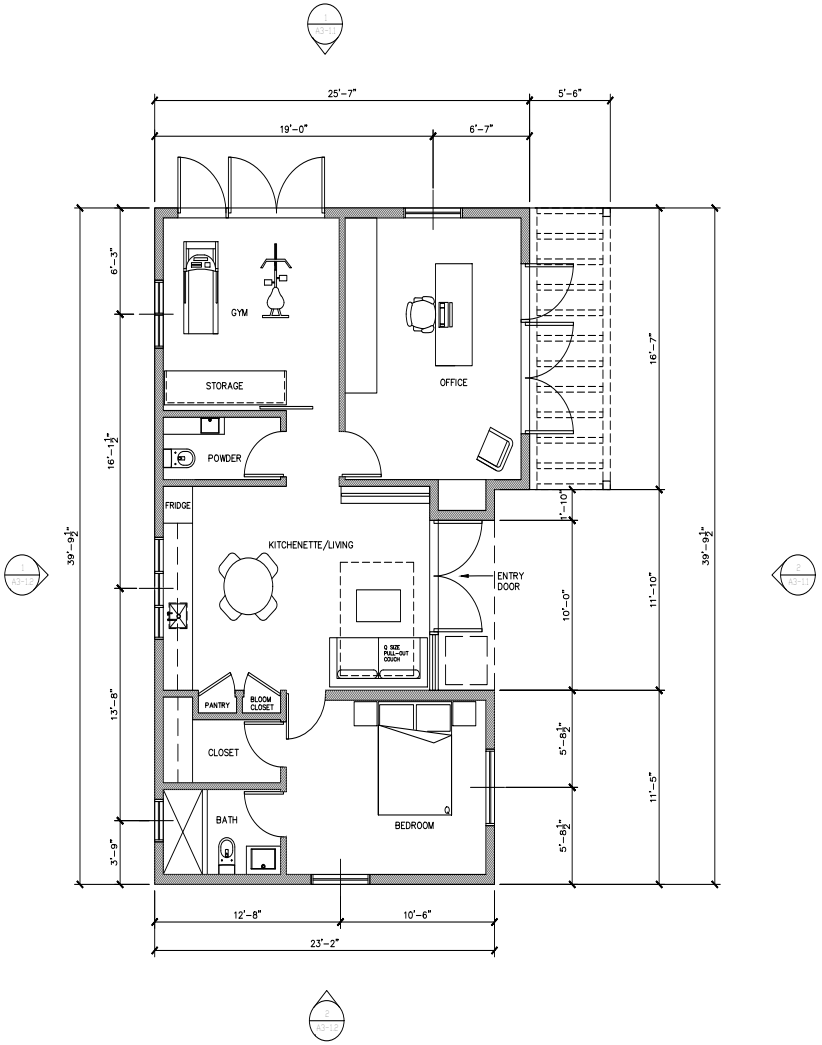
PRIVATE DRIVEWAY TO SITE FROM CAMINO SANTANDER

SITE CONTEXT MAP 1

AS NOTED



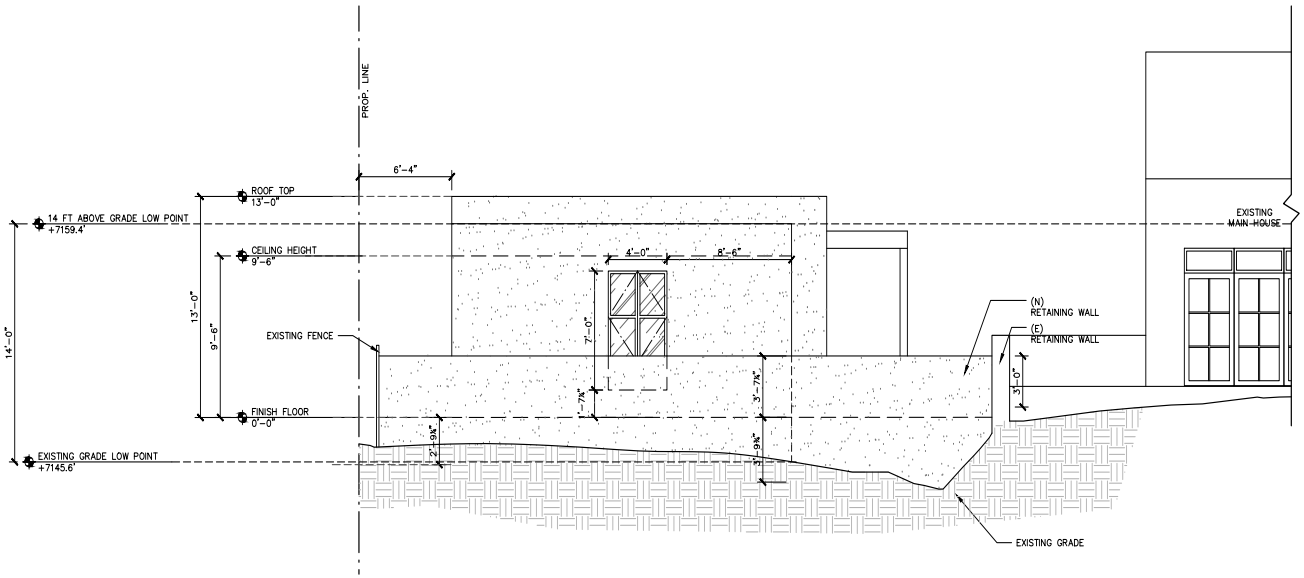
ROOF PLAN 1



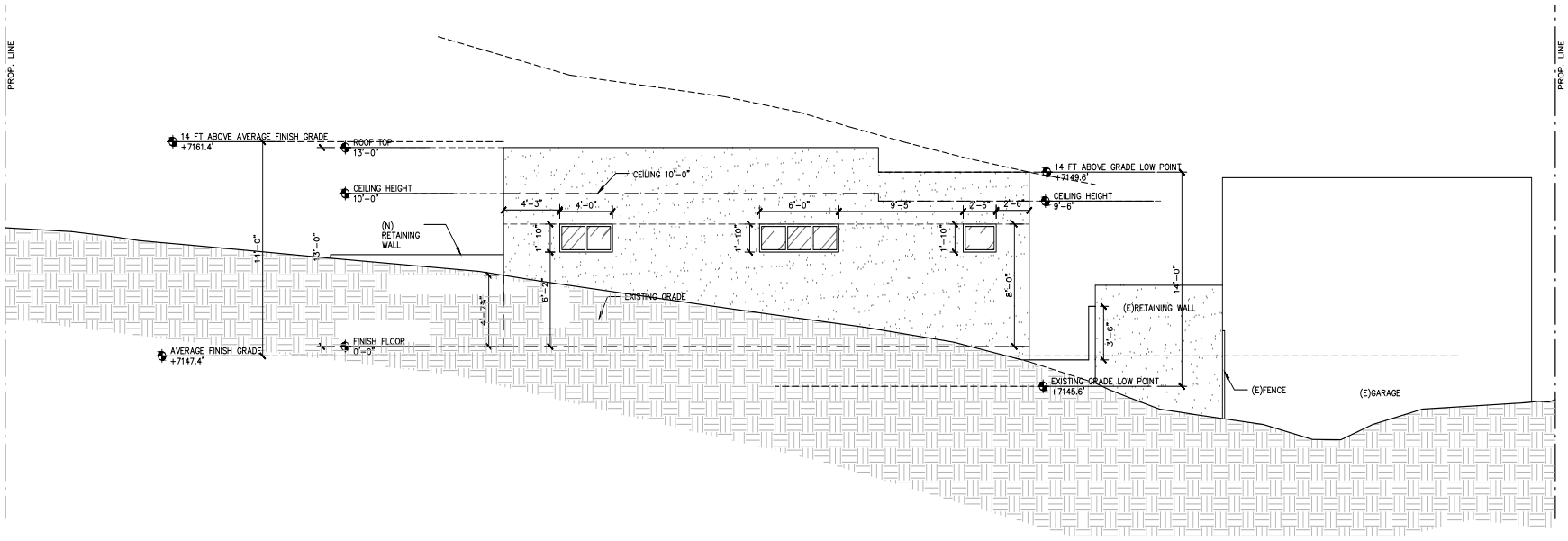
NORTH

FLOOR PLAN 1

0 1' 2' 4' 8'

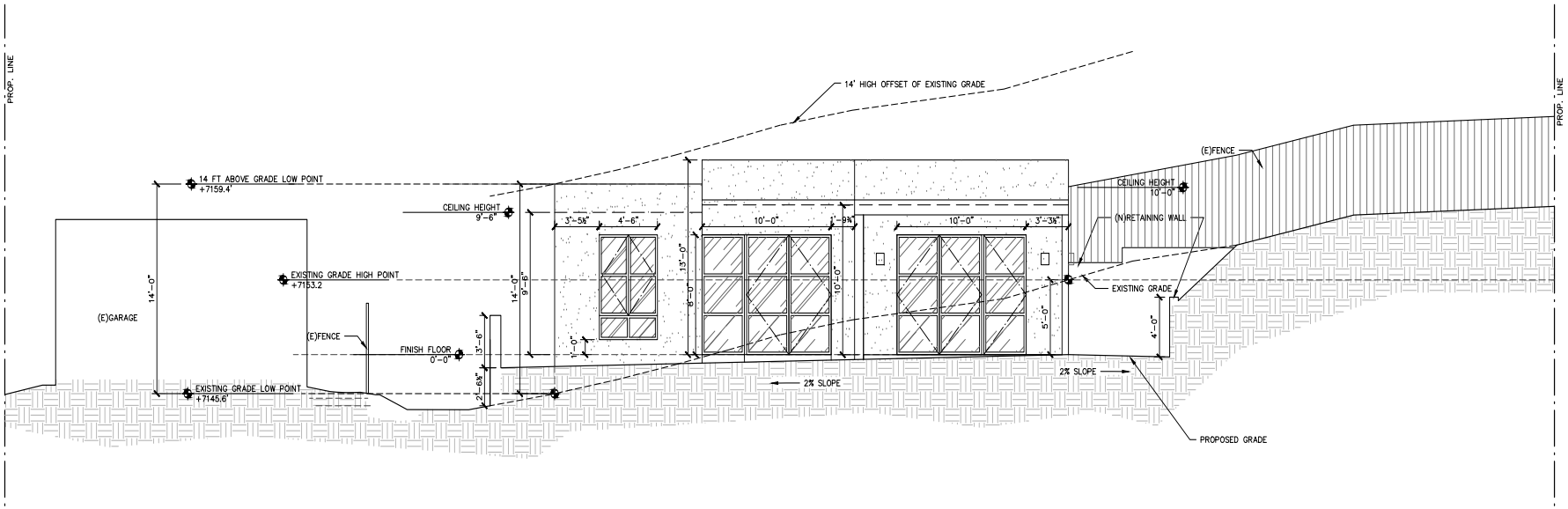


WEST ELEVATION 2

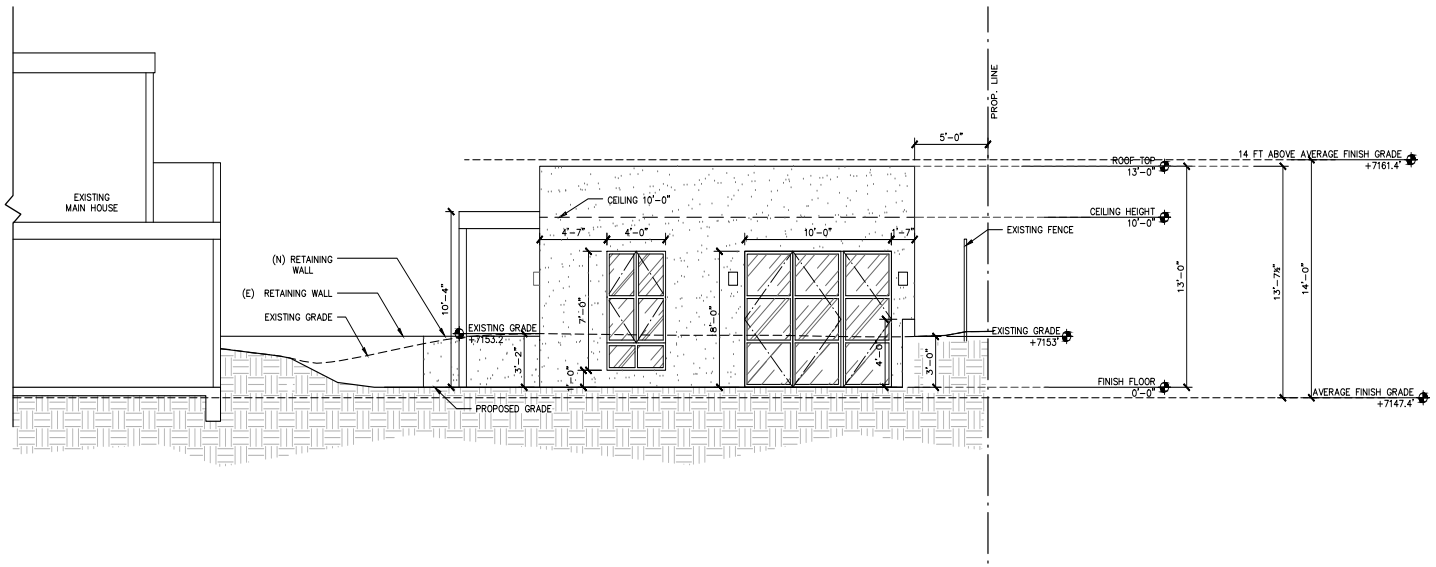


NORTH ELEVATION 1

0 1' 2' 4' 8'



SOUTH ELEVATION 2



EAST ELEVATION 1

VIEW HEADING NORTH DOWN PRIVATE DRIVEWAY
EXISTING GARAGE OBSCURES VIEW OF NEW BUILDING

VIEW LOOKING EAST FROM DEAD-END DRIVEWAY

VIEW LOOKING NORTH FROM EXISTING HOUSE PRIVATE ENTRY GATE

VIEW LOOKING SOUTH FROM HILLSIDE BEHIND PROPOSED NEW BUILDING

GATED ENTRY TO PRIVATE DRIVE OFF CAMINO SANTANDER

NORTH DOWN DRIVEWAY JUST BEYOND GATE

NORTH DOWN DRIVEWAY 1/4 WAY DOWN TO SITE

NORTH DOWN DRIVEWAY 2/4 WAY DOWN TO SITE

NORTH DOWN DRIVEWAY 3/4 WAY DOWN TO SITE

FIRST VIEW OF SITE - GARAGE

GARAGE AND ENTRY TO MAIN HOUSE

GARAGE AND ENTRY TO MAIN HOUSE

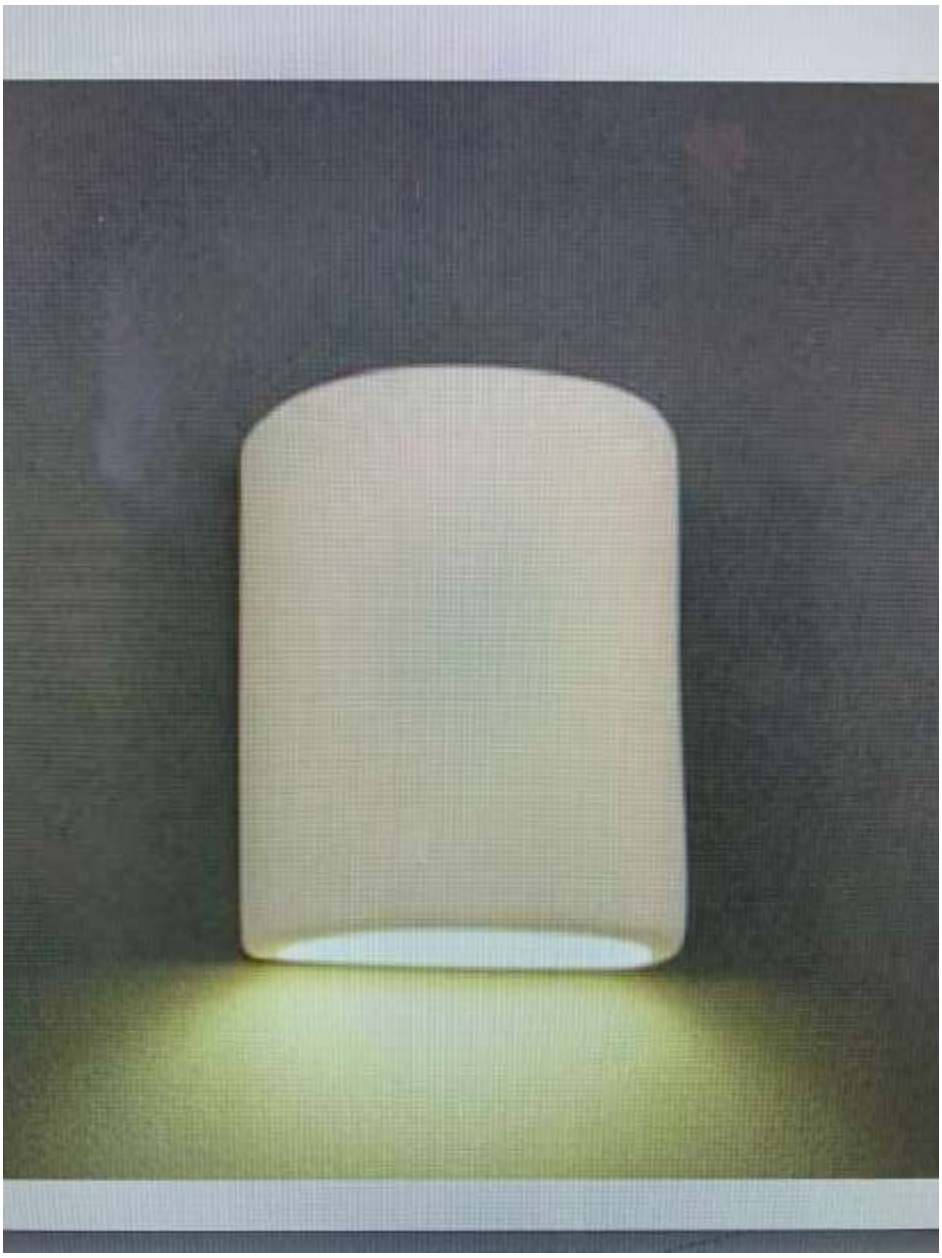
LOOKING EAST AT BUILDING SITE
BEHIND COYOTE FENCE

LOOKING SOUTH EAST AT BUILDING SITE
BEHIND COYOTE FENCE

LOOKING SOUTH EAST AT BUILDING SITE
BEHIND COYOTE FENCE

LOOKING SOUTH UP PRIVATE DRIVE
AND IMMEDIATE NEIGHBORS

Proposed clay light fixture



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **H-2020-003380-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 806 Don Gaspar Avenue

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes X No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER ____2000

YEAR OF CONSTRUCTION ____1911

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: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003380-HDRB

Address: 806 Don Gaspar
Historic Status: 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**

__x__ **Other**: 2017 HDRB Minutes

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:**

1. exception criteria responses
2. Letters of support from neighbors
3. Responses regarding alternative materials

STAFF RECOMMENDATION:

Staff recommends that all the exception criteria have been met. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

806 Don Gaspar is a single-family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. In case H-17-057A, heard by the Board on July 11, 2017, primary façades were designated to the contributing structures. Character defining features identified were the painted wood shingles and gabled roof, as well as its location set back from the street. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" tar shingles and white trim and an unknown roof material. The historic roof material is unknown.

On October 10, 2017, in case H-17-057B, the Board approved construction of an addition of 550 square feet to the house of 1212 square feet. The exterior finishes included vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th, 2020 with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White." An exception to Section 14-5.2(D)(6) was requested not to maintain the existing roof styles and materials.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2 (damage to the public welfare and the applicant), were not met, and requested an updated proposal. The applicant was requested in the Board's motion to specifically consider the following options for roofing material:

1. Wood, in the original style,
2. Asphalt that compliments the original color,
3. Standing seam which would coordinate with the back of the house, but more matte in appearance.

The applicant returned to the Board on September 8, 2020 with the proposal to implement option number 3, a standing seam roof. This was denied by the Board.

The applicant now returns to the Board, proposing to re-roof with standing seam material of a different color and texture that he believes are more in keeping with the historic qualities of the house. This material is painted to have a more matte look, like a historic, or aged metal roof. The applicant maintains that there is no evidence that the original roof was wood shingle.

In preparation for this renewed application, and at the request of staff, the applicant examined a number of alternative materials, including wood shake, composite, plastic and rubber shingles that give the appearance of wood. His responses are given in a separate in this packet.

The applicant maintains his choice for a standing seam roof for the following reasons:

1. It will weather well and will be compatible with the district and historically respectful of the building;

2. It will differentiate the historic structure from the addition;
3. It has an acceptable environmental footprint (one wood shingle is grown in New Zealand, processed in the Netherlands, and shipped to New York before coming to Santa Fe)
4. It will last in the Santa Fe climate (he points to a recently shingled roof on Paseo de Peralta that is showing signs of degradation after only 3 years);
5. It is affordable, while the wood shake he has found costs over $40,000, where the standing seam option costs $14.200. This is a difference of $25,800 or 285%.

In the opinion of Staff, this choice amply differentiates the original structure from the modern addition but does not create a false sense of history by installing wood shake where there is no direct evidence of their prior existence on this structure. It is preferable to choose a modern material that makes clear that it is modern and demonstrates that historic details are lost and cannot be re-constructed based on the evidence.

EXCEPTION CRITERIA AND RESPONSES:

Request for an Exception to 14-5.2(D)(6): The applicant requests to change the roof materials.

RELEVANT CODE CITATION

14-5.2(D)(6) Roofs
The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure .

(i) *Do not damage the character of the district*
Applicant Response: We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as
one of the acceptable alternatives to the previously proposed metal shingles. The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles. Further, we feel the existing skylights and galvanized roof vents atop the brown asphalt roof call undue attention to their presence, and by moving to a standing seam roof common in the neighborhood, they would blend back in to the house and return the home to more homogenous appearance with the district.

Staff Response: Staff agrees with the applicant. The district is heterogeneous and the proposed roofing is one of many different roofing materials used in the district. The chosen color and type differentiates the original subtly so that the historic structure is legible. It does not attempt to create a false sense of history by using wood shake when there is no direct evidence of it existing on this house. Staff holds that wood shake would create a false sense of history. It is preferable to choose a modern material that makes clear that it is modern, and demonstrates that historic details are lost and cannot be re-constructed based on the evidence.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: Tar shingles in general are problematic and create multiple hardships. First they are more than 10 years beyond their intended lifespan and need to be replaced immediately according to multiple roofing contractors who came to look at them.
Second, as a petroleum based product (literally oil tar shingles), they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. As encouraged and incentivized by the city, we intend to use the rainwater to water our garden where we grow many vegetables. We currently use clean rainwater off of our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.
Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to significantly extend the life of the home.
Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft).
Fifth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

Staff Response: Staff agrees with the applicant.
Wood shake damages the public welfare by creating a false sense of history. A clearly modern material that differentiates the historic structure makes this clear.
In this age of climate change it is important to balance preservation values with ecological values. This response does both.

(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:
We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood.
In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put it off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Staff Response:

Staff agrees with the applicant. The applicant has made an investigation of a number of roof-material alternatives and has ruled them out according to the criteria of historic preservation value, district appropriateness, ecological responsibility and economy. This he has deemed to be the most appropriate choice.

806 Don Gaspar Ave.

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING MAY – AUGUST OF 2000. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 806 Don Gaspar Avenue

OLD ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1920 ESTIMATE
1913 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
Cottage

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?

IF INVENTORIED, LIST ID NUMBER(S)
18361

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN:
additions at south and east

OVERALL CONDITION:

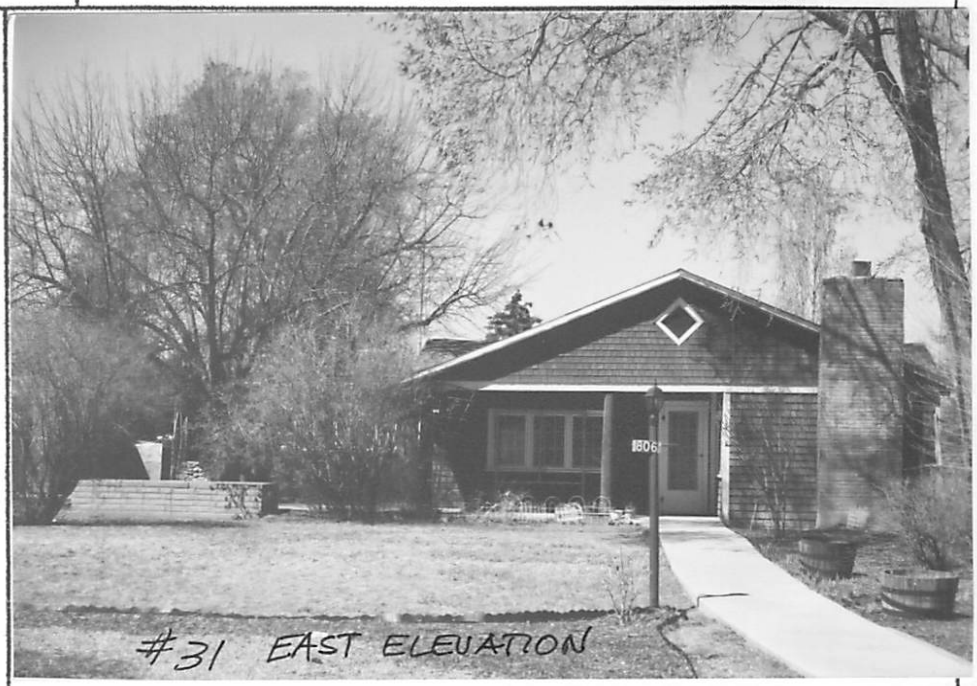
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

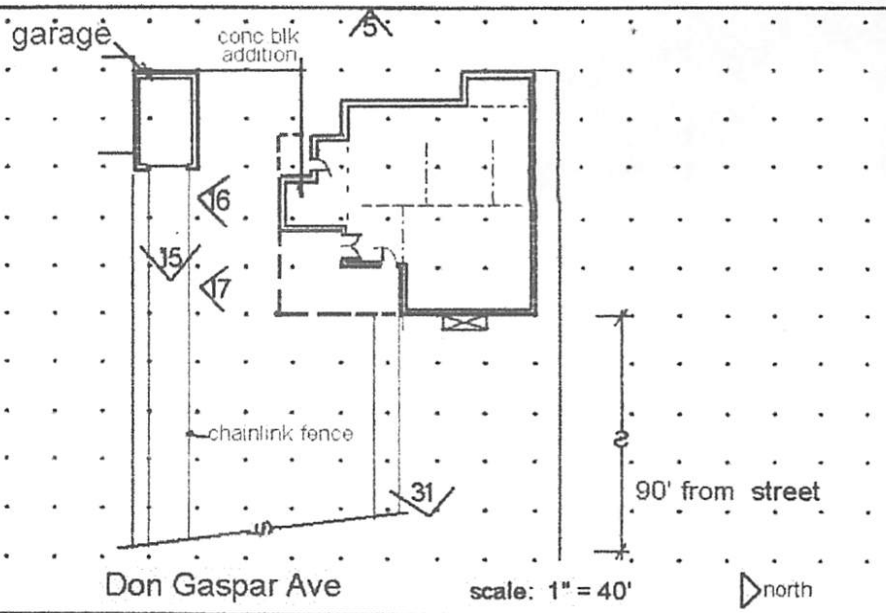
BUILDING THREATENED?

____ 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

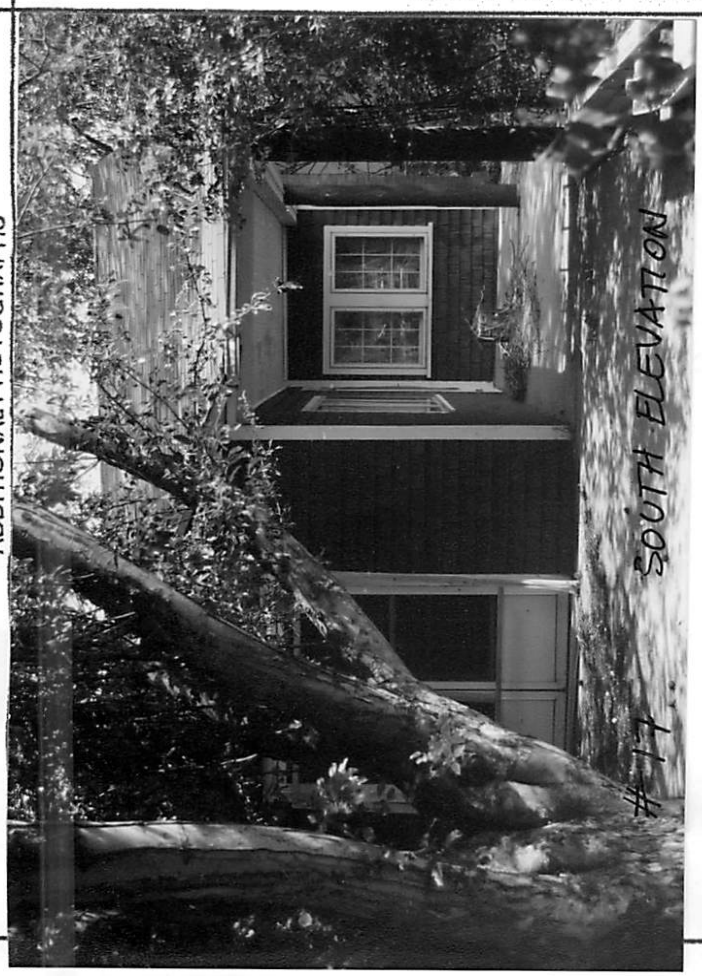
NEGATIVES WITH NMHPD ROLL # 4 NEG # 30TO 32 ROLL #18
17 15 TO 17 NEG #5

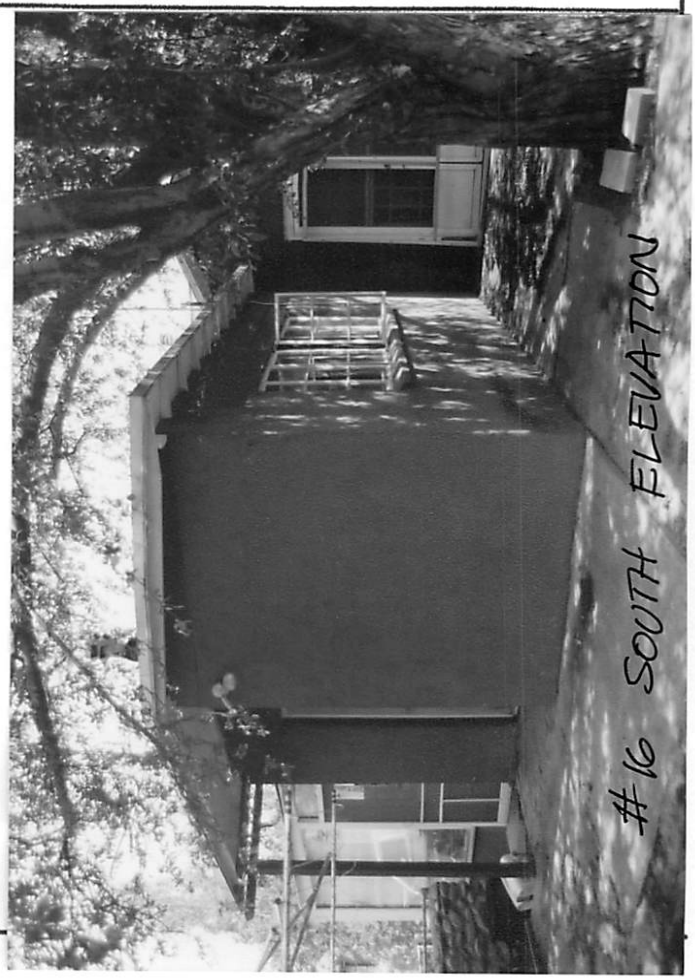
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shallow gable at front/ multigable & shed at rear	garage flat w/ parapets
BUILDING WALLS	wood shingle on wood frame & conc. block addit.	garage: tile
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20' feet
DOORS	wood french doors	pair wood vert. plank garage doors
WINDOWS	wood casement and double hung	large fixed sheets at SW
PORCHES OR PORTALES	L-shaped, inset under gable roof	
ARCHITECTURAL DETAILS	diamond fixed pane in gable end strong contrast of white trim and corner boards against dark shingles	
FENCES/WALLS	chain link	
SITE FEATURES	straight concrete path	large evergreen and deciduous trees
OTHER/ COMMENTS	Distinct set back in neighborhood, w/ expanse of grass	

1928 owner C. E. Sanford, cashier at the SF Railway Freight Depot
1936-7 owner Violet Jones

ADDITIONAL PHOTOGRAPHS





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

IDENTIFICATION

ADDRESS

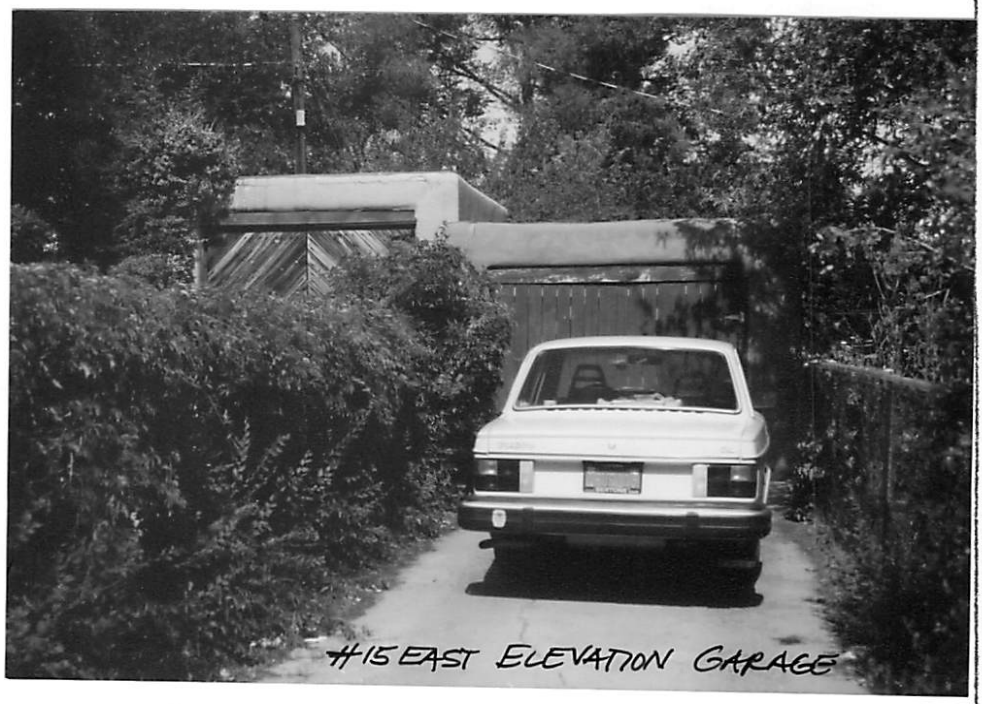
806 Don Gaspar Avenue

ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

SURVEYED/RESEARCHED

DATE 5/00 BY CC



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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1834

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 3/9	UTM reference zone 12 (13)	easting / northing

location description: 806 Don Gaspar

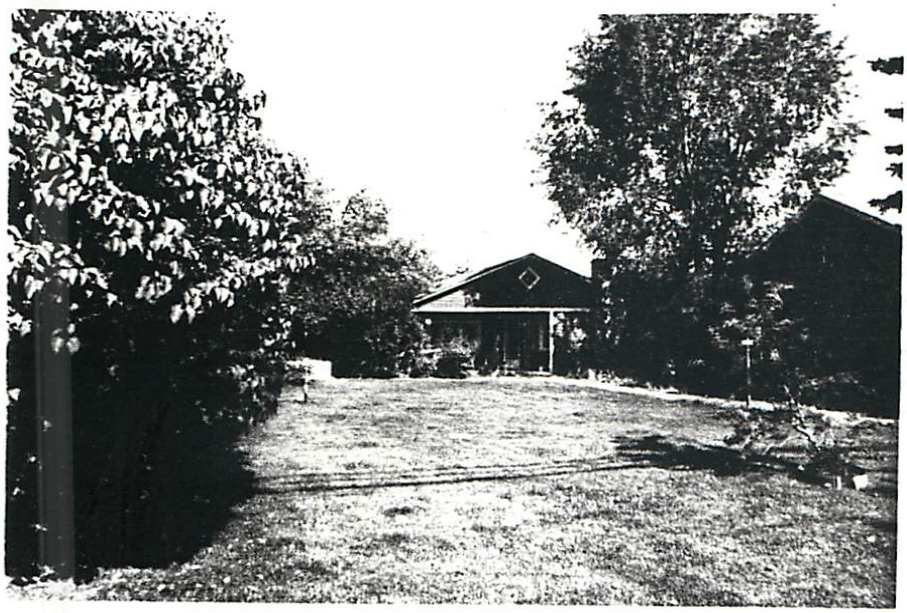
city/town: Santa Fe

land grant/reservation:

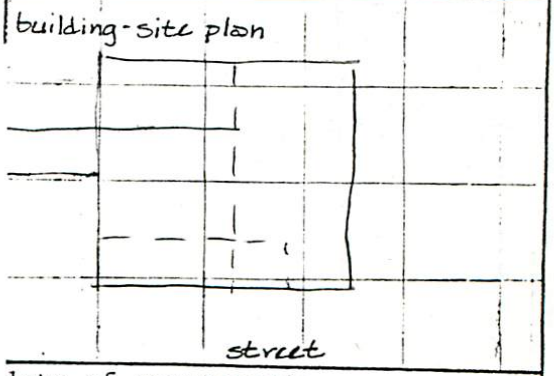
building name:

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

film roll by E.T. no.	negative nos.	loc. of neg.
11	21A	City of Santa Fe



building-site plan



date of construction: 1920 estimate 1913 actual

source: J. Thomas

use
present: ~~residential~~
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

associated buildings? X yes
what type? garage
if inventoried, list ID nos.

see back? X yes

style: Bungalow

foundation material: n/v

wall material/surface: wd shingle

architectural features
wd casement
gable
attic - diamond window
recess porch
side addn

comments
set back - lawn
chain link fence

1936-37cd Jones, Violet, ½ Area gw
1928 cd - Sanford CE Bashr - AT&SF Ry Freight Depot
on 1935 Sanborn

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7.5.17 TIME 2:40pm
SERVED BY M Gallegos
RECEIVED BY Calmelina Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: June 27, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.
Case #H-17-049A. 628 Gomez Road.
Case #H-17-051. 205 Delgado Street.
Case #H-17-052. 613 West San Francisco Street.
Case #H-17-048A. 520 Jose Street Unit 6.
Case #H-17-050A. 335 Camino Cerrito
Case #H-17-001. 110 Delgado Street
Case #H-17-053. 113 Old Santa Fe Trail.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-08-096. 1150 Canyon Road Unit 5. Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315 sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)

2. Case #H-17-031B. 125 Quintana Street Unit 3. Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

3. Case #H-17-043. 336 Camino Cerrito. Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268 sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

4. Case #H-17-055. 425 Hillside Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)

5. Case #H-17-057A. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)

6. Case #H-17-058. 729 Dunlap Street. Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783 sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9). (Nicole Ramirez Thomas)

7. Case #H-17-059A. 827 East Alameda Street. Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6521 five (5) working days prior to the meeting date.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 6-22-17 TIME 1:16pm
SERVED BY
RECEIVED BY Carmelora Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
July 11, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes June 27, 2017	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	None	3
G. Communications	Comments	3
H. Action Items		
1. **Case #H-08-096**	Approved with condition 1150 Canyon Road Unit 5	3-6
2. **Case #H-17-031B**	Approved as submitted 125 Quintana Street Unit 3	24-28
3. **Case #H-17-043**	Approved with conditions 336 Camino Cerrito	6-8
4. **Case #H-17-055**	Approved as recommended 425 Hillside Avenue	8-10
5. **Case #H-17-057A**	Designations made 806 Don Gaspar Avenue	10-15
6. **Case #H-17-058**	Approved as recommended 729 Dunlap Street	15-19
7. **Case #H-17-059A**	Designated Contributing 827 East Alameda Street	19-24
I. Matters from the Board	Comments	28
J. Adjournment	Adjourned at 7:00 p.m.	28

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

July 11, 2017

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
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 Planning Department.

C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as published. Member Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 27, 2017

Chair Rios requested the following changes:

On page 11, under Questions to Staff first sentence should say, "Chair Rios asked if Staff knew the age of the picture window. Mr. Rasch said all the windows are non-historic replacements and the openings are original."

On page 33 under appointment of Board members. I think it is incorrect. She believed she had appointed two members but she also appointed Member Powell and then Member Bayer as the alternate.

[Steno's note: Chair Rios said, "I will accept the recommendation as just stated." What was just stated was the recommendation by Ms. Gheen to "appoint Member Katz and Member Boniface and then to appoint Member Powell as alternate, if he is interested, or Meghan, if she is interested."]

Mr. Rasch asked for a change on page 32, where he said the subcommittee would meet only with City Staff, either Mr. Rasch or Ms. Gheen." He explained his intent was that he would convene the meetings and be in touch with the County and that Board members will not be doing that procedure. "It will all go through me and the attorney will be there or not but I will convene all meetings."

Member Boniface moved to approve the minutes of June 27, 2017 as amended. Member Katz seconded the motion and it passed by voice vote with all voting yes except Member Bayer, who abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.

Case #H-17-048A. 520 Jose Street Unit 6.

Case #H-17-049A. 628 Gomez Road.

Case #H-17-050A. 335 Camino Cerrito

Case #H-17-051. 205 Delgado Street.

Case #H-17-001. 110 Delgado Street

Case #H-17-052. 613 West San Francisco Street.

Case #H-17-053. 113 Old Santa Fe Trail.

Member Katz moved to approval all Findings of Fact and Conclusions of Law on this agenda as presented. Member Boniface seconded the motion and it passed by voice vote with all voting in favor except Member Bayer, who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen announced that Mr. Shandler would be at the next two meetings in her place.

H. ACTION ITEMS

1. **Case #H-08-096. 1150 Canyon Road Unit 5.** Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315-sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

1150 Canyon Road, previously known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. Seven additions have been added to the original building: on the south end in 1943; to the southeast in 1947; on the northeast corner in 1948 all completed by Meem's firm; the last historic addition at the north end in 1957; and final additions between 1967 and 1971. The building is listed as contributing to the Downtown & Eastside Historic District with all elevations facing east except the northernmost block, and the easternmost block of the north elevation, excluding the three non-historic additions and all non-historic windows designated as primary.

Now, the applicant proposes to construct a free-standing carport at the northwest side of the building. The 315-square foot carport will be 9' 6" high and it is designed in the Territorial Revival style with square posts and a dentil-finished cornice. The roof overhangs two of the four posts by 2' 6". This placement appears to be taking advantage of an existing yardwall in some manner. Because this cantilever is part of the roof treatment, see below, an exception is not required to exceed the 18" operational standard, even though the treatment appears to be non-traditional.

Also, a 6' high stuccoed yardwall will be constructed that ties into an existing yardwall on the east side of the carport. A 5' high pedestrian gate and an ADA-compliant ramp with handrail will be installed.

RELEVANT CODE CITATIONS

14-5.2(E)(2)Downtown & Eastside Design Standards, Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

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

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch, and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked if the free-standing carport on the northwest side is not a primary elevation.

Mr. Rasch agreed.

Member Biedscheid asked if the north elevation is primary.

Mr. Rasch said, "I thought it was, but also, we are not connecting to that either. But my wording here is rather convoluted. All elevations facing east, except the northernmost block and the easternmost block of the north elevation. So, it seems like the north façade, itself, is not primary either."

Ms. Biedscheid said she remembered it being primary when the Board discussed the door with the windows.

Mr. Rasch said at the north end of the building there is the original where those doors are; then there is an addition. So, there is another north. And the carport that is adjacent is not primary. But where the door is, that is primary.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he was initially concerned with location and realized the west-facing portion of that building and neither is the north façade. That was one of the later additions and the Board allowed him to put new openings in that furthest north façade which would not

have been allowed if it was primary. Mr. Rasch was correct - It was the corner where the portal was built where the only existing doors were left that the Board allowed him to refurbish.

He said this is a special case to provide access for a handicapped woman to get to her unit and this is the only way for her to have a car parked protected. The ramp is completely concealed behind the yard wall and the way the carport accesses the yard wall makes if less like it dropped out of the sky. Sheet A-1 has existing and proposed elevations and shows how little it affects the view. It is a very skinny structure and he did so they stack the wood fascia on the depth of the structure. There is a picture in here - his sheet A-2 on page 20. It is a good representation in that corner of the actual construction of the carport. It is a welcoming portal for Unit 5.

Questions to the Applicant

Member Roybal asked if all finishes will comply with existing structures.

Mr. Enfield agreed.

Member Boniface noted the structure is to be 9' 6" to the top of the roof. He asked how that compares with the photo.

Mr. Enfield said it matches that construction exactly with a lighter cap and 8x8 posts.

Member Boniface asked, regarding the posts, on sheet A-1, page 19, that it looks like the southeast post is placed directly on top of the wall.

Mr. Enfield agreed.

Member Boniface asked if he would perhaps add a pilaster below that, much like his design on the northeast.

Mr. Enfield agreed and said one actually exists there that they are taking one out from the gate so they could reproduce the pilaster under that to pronounce the connection more. It would rest on the brick pilaster.

Member Boniface thought it would look better; otherwise it is a tenuous connection. It would look more substantial. He asked if Mr. Enfield would consider doing it on the other column.

Mr. Enfield said they are at ground level so they are detailed the way the other columns are. He said it looks like it is on the wall but is not. It is where the road grade dives down to the slope down to Canyon Road. It is not on the wall but at grade with the driveway surface.

Member Boniface understood.

Mr. Enfield added that a car is parked there most of the time.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-08-096 at1150 Canyon Road, Unit 5, to follow the Staff recommendation and approve the application with the condition that the pilaster be connected to the wall under the southeast corner of the carport. Member Roybal seconded the motion and it passed by majority voice vote with all voting in favored except Member Biedscheid who opposed.

The applicant for the next case was not present.

Member Katz moved to table Case #H-17-031B to the end of the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Tabled to the end of the meeting.

3. **Case #H-17-043. 336 Camino Cerrito.** Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268-sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

336 Camino Cerrito is a Territorial Revival and Spanish Pueblo Revival style house which is designated as contributing to the Downtown and Eastside Historic District. The house is estimated to have been built sometime after 1920. The north elevation of the house, including the yard wall, and the east yard at the north corner were designated as primary elevations by the HDRB on June 13, 2017. The existing square footage of the home is 1,168 square feet.

The historic elements of the property that contribute to the district include the yard wall with stone foundation, an opening for a gate on the north elevation where stairs are once thought to have existed, and window-like openings in the wall. The area where the Santa Fe Style massing is visible is on the north elevation. All other elevations of the house have been altered or added to and likely occurred after 1987.

The applicant proposes to remodel the property with the following items.

1) Add 286 square feet to the south elevation of the residence. The parapet height will match the existing parapet height at 10'-3". The addition will have one window on the east elevation and French doors on the south elevation. A wood lattice eyebrow will hang over the pair of French doors.

2) Replace a CMU and stucco yard wall with identical materials. The wall will be attached to the addition to create an interior courtyard. The existing gate and wrought iron window covers will be re-used.

3) Addition of a 2'-6" stacked river rock wall along the southeast portion of the driveway will be added to the south property line. To the west of the river rock wall will be a 2'-0" retaining wall with coyote fencing with irregular latilla tops placed on top of it to create a fence of no greater than 6'-0" in height.

4) Fill in existing openings for a door and window on the south elevation of the home.

5) Replace a door on the north elevation of the storage shed. The shed is located at the southwest corner of the house and is not visible on the elevation drawings.

6) Re-roof with spray foam, UV coating, and tan gravel.

7) Re-stucco the residence in cementitious El Rey "Sahara."

8) Window trim and painted trim will be "Brown."

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Enfield (previously sworn) clarified on #5 that it is a new door and not replacing a door. Everything else is accurate. As we talked with contractors, a revision was needed for the gates there. We have to remove the wall to a five-foot width and just replace the nonhistoric gates with wider gates because they couldn't get any furniture into the house.

Ms. Ramirez Thomas said it is not a contributing place. It will widen the gates to 3' instead of 1' 6".

Mr. Enfield handed out the revised drawings. A copy is attached to these minutes as Exhibit 1.

He reviewed the handout which will change the size but the detail will match. Each leaf is 1' 6".

Questions to the Applicant

Member Katz asked if he is not doing the recess.

Mr. Enfield agreed but added that he could do the recess.

Ms. Ramirez Thomas confirmed that the gate on the primary elevation is not being touched.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Katz moved in Case #H-17-043 at 336 Camino Cerrito, to follow the recommendation of Staff and approve the application with the change in gate width and ask that it be recessed as shown and that all revised drawings be submitted to Staff for review and approval before final approval. He added that item #5 is an addition of a door rather than a replacement. Member Roybal seconded the motion and it passed by unanimous voice vote.

4. **Case #H-17-055. 425 Hillside Avenue.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

425 Hillside Avenue is a single-family residence with an attached guest house, a free-standing garage, and a pool and pool house built in the Spanish Pueblo Revival style. The house was built in 1984 and is noncontributing to the Downtown and Eastside Historic District. The existing square footage for the house is 5,426 square feet including portals, the garage is 1,080 square feet, and the cabana/pool house is 480 square feet.

The applicant proposes to remodel the property with the following seven items.

1) Addition of 538 square feet with a 65-square foot portal for a family room. The parapet height will match the existing parapet height of 13'-0".

2) Renovation of the master bathroom with the addition of 186 square feet. The height will match the existing parapet height of 13'-0".

3) Addition of 106 square feet to the pool house for a changing room/bathroom. A 21-square foot portal is also requested. The height of the parapet will match the existing parapet height of 13'-0".

4) Replace a set of doors and a window on the pool house.

5) Stucco will be elastomeric El Rey "Pueblo."

6) Windows and doors will have divided lites and will be clad in the color "Bronze."

7) Wood will be stained "Natural."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked if she could describe the location and public visibility.

Ms. Ramirez Thomas said it is on top of the hill above street level. There is small visibility of the southeast corner from Hillside Avenue.

Applicant's Presentation

Mr. Richard Martínez, P. O. Box 925, was sworn. He added that the additions are in back of house and they plan to match existing details exactly.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Roybal moved in Case #H-17-055 at 425 Hillside Avenue, to follow Staff recommendations for items 1-7. Member Boniface seconded the motion and it passed by unanimous voice vote.

Chair Rios complimented Mr. Martínez on the quality of his drawings.

5. **Case #H-17-057A. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The applicant is asking for the assignment of primary elevations on the main house and the garage.

The letter provided in the packet, which gives details regarding the history of the home, was part of the bank documents for purchase of the home by the previous owner. The history of the house was given by a member of the Sanford-Thomas family.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family lived in the house until 1998.

The house is constructed of wood frame with a painted wood shingle exterior and has a gabled roof, a diamond fixed pane window in the gable, and retains wood double hung windows in some locations. All the windows and the French door on the south elevation were hand-built and have the original blown glass window panes in them. The house was originally built as a pitched roof house but when the house grew in size a new pitched and gabled roof was added over the top of the original roof. The east elevation has a porch with the front door and three wood windows underneath of it. That the house is set back so far from the street is another of its distinctive characteristics.

The statement provided by the former owner of the house notes that it was constructed largely of scraps from nearby construction jobs and some of the floor joists are railroad ties and the beadboard in the cupboard was from railroad freight cars.

Garage

The garage is located on the south and west lot lines and is constructed of adobe covered in stucco. It was chicken coop before becoming a garage. It is somewhat dilapidated and does not match the style of the house, however a garage set back at the back of a property is common in the Don Gaspar area.

STAFF RECOMMENDATION:

Staff recommends the north elevation (1), the east elevation (2 and 3), and the south elevation (south facing area of 4) of the main residence be designated as primary and that the north elevation of the garage (garage 1) be designated as primary.

Questions to Staff

Chair Rios asked if Ms. Ramirez Thomas is recommending the doors on the garage as primary.

Ms. Ramirez Thomas said yes because it is the front. Other than the garage being characteristic of the neighborhood, it is quite dilapidated and could be beyond repair but the side with the door is recommended as the primary elevation.

Member Biedscheid noted regarding the garage that the north elevation has a small recessed door. She asked if that is worthy as a defining characteristic. It looks original from the photo.

Ms. Ramirez Thomas responded that in considering the size of the garage, we didn't want to be too strict in defining primary elevations.

Member Biedscheid said in the Staff Report, Ms. Ramirez Thomas mentioned several times that the long setback from the street is characteristic. She asked if there is a method for preserving that.

Ms. Ramirez Thomas said here wasn't any.

Mr. Rasch explained that there is no Code citation that limits someone from placing a free-standing structure in front of this building. But the Board has the authority to look at it in terms of being harmonious to the property on the streetscape.

Member Katz was confused on the primary façades, looking on page 24. Basically, façade #2 is an east-facing façade; # 3 is an east-facing façade and between them is a south facing façade not labeled.

Ms. Ramirez Thomas said the rule is if (the façade) is more than 4 or less than 8, it has to be included with another longer elevation

Mr. Rasch explained that because of its width, it is not a separate façade and would need to be either part of #2 or part of #3.

Ms. Ramirez Thomas said her intention was to make it part of #3.

Member Katz wasn't clear about # 4.

Ms. Ramirez Thomas said # 4 has the French Doors and is by the kitchen addition and is really similar to #3. It is less than 8' wide.

Mr. Rasch suggested labeling it a 4a and 4b.

Ms. Ramirez Thomas agreed. The French doors would be 4a.

Member Boniface pointed out that the Staff Report recommended the north elevation of the garage as primary but that is the east where the doors are.

Ms. Ramirez Thomas agreed and apologized.

Member Bayer asked if on #4, Staff recommended 4a only as primary.

Ms. Ramirez Thomas agreed.

Member Powell asked if on the north façade of the garage, that door was an original door.

Ms. Ramirez Thomas said it has been there for a long time. This building was a chicken coop for a long time and then by 1967, it became a garage. The door could have been put in then. There is no indication the chicken coop was built at same time as the house but it was somewhere between 1912 and 1927 and became a garage by 1967.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Halston Street, was sworn. He asked for clarification of 4a and 4b.

Mr. Rasch pointed them out to him on the site plan.

Ms. Ramirez Thomas clarified that she recommended 4A as primary, which is where the French Doors are located.

Mr. Georgetti asked if the recommendation for primary was 1, 2, 3, and 4a.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that was fine with him.

He said, in regard to the garage, façade #1 is to be primary.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that is what he was looking for.

Questions to the Applicant

There were no other questions.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She was happy the applicant is in agreement with Staff. It is a beautiful building and different from many others in the South Capitol area. It is the most heterogeneous historic district we have. She said, "Mr. Rasch talked to you about being able to control that space from the street to the building and that setback being characteristic. But besides harmony with the streetscape, you also have that it is a primary elevation and restrictions on whether a building would interfere with the designation of it as a contributing structure on the primary elevations. So, that would be another way to be able to have some control over what might be proposed for that front yard if that ever does happen there."

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios said it is a gentle little cottage and she had not noticed it because it is set so far back - a little gem.

Member Biedscheid asked if the Applicant knew any of the history or age of the garage.

Mr. Georgetti said he didn't know anything beyond what Ms. Ramirez Thomas shared.

Member Biedscheid said in looking at it that it appears to be in quite good shape as far as a single car garage set back from the street and a good example of one that has not been touched and maintains the original adobe construction. It appears to be very old but not original doors.

Action of the Board

Member Katz moved in Case #H-17-057A at 806 Don Gaspar Avenue, to accept the recommendation of Staff and designate the north elevation - # 1, the east elevation - #2 and #3 and the south-facing elevation - #4a on the main residence as primary; and the east elevation of the garage as primary. Member Boniface seconded the motion.

Member Biedscheid wanted to hear a little discussion on 4b. Even though it was from the 1950's addition, it is historic, it is in good shape. It has a window typical of the time - casement window and it appears to be original fill. She thought the fifties addition is part of the history of this house and wondered if other Board members might consider it having a primary designation.

Member Boniface asked to view the photograph of that corner of the building.

Mr. Rasch said he didn't have a photo of just that part.

Member Katz referred him to page 10.

Member Boniface said 4b is historic, built in the 50's, but what stands out is the fact that the front street façade is so well defined by the shakes on the front and such a distinctive look with the shingles. And, at that corner, 4b, it changes from the original shingles to a stuccoed wall. So, he had a hard time going with that idea. It is a flatter roof that overhangs. He was inclined to not include it.

Mr. Rasch said that, for the Secretary of the Interior standards, it is an excellent example for how to do historic preservation by making the addition different. So, it does follow federal law.

Member Boniface asked if Mr. Rasch was implying that he agreed with Member Biedscheid.

Mr. Rasch said it was not his case.

Member Katz agreed with Member Boniface. He said, "I don't want to overdo it and the rest is what makes this a distinctive building."

Chair Rios added that the Board doesn't follow federal standards.

Mr. Rasch said the City's code kind of follows the Secretary of the Interior code. He quoted from Section 14-5.2C - 1, regarding purpose and intent.

Ms. Ramirez Thomas said it is not a direct relationship but it is imbedded in our code.

Chair Rios disagreed with Member Boniface. There are lots of cottages in this district with flat roofs. This is a cottage style home and this portion is distinct from that.

Member Biedscheid said the addition was done sensitively and distinctly from the original. You can still see what the original was and, in her mind, a reason to preserve that addition, or at least hope that any future addition would be done as sensitively. She asked for Ms. Ramirez Thomas' opinion about 4b.

Ms. Ramirez Thomas said her thought was that it doesn't add to or define the overall cottage character of the house so she didn't recommend it. Also, it was not particularly sensitive. Although distinctive in its character and related to its time period, it is a little disharmonious with the cottage style home, and even the lot lends itself to the cottage look, the way it is set back. To her, the addition is historic but not particularly interesting or a good example of 1950's CMU construction either. We've had others in the other district that are better examples.

Member Powell tended to agree with Member Biedscheid but was okay with the decision of the Board.

Member Bayer agreed with Member Katz and Member Boniface on this point. She didn't think 4b would meet the definition.

The motion was approved on a voice vote (4-2) with all voting in favor except Member Biedscheid and Member Powell who dissented.

6. **Case #H-17-058. 729 Dunlap Street.** Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783-sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

729 Dunlap is a single-family residence built in the Spanish Pueblo Revival style and is contributing to the Westside Guadalupe Historic District. The lot where the house is located extends almost 200 feet behind the house. The applicant proposes to construct a small residence behind the existing house.

The applicant proposes the following seven items.

1) Construction of a 783-square foot residence on a vacant portion of land behind the existing house. The height of the house will be 19'-0" total where the maximum allowable height is 14'-6". The applicant proposes to construct 5'-0" of the house below ground and 14'-0" above ground. The roof of the house will be flat with a 12" overhang on all sides. A deck and stairs will extend off of the north elevation of the house. A height exception was requested per 14-5.2(D)(9). Exception Responses are presented at the end of this memo.

2) Construct 95 feet of coyote fence along the east property line to a height of no greater than 6'-0".

3) Paint for the front door will be "Striking Red."

4) Exterior trim will be painted in "White Heat."

5) Stain for the deck will be "Early American."

6) Windows and the patio door will be white clad with divided lites.

7) Stucco will be El Rey "Adobe."

RELEVANT CODE CITATION

14-5.2(D) General Design Standards for All H Districts
(9) Height, Pitch, Scale, and Massing
(c) Height

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)

EXCEPTION RESPONSES

(i) Do not damage the Character of the streetscape

Buildings with this height are characteristic of this neighborhood, since we are 170+ feet from the street it has minimal visibility from the street.

Staff response: Staff agrees with this response. The height of the structure and its appearance from the street will not impact the streetscape.

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

Anything less than a standard 8 ft. ceiling height would be claustrophobic as the rooms are already small in size.

Staff response: Staff agrees with the response. Digging the foundation of the house to 5 feet below existing grade accomplishes the desired ceiling height.

(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

One design option was to lower ceilings to 7.5 ft. but was unacceptable for modern living.

Another design option was to raise ceilings to 9ft on both floors but we found that to be an unacceptable design option because it conflicted with the fabric of nearby houses.

Staff response: Staff agrees with this response. The applicant considered different options in regard to the height of the house.

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

Although this is a small 2 bedroom house the shape of the lot restricted the footprint of the building to be 2 levels.

Staff response: Staff agrees that the lot shape is a special circumstance which restricts the ability to build a single story home.

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

The shape of the historic footprint of the lot limits the design options.

Staff response: Staff agrees with this response. The lot limits design options.

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

The 18" additional height is a reasonable and minimal change that allows for normal ceiling height, insulation. Additionally, we deliberately eliminated the parapet in order to keep the structure as low as possible. We chose to mimic the style of the contributing house on the same property.

Staff response: Staff agrees with this response. The applicant has worked to keep the height of the house as low as possible.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Member Roybal asked what other buildings are 2-story along there.

Ms. Ramirez Thomas acknowledged there are quite a few. Some of them are up to 23' high. The height calculation map is on page 9. "But those are excluded because they are non-contributing."

Member Katz noted the only reason he needs the exception is because of the three window walls there. The rest is an appropriate height and it is totally minimal.

Member Roybal asked if it is necessary to go down that far underground to meet the height limit.

Ms. Ramirez Thomas said if he wanted to have it all above ground and built it higher than 14' 6", it would still require a height exception and the applicant felt it was more harmonious to go down five feet and have it 14' above ground.

Applicant's Presentation

Mr. John Odell, 1523 Taos Street, was sworn. He clarified that the stucco is cementitious.

Questions to the Applicant

Chair Rios asked what the square footage that is below ground.

Mr. Odell said it is 783 square feet.

Member Powell asked if that is part of the lower level.

Mr. Odell said the footprint of the house is 783 square feet.

Public Comment

Ms. Beninato (previously sworn) said she appreciated that the applicant is sensitive enough for the harmony of the streetscape to keep the height below 14' from the ground and makes it minimal for the exception. Near there, are 2 and 3 story buildings built and the neighborhood was very upset by that. She wished the door wasn't red.

Mr. Robert Nowak, 731 Dunlap Street, was sworn. His concern, as a neighbor and renter for five years, was that the construction traffic and parking on that narrow road and the times of construction activity. He would like to know how long it will take and when it starts and stops each day.

Mr. Rasch said it is not the Board's jurisdiction. The Permit Division in the Land Use Department can tell him the answers to all those questions.

Action of the Board

Member Roybal moved in Case #H-17-058 at 729 Dunlap Street to approve per staff recommendations for items 1 through 7, and finding that all exceptions have been met. Member Powell seconded the motion and it passed by unanimous voice vote.

7. **Case #H-17-059A. 827 East Alameda Street.** Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

827 East Alameda is a Pueblo Revival style single family residence constructed in 1947. The house is located within the Downtown and Eastside Historic District and is currently designated as noncontributing. The applicant has requested a status review of the property.

The house has been owned by the Griego family since the time it was built in 1947. It is currently a rental property but the granddaughter of the original owner is purchasing the property from her family. The footprint of the house has remained the same over time but the windows were replaced in 1964 which resulted in removal of the original wood windows and enlarging the openings. The Historic Cultural Properties Inventory Form (HCPI) indicates that the change in window opening and opening sizes, particularly of two window openings on the south and west elevations, compromised the historic integrity of the home. In addition, the front door has been replaced.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

DEFINITIONS

SIGNIFICANT STRUCTURE

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

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

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

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Due to all the changes in the massing on this simple structure, Staff recommends historic status remains non-contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Ms. Ramirez Thomas added that the two structures in the back are contributing and the two in front have no status.

Questions to Staff

Member Biedscheid asked about the status of the yard wall.

Ms. Ramirez Thomas didn't know. It appeared no aerial photograph were

Chair Rios thought the footprint has remained the same over these 70 years. She asked what the changes are.

Ms. Ramirez Thomas said it doesn't look like it has changed at all.

Chair Rios asked if the porch is original to the home.

Ms. Ramirez Thomas agreed. The openings have changed somewhat.

Member Biedscheid said the HCPI Report indicates there is only one window that appears to be original and read it from page 11, which said it was the only original wood window that remains other than the wall and the only window opening that is the original size. She also noted from the HCPI report on page 12, item #15 said the wall was built in 1968.

Ms. Ramirez Thomas thanked her for noticing that.

Applicant's Presentation

Ms. Rachele Griego, 509 Plaza Balentine, was sworn. She agreed with the Staff recommendation and said the door and the porch were changed in 1968. It is her grandmother's house and is emotional for her.

Chair Rios was glad to see she is moving into her family's house on the east side.

Ms. Griego said she is related to all her neighbors.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she almost thought the Board should designate it contributing because it has stayed in one family all this time. She understands some changes appeared in 1958 which is still over 50 years old. Those homes built in the 1950's are worthy of preservation here in Santa Fe.

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios asked when the windows were replaced.

Ms. Ramirez Thomas said they were replaced in 1964 with aluminum slider windows. The photo on page 8 shows them and a large one underneath the porch.

Chair Rios reasoned that maybe the window quality type is not good.

Ms. Ramirez Thomas agreed could be considered.

Chair Rios felt the vernacular style buildings are important to preserve.

Ms. Griego said her grandfather pieced it together.

Member Bayer said Ms. Ramirez Thomas indicated this is part of a family compound and asked how that gets treated in the Code. There are four buildings in this compound.

Mr. Rasch said the Governing Body approved a historic compound registry that will become effective 30 days after the approval. The compound register consultant completed the report years ago. It is being brought forward with the Code rewrite and was pretty sure this one was not included in the registry.

Ms. Ramirez Thomas clarified that they have to be on one tract of land to be considered a compound. She wasn't sure if this was all part of one lot or each was separate.

Mr. Rasch was not sure that was a requirement and cited Plaza Chamisal which has individual lots.

Member Biedscheid felt it is worth considering as a contributing structure, based on the original footprint. Although there is one original feature, she didn't believe that façade had enough character to be a primary facade. The one façade that could be considered primary is the one with the portal. And it has the only character-defining feature.

Ms. Ramirez Thomas said there is a corner portal that would be on the south end of the elevation that would be considered primary.

Member Biedscheid thought it was probably less than 8'.

Mr. Rasch agreed. "And we haven't gone over the bridge with historic aluminum sliders. And the Board also doesn't often preserve steel casements."

Member Powell commented but it was not audible.

Mr. Rasch said if they are historic, it would require an exception to remove them.

Member Katz pointed out that they could restore to an earlier period.

Ms. Griego said, unfortunately, they don't have any family photos to show their design before the aluminum sliders. She said, "We want to restore its historic integrity. A lot of material used were just 2x4s. I do think we can make it structurally more sound and make it look how it historically was."

Ms. Ramirez Thomas said the window under portal and one window on the west elevation would be hard to replace and comply with the ordinance because they are so large.

Member Biedscheid asked if there is any option to just acknowledge the portal placement is characteristic without getting into windows and walls.

Mr. Rasch explained that when the Board designates contributing status, it must state the character-defining features.

Action of the Board

Member Biedscheid moved in Case #H-17-059A at 827 East Alameda Street, to designate the historic status as Contributing with the placement of portal on the south façade and the west façade as character-defining and excluding all windows and doors that might be associated with the portal. Member Bayer seconded the motion and said this house does contribute to the historic association as being part of this family compound and the vernacular qualities contributes to the historic architectural design qualities of the District.

Member Katz was torn because of something the applicant said. It is just a family home. The consequence of making it contributing would be some restrictions on what could be done in the remodel. He believed the Board was reluctant to impose restrictions but he was not sure what they wanted to do would be impeded by this designation but the Board is not allowed to consider what they want to do at this time.

Chair Rios agreed the Board is not allowed to discuss that now. But she wanted to reiterate what Member Katz said. If it is designated Contributing, it doesn't mean they can't do renovations to the house.

Ms. Griego said, "Our family wanted to add a bathroom by closing the porch as the original process and adding materials. That was part of our plan. To me, that matters."

Member Biedscheid said her intent was to honor that vernacular style and not intended to restrict what they could do. The Board perceives that continuing the tradition to keep it in the family is contributing in itself.

The motion vote resulted in a 3-3 tie vote with Member Biedscheid, Member Powell, and Member Bayer voting in favor and Member Roybal, Katz and Boniface voting against. Chair Rios voted in favor of the motion to break the tie and the motion passed.

Ms. Ramirez Thomas clarified that the home is designated as Contributing with the south and west elevations of the portal only as primary.

Chair Rios agreed.

Ms. Ramirez Thomas said the window underneath the portal and the door - massing doesn't need to be preserved nor the opening.

Member Biedscheid said okay.

Member Katz moved to take Case #H-17-031 from the table. Member Boniface seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

125 Quintana Street Unit 3 is a single-family residence that is part of the Elena Quintana Compound that was constructed during the first half of the twentieth century in the Spanish-Pueblo Revival style. Historic windows have been replaced and the 1985 building inventory states that the inset portal woodwork has also been replaced. The building is listed as contributing to the Westside-Guadalupe Historic District. Primary elevation(s) were designated in the previous hearing, i.e., all elevations on the west façade.

The applicant proposes to remodel the property with the following five items.

1. A 197-square foot addition will be constructed on the west, primary elevation. The addition will match adjacent height with two-lite paired French doors and two-lite paired casement windows. An exception is requested to place an addition on a primary elevation (14-5.2(D)(2)(c)) and the required exception criteria responses are at the end of this report.

2. An existing door on the south elevation under the portal will be removed and replaced with a two-lite paired casement window over a fixed wooden panel in the same location and opening dimensions and an existing window on the west elevation under the portal will be removed and replaced with a door in the same location and opening dimensions, thus not requiring exceptions.

3. All windows and doors, which are non-historic, will be removed and replaced with windows and doors like those proposed in the addition.

4. A 39-square foot storage addition will be constructed at the southeast corner with sliding wooden doors.

5. A 5' high yardwall with a wooden pedestrian gate will be constructed at the south side of the street frontage with the maximum allowable height is 4' 11". The one-inch difference is a diminimis amount and not requiring a height exception. An associated 2' 6" planter will be constructed with the yardwall.

EXCEPTION TO PLACE AN ADDITION ON A PRIMARY ELEVATION (14-5.2(D)(2)(c)) AND TO ALTER OPENINGS ON A PRIMARY ELEVATION (14-5.20(D)(5)(a))

(I) Do not damage the character of the streetscape

Response: The proposed changes to the residence will not result in a disruption of the character of the streetscape. A mass dominated adobe style reinforced with strong horizontal architectural lines will remain and will continue to support the character of the area. The addition is consistent with the surrounding massing, scale, and primary façades.

Staff response: Staff agrees with this statement. The addition is harmonious to the streetscape.

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

Response: After many years of ownership the Owners are retiring and plan on living in our community for the rest of their lives. The proposed alterations are needed to make the residence functional in terms of accessibility and to allow space for ageing-in-place functions. Without the proposed addition and internal accessibility alterations the subject property would not be usable to the owners and would cause hardship during these later life phases. The existing common living area is 13' x 18' and contains a large adobe kiva fireplace, the dining area, living room, entry, and exterior patio access. This is an extremely small area to contain this amount of programing and accessibility is challenging even with important secondary programing such as home office and the home entertainment being allocated to the only other bedroom. The current space allocations do not meet ageing in place needs. The medical industry has minimum requirement standards for in-home care providers in terms of space allocation and living conditions, among them is that a care giver must be provided a separate bed room and storage area for personal belongings. The existing living area is not large enough to absorb any additional programing and would no longer be accessible once the second bedroom is allocated to a caregiver. It is not possible to meet accessibility maneuvering requirements to all house hold functions that would need to be contained within a 13' x 18' space without the proposed addition.

Staff response: Staff agrees with this statement. The owner's needs have changed and that caused a hardship.

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

Response: The proposed design allows the Owners to reside within our historic community while maintaining a balance between architectural scale and utility. The proposed design is consistent with the

growing needs of our community by providing healthy and comfortable housing to aging residents while maintaining a strong sense of Santa Fe culture and architectural heritage. The primary façade is the only façade that an addition is possible. All design options were originally investigated. The only other potentially buildable area was on the East façade. However, this area contains only 64 sq. ft. of buildable area as it is encumbered by the proximity of an adjacent residence and is subject to compliance with fire and building separation requirements. However, we are proposing to make use of even this small area with a 40-sq. ft. storage shed. We also investigated to possibility of reducing the size of the existing secondary bedroom to facilitate accessibility however the gains were not impactful as the bedroom is already only slightly larger than HUD minimum standards.

Staff response: Staff agrees with this statement. There is no other area on the property to gain livable space.

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

Response: The existing property is unusually shaped and extremely limited in terms of space. The only area within the property that an addition is possible resides within the street facing portion of the property. Shared walls and closely placed adjoining yard walls serve to restrict available natural day lighting. The proposed design attempts to address the needs of the Owner while working within the existing perimeters of this unusual shaped property. The subject property is also particular within the relating streetscape as it resides within the only compound of buildings where access to resident parking is not provided on the primary street façade. All other residences on Quintana Street are required to provide parking access from Quintana Street. This unit is not required to share the front yard or primary façade yard with parking. The subject property is able to provide an accessible exterior space while maintain an architecturally inviting street façade without compromising vehicular safety or utility.

Staff response: Staff agrees with this statement. This condo has street frontage on two streets, unlike the other properties in the streetscape.

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

Response: The height, scale, massing, and setbacks are existing conditions which have not been altered by the current owners. Maturing adjacent trees and surrounding neighborhood growth has impacted natural day lighting and encumbered alternate addition locations. The proposed alterations are needed to make the residence functional in terms of ageing-in-place. To age gracefully within one's own residence is considered a right and the requirements for accessibility, provisions for in-home care, and easing the hardship of this process are not due to a decided action on the part of the applicant.

Staff response: Staff agrees with this statement. We are usually not able to change what happens with aging.

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

Response: The proposed design is consistent with the existing architecture. It provides the least impact possible through maintaining the existing height, scale, and colors. The scale of the addition is conservative and in-line with existing architectural massing. All design options were originally investigated. Additionally, the scale and scope of the design program is small, only intended to provide accessibility to outdoor areas and internal functions, while providing space for required ageing-in-place functions.

Staff response: Staff agrees with this statement. This is the best location for an addition on this limited property.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met to place an addition on a primary elevation and staff recommends approval of this application which otherwise complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jonah Stanford, 928 Shoofly Street, Santa Fe, was sworn and stood for questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said it sounded like the designating of primary façade was rather recent. She didn't understand the point of designating a primary façade and then have the applicant come in with request for an exception on that façade for an addition on that side. It seemed to be counterproductive on so many levels for the Board. If it is a primary façade, is there another alternative that could achieve the same result.

There were no other comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-17-031B at 125 Quintana Street, Unit 3, to follow the Staff recommendation and approve the application as presented and to acknowledge the exception criteria have been met. Member Roybal seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Rasch said the Board should hear a report from the subcommittee.

Member Katz reported that the subcommittee met with the City Attorney and Staff this afternoon on the present status. He said, "The City Attorney has spoken with the County about meeting with the subcommittee and there are some issues with the design that are getting worked out and they will get back with us. Ms. Brennan was quite confident we would meet with them in the very near future and we want to keep the Board advised and make sure that anything we propose is agreeable with the Board. If we meet we will report back and I'm sure there will be design issues to hash out."

Chair Rios said she did ask Member Powell if he was willing to be part of the subcommittee and he said yes.

J. ADJOURNMENT

The meeting was adjourned at approximately 7:00 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 8, 2020

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1. Case #2020-002475-HDRB 552 East Coronado Street	Approved	3-5
2. Case #2020-2359-HDRB 510 Halona Street	Approved	5-7
3. Case #2020-002451- HDRB 1146 Canyon Road	Approved w/condition	7-11
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9. Case #2020-002480-HDRB 512 Acequia Madre Unit C	Postponed	45-50
10. Case #2020-002257-HDRB 1303 Camino Corrales	Denied	50-70
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J. Adjournment	Adjourned at 11:45 p.m.	71

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 8, 2020
VIRTUAL HEARING

CALL TO ORDER

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

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:

OTHERS PRESENT:
Ms. Lisa Roach, Planner Manager
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Member Roybal moved, seconded by Member Guida to approve the agenda, as amended.

Member Roybal indicated he would recuse himself on the last case #2020-002257 on 1303 Camino Corrales.

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

C. APPROVAL OF MINUTES:

1. HDRB Hearing Minutes August 11, 2020

Chair Rios requested the following amendments:

- On page 6, under Board Discussion, it should read "Chair Rios ~~thought~~ said that"
- On page 37, second paragraph from top should read, "Chair Rios stated that the significant status should remain, as it gives weight to the three sides of the house that are intact and should be preserved. The north side, however, has been compromised."
- On page 53, under Board Discussion, the second sentence should read, "She personally has driven in the *subject area* and coverage in the area is lacking". The word Paseo should be deleted.

MOTION: Member Guida moved, seconded by Member Biedscheid, to approve the HDRB Hearing Minutes of August 11, 2020, as amended.

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

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #2020-002356-HDRB. 224 Maynard Street.
Case #2020-002254-HDRB. 141 Camino Escondido.
Case #2020-002194-HDRB. 1160 Camino de Cruz Blanca.
Case #2020-002357-HDRB. 203 East Santa Fe Avenue.

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

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

E. BUSINESS FROM THE FLOOR

Stefanie Beninato asked about the follow up on the plaque on the Obelisk. She brought that up at the last meeting and Ms. Roach said she would follow up. She thought the decision for 203 E. Santa Fe Avenue was unfortunate. She couldn't see how you can have a significant structure when one of the façades is covered. The "aging in place" is a very bad precedent. Also, she would bring to the Board's attention that 845 Don Cubero has a front house and a guest unit, and they have stuccoed. They are talking about reroofing and were pulling off portal roofs. She was told by Land Use that there are permits for the project, but the main unit has no visible permit on it. Also, on the south side, the primary façade on a contributing structure, they are doing stucco. She wanted to know if they would be addressing the windows because they need maintenance. She indicated further up that alley is a nice stone wall that has had changes made to it, but it is coming apart and part is held with baling wire. The wood slatted fence behind it is coming down in sections and difficult to tell if deliberately taken down. Her hope was that staff would look at that when in the area, but they didn't. It is an important wall to preserve in that streetscape.

Chair Rios asked if Ms. Roach had comments on the Obelisk plaque.

Ms. Roach replied she has asked the question but has no answer.

F. ACTION ITEMS

Chair Rios noted there were ten action items before the Board. She reminded applicants if they disagreed with the decision of the Board, they have the option to appeal to the City Council within 15 days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #2020-002475-HDRB. 552 East Coronado Street.** Downtown and Eastside Historic District. Gurule Construction, agent for Ronald Stern, owner, proposes to construct a roof deck and exterior stairs on a noncontributing accessory structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Amanda Lujan, sign language interpreter, translated for the applicant.

Mr. Schwab indicated that there was technical difficulty making the applicant visible to Ms. Lujan.

Ms. Roach offered to help with communication to spotlight Ms. Lujan's video for a shared screen format.

Ms. Lujan confirmed she could be seen by the applicant.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

552 East Coronado Street is a non-contributing residential structure with a detached garage in the Downtown and Eastside Historic District. It is located on a private section of East Coronado Road and is thus not visible from the public right of way.

The applicant proposes the construction of a 360-square foot composite deck of an earth-tone color on top of the garage. This would include a 3 foot high railing construct of red wood and cable rail tension cords designed to reduce visibility. The railing will have a height of 13 feet 6 inches. The maximum allowable height is 15 feet 7 inches. The front rail will be set back 3 feet from the street-facing façade and will be visible from the public right of way. The deck will be accessed via a stairway on the rear (south) of the garage which will not be publicly visible.

The applicant wishes to emphasize important reasons for his choice of materials. The applicant is deaf, and thus relies solely on visual communication across distance. He thus argues that it is important for vision lines to be as unobstructed as possible. A deck garage with minimal visual obstruction will give the applicant oversight of what is happening in the backyard, the driveway and the street simultaneously. The thin cables would maximize the opportunity for people to catch one another's eye, for example in their peripheral vision, through gestures such as waving. The applicant also argues that a metal rail system is more durable relative to its wood counterpart.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

None.

APPLICANT'S PRESENTATION

Mr. Ronald Stern, 552 E. Coronado Rd., was sworn in.

Ms. Lujan said the applicant thanks the Board for considering the plan. The cable system is important in addition to what had already been said. He indicated we cannot hear cars or people approaching and the system allows seeing anyone entering the driveway.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked how much set back is from the parapet to the fence.

Mr. Schwab replied setback was 3 feet from the garage door side.

Vice Chair Katz asked if the height of the barrier had to be the same or could it be lower if set back from the edge, so it was less visible.

Member Guida explained the minimum height as shown is minimum Code, 36 inches.

Mr. Schwab noted the photo showing the story poles was taken from a private street and there is no public visibility.

Lorenzo Gurule, 21A Adobe Loop, Santa Fe, was sworn in. He is the architect for the applicant. He referred to the height of the rail and agreed 36 inches is as low as it can go. The setbacks are three feet all around except where there are stairs.

PUBLIC HEARING

Stefani Beninato, PO Box 1601,was sworn in. She appreciated the setback on three sides but thought it would be nice if there were less layers of wire. The road is private, and this is an appropriate addition with certain considerations including style and harmony.

BOARD DISCUSSION

MOTION: In Case #2020-002475-HDRB, 552 East Coronado Street, Member Roybal moved to approve the project as presented. Member Guida seconded the motion.

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

2. **Case #2020-002359-HDRB. 510 Halona Street.** Downtown & Eastside Historic District. Garrett Werner, owner, proposes to increase the height of an existing yard wall at a non-contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov) (POSTPONED FROM 8/11/2020)

Ms. Bordegaray presented the staff report as follows:

STAFF REPORT

The house at 510 Halona non-contributing. The residence sits at the corner of Halona Street and Winishe Way in the Downtown and Eastside Historic District. Designed in Spanish-Pueblo Revival style, it is flat-roofed and wall-dominated with wooden posts, beams, corbels, projecting canales, and stuccoed tan (El Rey's "Buckskin).The residence is bounded by a low stucco yard wall at the northeast corner. Approximately twenty feet back from Winishe Way, the eastern yard wall steps up to five feet. (See photograph "Pedestrian Gate Location" showing the existing east side yard wall.)

This application comes to the board after it was postponed at the August 11, 2020 HDRB meeting to allow the applicant to revise drawings and provide additional detail about the pedestrian and vehicular gates. The applicant proposes to raise the height of the yard wall from two and ½ feet to five feet, add a pedestrian gate on the east side, and install a vehicular gate on the north side bridging the house with the garage and studio structure west of the residence. This case comes back to the board which requested a complete application for its review.

The need for a corner "visibility triangle" is met by the addition of wrought iron atop the existing low yard wall. The wrought iron will be one inch in diameter with clean lines and distressed appearance. The extent of the wrought iron portion is 10 feet along Halona and 15 feet along Winishe Way. The maximum allowable wall and fence height is five feet in this streetscape. The applicant wishes to add a 5 feet high pedestrian door (wooden, to match existing garage wood and stain) to the Halona Street facing yard wall for better pedestrian access and circulation. The CMU wall will have a three-coat stucco finish to match the house and garage.

The proposed vehicular gate will span the open distance between the house and the garage fronting Wenishe Way. It will extend 20 feet with a height of four feet, ten inches with iron detail. The gate will rest on an electric roller platform.

The family seeks this change to provide security for their young child and dog, as they note in their proposal letter that speedy traffic on Halona has increased significantly.

STAFF RECOMMENDATION

Staff recommended approval of the application in compliance with Section 14-5.2(D), the General Design Standards for all Historic Districts; 14-5.2(D)(9) Yard Wall Height, Height, Pitch, Scale, Massing and Floor Stepbacks; and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

None.

APPLICANT'S PRESENTATION

Garrett Werner, 510 Halona St., was sworn in.

Chair Rios thanked Mr. Werner for the revised drawings.

QUESTIONS FOR APPLICANT

None.

PUBLIC HEARING

Ms. Beninato said she appreciated the openness with the wrought iron details, and it would be nice to have a step down and a break in the wall.

BOARD DISCUSSION

MOTION: In Case #2020-002359-HDRB, 510 Halona Street, Member Roybal moved to approve as presented. The motion was seconded by Vice Chair Katz.

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

3. **Case #2020-002451-HDRB. 1146 Canyon Road.** Downtown and Eastside Historic District. Carol Ware, agent for CC Culver, owner, proposes to enclose a portal and create a new entry on a non-contributing residential structure. (Angela Schackel Bordegaray) (POSTPONED FROM 8/25/2020)

Ms. Schackel Bordegaray presented the staff report as follows:

STAFF REPORT:

1146 Canyon Road consists of a Spanish-Pueblo style single-family home, guesthouse and studio, together totaling 5,288 square feet of roofed area and listed as non-contributing to the Downtown and Eastside Historic District. The main residence was constructed between 1920 and 1950, with extensive post-1958 and more recent alterations and additions. The roughly 1,000 square foot guesthouse was constructed in 2007 (Case H-06-084) and is connected to the post-1958 400 square foot studio by a 550 square foot portal. Last year, HDRB approved a "privacy screen" wall between the guesthouse and the studio, along with a walled trash enclosure and freestanding mechanical room (Case H-19-060). The house sits at the far southern end of the lane off Canyon Road is not publicly visible.

The applicant proposes to enclose the front portal on the west façade. The applicant's intent is to create a new entry on the portal's west façade by placing a new door and windows on that façade. The portal will not change in height; the existing wood header will remain. The proposed single French door will have 8 divided lites in a 2 by 4 pattern; the dimensions of the window adjacent to (west of) of the single French door are 16' by 72 inches. The window will have 5 divided lites in a single vertical row alongside the French door. The window will be white wood clad. The building footprint will not change. The stucco repair work will match existing stucco of the house.

The applicant proposes no other changes to the property at this time.

The portal is on the west side of the house. The door and windows will be on the south.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project, as it 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 said some portions of the house are 60, 70 or 100 years old and there was an addition in 2007. She asked if Ms. Bordegaray knew the history of the house to know whether the many changes had compromised the historic status.

Ms. Bordegaray said she concluded that the house has been altered significantly and more than doubled in size. The cumulative effect of the additions had almost erased the historic contributing nature of the house.

Vice Chair Katz said he was puzzled by the windows. The new part seemed to clash with the rest of the house. He wondered why they weren't using the windows. He thought the windows seemed inappropriate and should be smaller and match the others.

Chair Rios asked Ms. Bordegaray to describe the proposed windows before answering Vice Chair Katz's question.

Ms. Bordegaray said the windows are not the same pattern as the existing. She understood the windows were proposed to get more light into the enclosed portal area. She suggested that the applicant speak to that.

Member Guida asked about the color of the existing window trim.

Ms. Bordegaray agreed it appeared dark but will be white according to the plans.

APPLICANT'S PRESENTATION

Vahid Mojarrab, 147 Gonzales Road, #12, was sworn in. He explained he was part of the WAMO Studio, the architect representing the applicant.

QUESTIONS FOR APPLICANT

Chair Rios asked the applicant to address the questions on the windows.

Mr. Mojarrab explained the reason for the project was that the front door and gate were further up the street making it difficult for someone to find the front door. The front door and portal have very tall evergreen trees in front of them and are not visible from the street. The front portal is not being used at this time and the proposal would enclose that area, but it will not be interior space. The window and the front door to the house will remain the same and the space will be enclosed and made into another vestibule and the front door relocated. The window patterns and color are different mainly to distinguish they are not part of the old house and is new. The color and pattern are different and mimics much of the historic structure of the house, like the greenhouse addition that differentiates from the main house.

Chair Rios asked if the windows are mainly glass with no divisions.

Mr. Mojarrab explained they are glass but have division, and the enclosed space will not be heated. It is just an outdoor vestibule. All of the windows are paned with simulated divided lights and are not fixed. They are not functional.

Member Guida asked regarding the window trim and color if the windows are clad or all wood.

Mr. Mojarrab replied they are aluminum clad in a maroon, dark red.

Member Guida said what would be done is very sensible, but the size of the window should be smaller. He said the applicant was very articulate in how this was handled, infilling an existing portal. It is clear the windows proposed would mark the existing openings and architecturally that was a good way to handle that. They can still see what was there before.

He still had concerns with the jarring white color of the windows and the light pattern. He preferred no divided lights but that may not be preferable to the Board. Also, he would love to see a window darker in color and closer to what exists.

Mr. Mojarrab said he appreciated the comment and if the Board was more comfortable, they will match the existing color of the windows.

Member Guida asked if the applicant's preference was to do divided light.

Mr. Mojarrab explained if they filled in the window size they are proposing that the large portion of the window mimic the existing pattern. The applicant was not sure if that was acceptable to the Board. The existing windows are divided at the top portion and the bottom is clear. If they mimic the existing windows, they will end up with nonconforming window openings.

Member Biedscheid asked if the stone façade on the portal was historic.

Mr. Mojarrab didn't have information on the stone portion but indicated it would remain. The back of the guest house is over 100 years old, but he thought this structure was remodeled seven or eight years ago.

Member Biedscheid said it appeared the post on either sides of the new door and new windows would be bigger. She asked if the windows were being installed in the current openings.

Mr. Mojarrab said the openings would be reduced but nothing below the floor of the portal would change.

Member Guida asked staff if an exception would be required if the applicant were to change the window light pattern.

Ms. Roach replied the structure is non-contributing and does not require an exception. The only thing that might affect that is the 30-inch mullion if publicly visible.

Chair Rios asked to clarify if Ms. Roach had indicated that divided light windows would not be required.

Ms. Roach explained the 30-inch rule would apply, meaning divided light windows are required if publicly visible.

Member Guida asked if it was determined if the windows were publicly visible.

Ms. Bordergaray said that façade is not publicly visible, and the lower yard wall was added on and the portal is behind the trees.

Ms. Roach explained that public visibility had been eliminated because the house is at the end of a private lane off of Canyon Road.

PUBLIC HEARING

Ms. Beninato, previously sworn, suggested divided lights would make it more harmonious but understands that isn't required. It is jarring in regard to the harmony of the rest of the house because they don't look like they have any divided lights.

Chair Rios said she understood that the applicant is mimicking the light pattern on the existing windows.

BOARD DISCUSSION

MOTION: In Case #2020-002451-HDRB, 1146 Canyon Road, Member Guida moved to approve as submitted with the condition that the window color not be white but be a color that matches closely to the existing units on the house. The motion was seconded by Member Larson.

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

4. Case #2020-002355-HDRB. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Daniel Strongwater, applicant/owner, proposes to replace a shingle roof with a metal roof and to construct a yardwall on a contributing residential structure. An exception is requested, per Section 14-5.2(D)(6). (Daniel Schwab) (POSTPONED FROM 8/11/2020)

Member Guida recused himself from this case.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

806 Don Gaspar is a single family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" shingles and white trim and an unknown roof material. In

2018, the wood shingles had a brick red color, painted many years before. The shingles, wood corner and horizontal trims, fascia boards, fireplace chimney brick, soffits, and ceiling of the front porch were painted in Dunn Edwards "Vapor," which is an off-white. In 2018 the structure also underwent an interior remodel, and an addition was constructed with vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White". An exception to Section 14-5.2(D)(6) was requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary." The complete responses to the original exception criteria are given in this report.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2, was not being met, and requested an updated proposal. In particular, the applicant was requested to consider the following options for roofing material:

1. Wood, in the original style;
2. Asphalt that compliments the original color, if possible untreated so that water-run-off is useable;
3. Standing seam which would coordinate with the back of the house, but more matte in appearance

The applicant now returns to the board with the proposal to implement option number 3, a standing seam roof. The applicant found only one company that could install wood shingles, however the price was approximately twice that of the standing seam option. The updated responses to the exception criteria are given in the applicant's proposal letter and staff agrees with the applicant.

In addition, the applicant proposes to construct three yard walls from concrete block with a stucco finish colored El Rey Colonial White to match the house siding. These are to block traffic noise and create privacy from Don Gaspar Avenue. They are set back more than 35 feet from the public right of way and will be 6 feet in height, which is the maximum allowable height.

STAFF RECOMMENDATION

Staff recommended that all the exception criteria had been met. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

QUESTIONS FOR STAFF

Chair Rios asked Mr. Schwab if he agreed with the applicant's responses to the exception criteria.

Mr. Schwab said he did.

Chair Rios asked if Mr. Schwab felt the wall height of 6 feet would hide the contributing house and if that was acceptable.

Mr. Schwab said Code says the streetscape should be preserved, but there is no Code provision for preserving a view of an individual house. He has discussed that with Ms. Roach and Assistant Attorney Paez, who may want to comment.

Ms. Roach stated that the practice of the Historic Preservation Division was for the applicable streetscape for walls and fences for calculating maximum height, go back into the property by 20 feet. Staff has employed that practice, particularly pertaining to side yard walls and fences. In this case the concept was communicated to the applicant and he proposed putting in 6' high walls that are 35 feet back.

She noted it is important to remember that 20 feet from the street is just an interpretation employed for practical reasons. She read the definition of streetscape from Code section 14-12, "*The streetscape is the visual sector of the street or section of the street as defined by topography, the pattern of structures in open space, building and wall setbacks, street design, architectural design, and heights, widths and proportions of structures, fixtures and graphics*."

Ms. Roach said she took that to mean that the street encompasses the relationship between buildings and the street; between buildings and yard walls; between yard walls and fences and the street. It takes into account all of the different factors with each streetscape having slightly different character. The Board discussion with regard to the applicant's proposed yard walls, is whether 6-foot-high yard walls are compliant with the height restriction for yard walls and fences for this particular streetscape.

The application and interpretation of the Code is challenging. Staff over the years has facilitated an easier path to protect the essential character of the streetscape. The 20 feet rule is almost always applied to side yard walls and fences, unless there is a development pattern in which there are large tall walls set far back from the street. She would leave that to the Board to determine whether the proposal for the wall is in keeping with applicable streetscape for this case.

APPLICANT'S PRESENTATION

Daniel Strongwater, 806 Don Gaspar Ave., was sworn in. He said he has been before the Board many times in the past. He is committed to the community and is raising

his young family in the Downtown Historic District. He said they have attempted to act in the best of faith in getting all of the approvals and having necessary discussions and adhering to the desires of the Board to maintain the Historic District. His report has many reasons why he proposed the walls and he offered to share those details again if helpful.

Mr. Strongwater also wanted to comment that the drawing set that was presented is not the latest set he provided. The Board has a set showing a wall with a brick top and he proposes a straight concrete stuccoed wall. He has done a lot of research on wood shingles since the last meeting. They did find someone to install shake roofing but there is a large financial amount associated with that. He asked that the Board consider the financial implications, particularly in a pandemic, among the many other economic issues. It is deterring to young families and families in general who are not from means, particularly families of color or others we would like to have in our community. The financial restrictions imposed by recommendations can be very limiting. He would hope the Board considers that in their decision now and going forward.

He added for reference, that wooden shake roofing for this very small portion of our house was quoted $40,000 not including the gross receipts tax.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Strongwater to indicate why his family found it important to have the 6-foot-high walls. She felt looking at the before and after elevations, that he was hiding this beautiful historic house.

Mr. Strongwater explained there has been a dramatic increase over the years in traffic on Don Gaspar. The street is used increasingly more for commuter traffic in the morning and evening with a constant stream of cars that can be loud. In addition, they have a young daughter, a child on the way and a dog and had an incident where someone threw a bone over the fence. Thankfully, their dog survived that, but they feel quite exposed to the street in a way that almost no other houses on the street are. They have no backyard and are at the back of the lot line. They want to create a place of privacy for their young family to play safely in a friendly environment outside.

He added they are also working on a garden and have planted over 16 trees in their front yard in addition to extensive gardening. Another goal of the walls is to create a microclimate for the garden by building them in a thermally massive material. That improves the garden and helps mitigate extreme temperatures anticipated as the climate continues to become less predictable.

Chair Rios asked the distance from the property line to the proposed wall.

Mr. Strongwater replied the two walls are 35’8” to the closer walls and 43’6” to the furthest wall from the street. They did attempt this with landscaping and berms, but it was

a small impact in noise and privacy. Also, the house will still be quite visible with the 6-foot wall from the street.

He offered to answer questions in more depth if helpful.

Vice Chair Katz asked if correct that the standing seam roof would be $20,000.

Mr. Strongwater replied it was less than that. He is still talking to different contractors and it is between $10,000 & $15,000.

Vice Chair Katz asked if he had an idea of the cost of the wall.

Mr. Strongwater said he had spoken to people who have done work for them but did not get a concrete number.

Chair Rios asked him to describe the standing seam roof. She explained that the Board had approved a seam roof down the street from his house. In her opinion, that roof is very prominent and the house there before the roof was soft. The standing seam roof is very prominent. She asked if his roof would emulate that.

Mr. Strongwater indicated the house she referred to plays an important role in the history of his house. When doing our standing seam roof, we cited that building as a reference because we believed it was something the Board would approve. They had discussed the material of the seam roof on the addition and the Board was happy with the materials he put on the house at the time and approved them.

He said he was then, as well as now, open to working with the Board to find an acceptable solution. He has proposed, based on their comments from the last meeting, a material that is matte in finish in gray. It would not be nearly as prominent as the color on the existing addition and provides a visual separation from the addition. He was open to alternative color suggestions.

Member Larson said she is a lot more comfortable with the standing seam metal roof after the last discussion. She thought it more appropriate for the style of the house and more in harmony with the addition.

She asked if he had a reason to do a stucco wall, other than the thermal mass. She thought it a style problem and a conflict. This house is different than what one would expect to see with a stucco wall. She also couldn't understand how they would still be able to see most of the house. The rendering shows just the roofline which is a huge loss and she thought there should be something more compatible than stucco. She preferred a wooden fence which would still provide some microclimate and would not dominate the façade.

Mr. Strongwater said he extensively explored materials for the wall. The thermal mass is important for noise as well as the microclimate. He looked into a wood fence, but the noise reduction wasn't nearly as good nor for the microclimate without a lot of effort and strange amalgamation of materials. He considered a full brick wall but that seemed cost prohibitive and looked at capping the stucco wall with brick. That seemed to be further out of character although it echoes walls in the neighborhood but didn't seem to fit the house.

Mr. Strongwater said they arrived at what is proposed, a monolithic minimal stuccoed wall, as the quietest version of the wall possible. He was open to the Board's suggestions.

Chair Rios asked if Member Larson had a specific idea regarding the wood fence.

Member Larson explained she was thinking of something more in character with the house in a simplified form. A stucco wall clashes with the house and they should see a distinction between styles, not just a wall that conforms. She thought because there is already a wood fence although shorter and doesn't provide privacy, it is the most appropriate option. It adds the barrier for the noise reduction, and aesthetically he should try to harmonize and complement the house.

Mr. Schwab noted that this house is the only one on the street located at the back of its lot. The street is heavily impacted with 5,000-10,000 cars a day connecting to downtown. The material of the wall is crucial for blocking noise and a wood fence would never be used as a noise barrier.

Mr. Schwab said the question is also how the Board defines the streetscape - whether it ends at the fence or extends all the way back to the house. That is important in making a decision.

Chair Rios agreed the house is different with where the garden area is and the house set further back, but it is still part of the streetscape.

Vice Chair Katz said he wasn't quite so sympathetic with the noise concern. No other house on the street has a wall above 2-3 feet and they are closer to the street. He agreed with Chair Rios that the streetscape is the relationship of the house to the street, the fence to the street, and what is between the house to the street. He thought that the wall should not be. He noted there was an area in front of the new addition that could be wall to provide privacy and would not block the historic facades of the house. He encouraged the Board to not allow the wall to block the historic façade. He would agree that a different wall that only blocked the new portion could work and provide some quiet.

Ms. Roach offered a friendly reminder that Code has no provision prohibiting the blocking of the view of a contributing structure. She encouraged the Board to evaluate

the character of the streetscape and whether the proposal is appropriate in that regard. She said it is important not to introduce concepts that have no basis in Code.

Vice Chair Katz said what about blocking the view of the house. The streetscape is where you see the houses, some that are contributing and some that are not. The pattern of the streetscape is not having high walls.

Ms. Roach said if the Board thought they should explore that line of reasoning of the pattern of walls, and that relationship to the siting of the homes in the rest of the streetscape.

Member Roybal said we need to understand what the applicant wants and why. He didn't agree that the applicant should not have a wall. He was concerned that the Board was not honoring the wishes of an applicant before the Board, especially when staff had already approved this. This would not affect anyone other than someone driving by who could not get a view of the house. That is important. He said the Board has a responsibility to the applicant and to the Code. And if this does not affect the Code, as just pointed out, the project should be approved.

Mr. Schwab said the streetscape is defined by a small front yard with a mass in the form of a house 40 feet back from the street. The applicant proposed a mass about 30-40 feet back from where a house would normally stand. This does not fit into the pattern of the streetscape, but the wall would actually be in line with all the other houses on the street. He responded to Vice Chair Katz that the rule is that there is no other family using their front yard for their private use, they use their backyard. In this case there is no backyard. The applicant is forced to use the front yard.

Mr. Strongwater asked in the consideration of the streetscape, what extent of the street was being considered. As you move toward the downtown area, it is rare you have a view of the houses and almost all of those houses are either behind a wall or a hedge. It is rare to have a full view of a house heading north for a couple of blocks toward the Capitol. It is certainly a pattern of walls, hedges and fences and other forms of obstruction that prevent you to see the homes. Across the street from him, each house has a small front yard and he could attest that the front yard is not used. They have private backyards, many with second units, where they spend most of the time outdoors.

Chair Rios asked that staff confirm that streetscape is 600 feet from midpoint in either direction from the home. She thought that included the opposite side of the street as well.

Ms. Roach confirmed that was correct.

Vice Chair Katz said if you go to the next block, as suggested by the applicant, there are low walls just like the block he is on.

Member Bienvenu asked staff to clarify the relevant provisions on the definition of the streetscape as he found only the height of the wall. He asked if they were talking about any other permit and if there was any other reason the word streetscape would be relevant for a determination.

Ms. Roach replied that is the pivotal definition that height restrictions are centered around.

Member Bienvenu said his point is that the streetscape issue only relates to height, not to harmony with the streetscape or other concerns.

Chair Rios said that is exactly what it does.

Member Bienvenu asked where in the Code it does that. He was asked for help finding the section of the Code that is applicable and could only find the height issue. Code says the yard wall shall be limited to a height that does not exceed the average height of other yard walls or fences in the streetscape. He asked if the Board decided this is in the streetscape, under that provision do they know the limitation of the average height.

Mr. Schwab explained staff allowed for the maximum allowable height of 46 inches.

Member Bienvenu asked if the position of staff was that the wall did not meet the streetscape and therefore the provision did not apply.

Ms. Roach said staff often applies the 20-foot rule when interpreting the streetscape for walls and fences. It is used as a way to help apply a rule that is too broad. The line in the sand they have drawn the last 20 years or so is 20 feet. She believed in this case it was up to the Board to determine how far back the streetscape would go for this property. She said initially when employing the 20-foot rule, to keep in mind the character of the streetscape, and whether or not 20 feet is appropriate, given the definition of streetscape and the maximum allowable height.

Member Bienvenu said he understood and was not disputing one way or the other and was just trying to follow the reason for the recommendation that this should be approved. He asked to see the definition of streetscape again.

Ms. Paez added that Code has in addition to the definition, a portion about how the streetscape is measured and describes the 600 feet. Code says, "*If the project location is sited on a street which extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls and fences on both sides of the street on which the proposed building, yardwall or fence is to be located for a distance of 600 feet, measured from the midpoint of the street facing the façade of the proposed building, yard wall, or fence in both directions.*"

She thought that was helpful because it tells them how far to go away from the midline of the new wall, and how deep into the property in terms of defining this. That is why it is a practical metric in cases where staff has excluded something more than 20 feet back. In this case, the Board should determine if they should be considered part of the streetscape. If so, it would then be limited to the maximum allowable for a new wall in the streetscape, the 46 inches and not six feet.

Member Biedscheid thought the proposed walls on the streetscape of Don Gaspar is uniform, more than many streets in the city. There are low walls predominantly, lots of picket fences and landscaping close to the sidewalks. She was sorry there was no discussion around the status for the building. She recalled a discussion about similar yards on the street and comments that orchards were popular, and animal tending was historically done in the front yard of some properties. She thought the setback of the house was intentional a hundred years ago when there were orchards and livestock.

She also remembered a discussion about protecting the space in front of the property. She noted that even on page 12 it said, "*The house is setback so far from the street it is another of its distinctive characteristics."* It's location on the lot is what makes this house contributing. She saw the impact of the proposed wall as a barrier to the streetscape and didn't see how it possibly fit within the streetscape. Stucco walls at that height do not appear in this streetscape.

Member Biedscheid said with respect to the roof, this house went in a direction not in keeping with its history. The roof choices presented to the Board do not enhance its character or protect things that make the house unique. She wasn't familiar with the expense of the wood shingles and wouldn't comment from a cost perspective, but it is true to the history of the house. It is inappropriate that the wood shingles on the sides were painted and takes them further from this house's contribution to the streetscape.

Ms. Roach responded in reference to Member Biedscheid's comments on the wood shingles that those are not proposed by the applicant. They were brought up by the Board in the previous case. She cautioned the Board about requiring an applicant to reintroduce a material that was no longer an historic stamp on the building. The historic character of the wood shingle roof has already been removed. There are not even photos of the home with wood shingles, it is just conjecture and she would caution the Board.

Member Biedscheid explained her intent was not exclusively wood shingles. She believed that there had been a shingled roof and there are wood shingles on the side. She had assumed this house had a wood shingle roof of some sort. That was what the Board was trying to replicate; it was certainly not a standing seam originally. She retracted her wood shingle suggestion and said it was speculation.

Vice Chair Katz said he had a real problem with the standing seam. It really detracts from identifying the historic portion of the structure from the new. He thought wooden shingles would be great if the applicant didn't want to replace in kind. He asked if a requirement of the Code on a contributing structure was if something is replaced that it was to be replaced in kind.

Ms. Roach noted that was the exception request.

Vice Chair Katz said the shingles could be asphalt in the color of the shingles that are there, or wooden shingles. Standing seam is not appropriate on the old portion and doesn't carry through the historic view of the house.

Member Larson thanked Member Biedscheid for adding the history in terms of the streetscape. She thought it important, especially to the discussion of the streetscape and why this is contributing and why the wall would take away from the historic character.

Mr. Strongwater said he appreciated all of the discussion and thoughtful feedback and consideration of the history. He wanted to add looking at the agriculture, he had planted a significant number of fruit trees and has returned the yard to its history as an orchard. They also have chickens and are supportive of that. He said we believe the addition of walls also supports the use of the yard space.

Mr. Strongwater said as a resident in the historic district he has worked closely with staff. He has followed their guidance and listened closely in interactions with the Board. They are open to finding a mutually beneficial and positive solution. But he was struggling to understand how to get to a place where his needs as a resident in the home is met in addition to the Board's needs. He asked the Board for support or help so they could find a solution that supports both.

He apologized to Vice Chair Katz for misquoting that *all of the streetscape between his home and 600 feet*. But there are homes with different topographic relationships with their walls and the walls are in excess of 6 feet when walking the sidewalk or driving along the street of his house. The homes behind them are at different elevations and some of their walls do appear to be low walls.

Mr. Strongwater said he appreciated their thoughtful consideration. He said we care deeply about the historic home and they care about preserving it and moving it forward into future generations.

Chair Rios said she appreciated the applicant's cooperative spirit. She noted as a Board they do have to uphold the ordinance. She said many of the members have been on the Board for a while and have a lot of history and do want to work with the applicant.

PUBLIC HEARING

Ms. Beninato, previously sworn, was happy the addition was added and didn't obscure the house. In that location there is no backyard and the setback of the house alone is going to help with the noise problem. And that the owner has put in so much vegetation in the front yard should also help with the noise. They are talking from 8-9 a.m. and 4:30 to 6 p.m. and possibly lunch and it is noisy. But having a wall six feet high is different than having windows and an open porch. She urged the Board not to approve the wall. Landscape could make it less noisy and there is a picket fence for safety, and the house sits way back. She added that a shingle roof is more appropriate than a standing seam, but the owner shouldn't spend twice as much. Many of the houses in that area have asphalt shingles which is appropriate and in keeping with harmony.

BOARD DISCUSSION

MOTION: In Case #2020-002355-HDRB, 806 Don Gaspar Avenue, Vice Chair Katz moved to deny the wall because it is not within the allowable limit in streetscape and he finds what is so special about this house is that it is setback. That is a crucial part and what is between the sidewalk and the house is part of the streetscape. He also would deny the request for the standing seam roof but would approve either an asphalt or wood shingle roof at the choice of the owner.

Member Bienvenu asked for a friendly amendment to split the motion into two separate motions since they are two independent issues. He had different points of view on each.

Ms. Paez asked Vice Chair Katz if he would split his motion into two motions.

Vice Chair Katz thought that reasonable.

Ms. Paez clarified that the first motion is that the wall would be denied on the grounds that it is not within the allowable height for walls in the streetscape.

Member Bienvenu seconded the motion.

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

MOTION: In Case #2020-002355-HDRB, 806 Don Gaspar Avenue Vice Chair Katz clarified that the second motion denies the standing seam roof, but he would approve an asphalt or wood shingle roof. The standing

seam roof takes away from the historic look of the contributing house and loses what is old and new and the historic value is lost. Member Biedscheid seconded the motion.

Ms. Paez asked if Member Katz had additional findings regarding the exception criteria, particularly those that are not met for a standing seam roof.

Member Katz stated #1 is it doesn't achieve the desire to have the new part and the old part of the house look identical so that the old part could still be identified. He found there is no hardship even though it costs more because that is part of having an historic house.

Member Biedscheid seconded the motion adding that exception criteria #1 was not met and the addition of a standing seam roof would alter the predominate streetscape, that are not standing seam roofs. In addition, it detracts from the historic nature of the house by not replacing with material in-kind; and criteria #3 was not substantially met. The design option to replace in-kind is fully obtainable and possible.

VOTE: The motion failed by a tie (3-3) roll call vote with Members Biedscheid, Katz and Chair Rios voting in favor and Members Bienvenu, Larson and Roybal voting against.

Chair Rios allowed Mr. Strongwater to comment.

Mr. Strongwater indicated the Board made 3 recommendations at the last meeting and he returned with one of the recommendations. Also, he thought a number of his reasons for requesting the exceptions didn't seem to be considered in the motion. He respectfully requested the Board consider his request for exceptions and the reasons for the requests in full, and to consider in the motion from the previous meeting the Board had offered a standing seam roof as an option. He said we responded to that and returned with color considerations responding to and in line with that discussion.

MOTION: Vice Chair Katz moved that the roof be replaced in-kind with asphalt shingles of a similar color. Member Biedscheid seconded for discussion.

Member Biedscheid said that is not the proposal. She asked if the Board could make that motion.

Chair Rios replied the Board could make that motion. They weigh everything presented to them and make their motion based on the discussion that took place on the application.

Ms. Paez said that this still a denial of the application and denies the exception request with the condition if approved, that the applicant replace in-kind. The motion is the same without the potential for wood shingles. The motion needs to deny the exception request.

Chair Rios asked if Ms. Paez was saying the Board should not go forward with the motion.

Ms. Paez explained she was clarifying the motion is still a denial of the application and the exception request.

Chair Rios asked if they could continue with the vote on the motion.

Vice Chair Katz rephrased his motion and moved to grant the request to reroof on the condition it is with asphalt shingles of the same color. Member Biedscheid seconded the motion.

VOTE: The vote began with Member Biedscheid voting in favor, Member Bienvenu said he was in favor, but the applicant had not proposed that option. He wasn't sure it made sense to approve if the applicant had not indicated it in the realm of possibilities. He thought the applicant did not want asphalt shingles originally because he wanted to harvest rainwater off the roof.

Chair Rios said she believed the motion could take place. She asked that Ms. Paez comment.

Ms. Paez replied the motion is not responsive to the application. The Board's jurisdiction is limited to what has been applied for. If the applicant wanted to amend the application on the record to say he was requesting approval of a replacement of the shingles, she would be comfortable. In the absence of that, this is functionally a denial of the application and exception request.

Ms. Roach suggested a condition of the motion could be that the Board invite the applicant to allow staff to do an administrative approval of a replacement in-kind.

Mr. Strongwater said he appreciated Member Bienvenu's comment. He said they attempted to be as explicit as they could in the application and documentation that they don't feel asphalt shingle is an appropriate replacement. From an ecological perspective in 2020 and dealing with an immense climate crisis, they should not be operating under the presumption of normal conditions.

Mr. Strongwater said he appreciated the Board's concern with regard to the distinction between the existing roof and the roof of the addition. He welcomed other alternative options more ecological that allow the use of rainwater without contamination and enable them to reroof with a responsible roofing material. He said we are not open to replacing with asphalt and would like to replace with metal in some capacity but are open to alternative forms of metal roofing or colors.

He also appreciated that there is an added expense to living in an historic home but would argue that the expense for replacing a small portion of roofing in excess of $40,000 doesn't seem a reasonable expense to request. And he didn't believe someone purchasing an historic home could ever anticipate that in terms of maintenance from a cost perspective.

He said he respectfully requested the Board reconsider a standing seam or alternative forms of metal roofing. He wasn't sure if there are other conditions of metal roofing or color shades more acceptable to be considered. He brought a sample of the gray roofing material he proposed which is very visibly different from the gaveling on the addition. It is a starkly different color with a starkly different finish. He thought they could not be confused if they were next to each other. He again respectfully requested help from the Board in finding an acceptable solution to meet everyone's needs.

Ms. Paez suggested another option could be to postpone.

Ms. Roach said she was having a hard time with the discussion. She wanted to advocate on behalf of staff's recommendation and for the applicant. This has already been postponed once. The applicant has considered multiple other options and selected an option recommended and accepted by the Board in the last hearing. The color selected distinguishes the standing seam roof from the addition and the Board thought that appropriate and compatible material when this was approved. She thought it worth approving the standing seam metal.

Member Larson reiterated that with the siding the Board is still looking at a very distinctive difference between the historic and newer material. Not only the roof dictates that, there is visible physical evidence of the time periods. She added that in the last meeting they discussed alternative options of roofing and a Board suggestion was to look at a rustic shake metal roof. She didn't think they got far into the discussion. If they are at a standstill, even though the Board previously thought standing seam would be appropriate, they could decide to continue to look at materials. There are still options available.

Chair Rios asked if Member Larson's reference to a metal roof was to a standing seam or corrugated metal roof.

Member Larson said she was referring to a non-ornamental metal shingle.

Chair Rios thought that would be an excellent option and appropriate. There are other metal buildings in town with those types of roofing and it would fit well with this home. She thought a color in matte would be acceptable.

Member Larson added if talking about replacing in-kind and still being livable, that would be the best alternative. They haven't looked at whether that would be cost prohibitive. She found it difficult to still be discussing this in the second hearing.

Vice Chair Katz withdrew his motion and Member Biedscheid accepted.

MOTION: Vice Chair Katz moved to postpone for the applicant to explore the non-ornamental metal shingle roof discussed. Member Roybal seconded the motion.

Member Roybal said he was perturbed by what the Board had done to the applicant and that they were causing him to come back. His second to the motion was because it was the only way to move forward.

Member Bienvenu echoed what Member Roybal just said. We told this applicant at the last meeting there were three options to explore. One was the standing seam metal roof. We did not provide the

option of the metal shingles even though they were discussed. He thought this unfair to the applicant now to send him back. The applicant had returned to the Board with what they requested and now we are asking him to consider something that was not requested.

He agreed he would support the motion if postponement were a way out of a potential impasse and the applicant wanted to consider the option.

Member Biedscheid asked to ensure the discussion include the color. What was proposed is a color matching the existing standing seam roof but in a matte finish. The Board in previous discussions had emphasized the dark tan of the current roof as preferable.

Vice Chair Katz thought the discussion of the non-ornamental metal tile it was agreed it could be in a light brown to match the current roof. He has suggested it match the current roof as much as possible.

VOTE: Member Biedscheid said she was going to vote yes asked if the Board could offer an opportunity for the applicant to agree now to something to avoid the postponement. She would like to try to avoid the applicant having to come back.

Chair Rios said she has been on the Board for a number of years as have many of the members of the Board. She thought sometimes when you want to get it right, unfortunately with a house that is historic, sometimes the applicant has to come back several times. She thanked the applicant and his wife because they wanted to do what is right. She said she hoped he would bear with the Board.

She asked Ms. Paez if appropriate, in the middle of a motion, to ask the applicant if he would be okay with looking into this option.

Ms. Paez replied the motion was seconded and the motion could be withdrawn if both the maker and the second agree and they could start over.

Chair Rios clarified she just wanted to ask if the applicant was willing to do what was requested of him in the motion.

Ms. Roach apologized for interrupting but said she wondered if appropriate to postpone again or if they should deny with an invitation

for a new application. Postponing again effectively denied the applicant the right to appeal.

Vice Chair Katz said he was inclined to move ahead with the motion. It would be faster for the applicant to bring in the information and get it over with.

Chair Rios said there is a motion and a second, but nothing had been offered if she could ask the applicant before the Board moves forward with a vote.

Ms. Paez explained it was not appropriate parliamentary procedure, but the Board takes a more informal approach due to the nature and complexity of the motions and the projects. She would go ahead.

Chair Rios asked Mr. Strongwater his opinion on the Board postponing to allow him time to look into another option for roofing material with metal shingles.

Mr. Strongwater said he continues to appreciate the discussion but is a bit aghast of where they ended up. At the last meeting he had offered the board a non-ornamental shingle to look at on the Internet. The Board decided the shingle was not appropriate. He has attempted to follow the word, intent and the intention behind the word of the Code, and of City staff, as well as the word of the Board. To the best of his ability he attempted to reconcile all of them for a solution that checks all the boxes.

The gray is not a match to the gaveling and is many shades darker and closer to the trim gray, a dark gray. It does not look anything like gaveling. He said winter is fast approaching, we may have snow tomorrow and we are worried about the quality of our roof. When the contractors looked at the roof, their faces were not good. We really want a new roof on our house and have a new baby coming in January.

Mr. Strongwater said we have been put through the ringer on this. He doesn't know what else he could have done to meet the needs he put forth and the aesthetic considerations of the Board.

In addition, although they are no longer talking about the wall, the combination of the two has him very confused and frustrated. The Historic staff has been approving walls 20 feet back from the street

for over 20 years. He has been open to changes in height and everything to that nature and will try to return with a new proposal for the wall.

Mr. Strongwater said with regard to the roof, he didn't want to consider other options. We have already been through this. His understanding at the last meeting was that standing seam was an acceptable option and is not sure how to reconcile that. It was written in the motion and provided as an option. He isn't sure where that will go legally speaking when he returned with an option of the Board to a T and a color differentiation and one of the proposed material options.

Mr. Strongwater said he was not sure where to go from here and did not want to consider getting more quotes and figuring out where he could source a metal shingle. In his experience, the fake metal shingles he has seen in town do not look good. It is apparent from their warping and the installation that they are not shingles.

Mr. Strongwater said he would be open to pursuing a path to learn more about buildings in town the Board thought looked good with metal shingles.

He asked the Board to consider approving the standing seam or make suggestions or consider other patterns where the spacing and height of the seam are differentiated from the existing roof. He would be open to those options. At this point, from when we began discussions on roofing options with staff, it has been many months. We were hoping to get this project done and he would like to avoid a postponed meeting if possible.

He wasn't sure as in the past if the Board could provide broader guidance and give authority to staff to determine the final details. He thought in general this would be a real deterrent to people living in the historic district and really problematic for homeowners.

Mr. Strongwater said he did not call on his neighbors to voice their concerns at this meeting. He thought this would be a reasoned and principled discussion. We did bring support from many of our neighbors and have discussed this with them and is not sure if that matters. He said he felt deflated and disenfranchised from participating in the historic community in Santa Fe. And that is "a real bummer" to have to say.

Member Roybal said he also is very disturbed of what has happened to this applicant and asking him to come back. We need guidance from the attorney and staff of how to proceed and move forward so the applicant does not have to come back with something he doesn't want. He was also disturbed that the Board asked Mr. Strongwater to do certain things, and he has done them, yet they are here again trying to get the applicant to do something else. The Board is trying to get the applicant to redesign something he was told to do by the Board.

Mr. Roybal asked for guidance for the Board, so they didn't waste the applicant's time.

Mr. Schwab asked to comment. He said he has great respect for the work of the Board. He is new and trying his best to serve them. The Board had provided a clear set of three options, he transcribed those and sent them to the applicant. He and the applicant discussed the options and the applicant agreed to accept one of the options exactly as the Board recommended and approved in a roll call vote.

He found it difficult to understand how now the previous decision by the Board is not honored. He asked the Board to reflect on that.

Ms. Roach echoed Mr. Schwab's comments and agreed. The applicant did everything possible to satisfy the desires of the Board, the Code and his needs. He navigated the different sets of values. When the Board makes specific recommendations to an applicant, staff works diligently with the applicant to bring forward an application that would meet the Board recommendations. It makes a very difficult situation to return to the Board and they change their decisions and returns to the effort to revisit metal shingles. They were the entire subject of conversation at the last hearing.

Ms. Roach said she will state again, she strongly encourages the Board to follow staff's recommendation and approve the standing seam metal roof.

Member Katz withdrew his motion.

Member Bienvenu said the Board has had further discussion after the motion to deny the application. He thought the discussion and

the recollection of what the Board advised staff and the applicant at the last meeting, may have changed some minds.

MOTION: In Case # 2020-002355, 806 Don Gaspar, Member Bienvenu moved to approve the application with respect to the standing seam metal roof as recommended by staff and supported by the record and the Board's prior recommendations to the applicant, and that all exception criteria have been met. Member Larson seconded the motion.

Chair Rios asked for specifics on the approval.

Mr. Schwab indicated they would be approving a standing seam that will coordinate with the back of the house with a more matte appearance, per the last hearing.

Ms. Roach added the color is slate gray. She displayed the color.

VOTE: The motion failed by roll call tie vote (3-3) with Members Bienvenu, Larson and Roybal voting in favor and Members Biedscheid, Katz and Chair Rios voting against.

Ms. Paez suggested the vote be considered a denial and an impasse. With six Board members and one member recused there was no way to have a winning motion and should be construed as a denial and a final act.

She indicated the record is clear what was decided by each member of the Board and that the application was not approved and that the exception was not approved. This is a final action and a denial.

Mr. Strongwater asked about the process for an appeal of a decision.

Ms. Paez explained the process is that an appeal period starts with the Board's approval of the written decision. That should be available at the next Board meeting in two weeks and triggers a 15-day appeal period to the Governing Body. Staff could provide the appeal petition and appeal ordinance.

Mr. Strongwater asked how long the entire process would take.

Ms. Paez explained it will take time because the appeal would have to be scheduled for hearing by the Governing Body.

Ms. Roach offered to assist Mr. Strongwater with the procedure and timeline.

5. **Case #2020-002422-HDRB. 225 East Marcy Street**. Downtown & Eastside Historic District. Daniel Strongwater, applicant/owner, requests primary façade designation for a contributing structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Member Guida recused himself from this case.

Mr. Schwab presented the staff report as follows:

STAFF REPORT:

225 East Marcy Street is a structure with contributing status to the Downtown and Eastside Historic District. The applicant requests designation of primary facades.

The structure was constructed in 1914 in Bungalow style and was used as a single-family residence until 1968, after which it has been used for commercial and restaurant uses. It is constructed of brick with shingled gables and has an essentially rectangular shape except for a non-historic addition on the northwest corner.

The structure's principal façade faces south onto East Marcy Street. It has a porch with white columns on top of stucco-covered plynths both at the corners and on either side of centered brick stairway. These inner columns were added around 1985. The white wall plaster may be historic, but is likely not original, given that the exterior walls on the other sides of the building are brick. Centered in the shingled gable are two wood-framed single pane windows presumed to be historic. The façade has a highly symmetrical design, with a door at the center. Staff presumes that at one time, windows were placed symmetrically on either side of the centered door and that at an unknown date, the window on the west side was replaced by a door. Further investigation of the structure would be required to establish if this was the case. The center door is recessed and has a wooden rectangular lintel above the door, while the west door is flush with the exterior wall, has no lintel and has two non-historic vertical side windows. The doors themselves are of the same design and are non-historic. The east windows are historic single-pane wood-framed double-casements on top of which screens have been tacked. The black security grates are not historic.

The other facades are much less prominent.

The East façade, with a driveway running next to it, is publicly visible. Here the brick is visible, painted white. The façade contains historic double casement windows with wood frames and single panes. Black metal security bars were added in 1985.

The North façade has had the most changes, with an addition constructed in 1991 on the northeast corner, including a concrete ramp leading to the original rear door, and replacing the single door with the current existing wood double doors. The backyard was paved over for parking most likely after 1984.

The West façade has very low visibility from the public right of way. Similar to the east façade, it has white painted brick, several historic windows and a tar shingled gable with a non-historic window. The rear addition also extends over part of this façade.

STAFF RECOMMENDATION:

Staff recommended the historic status of the structure be maintained as contributing and that the south façade of the structure be designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended designating the south façade as primary, noting that the western door and door opening with side-windows, the east door, the metal grates and the central columns are not part of the original structure.

QUESTIONS FOR STAFF

Vice Chair Katz asked if Mr. Schwab considered also recommending the east side for primary. It seems original and gives the sense of what the original building was, which was brick and it is quite visible.

Mr. Schwab thought that would be reasonable. He added it would be the east façade if any, in addition to the south.

Member Biedscheid agreed the south façade should be primary. Other cases with gabled roofs they had tried to capture both gables. By designating another façade as primary, it would capture the roof line. She asked Mr. Schwab's thoughts on that.

Mr. Schwab replied he did not have the experience, but Ms. Roach may want to add to that. He did believe those two are the most prominent and capture the building.

Ms. Roach stated primary facades are the principle facades of the building.

Ms. Paez restated for the record that Member Guida is recused from this case.

Mr. Schwab. in response to Ms. Roach's comment, noted the design has one prominent façade and the others are secondary.

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APPLICANT'S PRESENTATION

Mr. Strongwater, previously sworn, agreed with staff on the south façade as a primary designation. He did a lot of sleuthing in the newspapers and other historical records. He believed when purchased in 1968, the house was converted into an office duplex. He thought on the south façade the owners made the opening of the symmetrical windows to the left in the photo into a door with single pane lights on either side. Also, it is likely at that time they replaced both original doors. That theory proved out through demolition because the framing appears to align with that. The two center columns were added later. He offered to add more flavor to what had been called out in the text.

Mr. Strongwater added that the east façade was not treated with the same historical respect. We are not clear how or when the wood shingle siding was replaced with asphalt shingle. In addition, there is a lot of condition on the ground with concrete and other material we feel degrades the historical nature.

He requested the Board consider only the South façade which has retained the most visual similarity as a primary façade. He also asked the Board if considering the east façade to possibly consider secondary or ideally noncontributing rather than primary, based on the modifications made over time.

QUESTIONS FOR APPLICANT

Chair Rios asked if the window openings on the east façade were original.

Mr. Schwab believed they were original although he had not researched them. They appear historic and led him to believe there were no changes in the openings.

Mr. Strongwater said the second story opening on the east façade is unclear. The first story openings are believed to be original. The second story is replaced with an aluminum single pane set of windows and it isn't clear if the windows were there originally. The windows themselves are not historic. He believed the second story may not have even existed originally and could have been added during the duplex conversion in the 70's.

Chair Rios said she has heard from both Mr. Schwab and Mr. Stormwater that the openings are historic. But Mr. Stormwater believes the windows themselves are not historic in the openings.

Mr. Schwab said he understood the first floor has historic windows. The second story is not historic and possibly the opening is more recent.

PUBLIC HEARING

Ms. Beninato, previously sworn, said the east façade should be included. She thought she heard that the office conversion occurred in 1968, making it historic anyway. The asymmetry of the south side is not typical of that type of building. And she would say the same for the second story window. It would be important to capture the gabled sloping roof; and concrete walkways or paths that were not there originally does not necessarily detract from the primary façade itself.

BOARD DISCUSSION

MOTION: In Case #2020-002422-HDRB, 225 East Marcy Street, Vice Chair Katz moved to designate the south and east facades as primary. The motion was seconded by Member Biedscheid.

Ms. Roach clarified the property was not currently statused.

Mr. Schwab explained it is contributing and they are designating primary facades.

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

6. **Case #2020-002421-HDRB. 1243 Canyon Road.** Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Member Guida returned to the meeting at this time.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

The proposal includes a number of minor changes, none of which exceed the current maximum height of the structure:

1. Move the entry gate back from the street to improve driveway visibility
2. Enlarge the parking area by partially demolish its retaining wall, extending the pave area further back, and rebuilding the wall
3. Repaint the existing pedestrian gate in the existing red color
4. Construct an entry portal in a Spanish Pueblo Revival Style matching home on the east side with the same height as the entry mass
5. Construct an 80 square foot closet addition on the southwest corner
6. Demolish, redesign and reconstruct west-facing courtyard, including walls of the guesthouse on the north side by reducing the enclosed space by about 100 square feet.
7. Construct a new portal with parapets, corbels and round wood posts stained “Mahogany” on the west-facing courtyard
8. Construct a 320 square foot gym attached to the north side of the structure in the same style. It will be built to a height of 14 feet 2 inches from the natural grade. The natural grade here is 8 feet lower than the natural grade at the highest point. It will have sliding doors facing North with 10-light simulated divided lights.
9. Convert non-historic windows to French doors in a ten-light simulated divided pattern, a lintel above and side lights also in a ten-light pattern. This will be placed under a new portal on the north facade with a parapet, corbels and round posts stained “Mahogany”.
10. Change skylight patterns in the northern part of the structure all of which will not be publicly visible
11. Replace all windows with new windows with wood lintels, colored with a mahogany stain. There are no historic windows on the currently existing structure;
12. Replace and add skylights, colored dark bronze, none of which are publicly visible;
13. Construct a detached garage on the southwest part of the property to a height of 13 feet 0 inches. The garage door will be wood with a “Mahogany” stain and “Buckskin” stucco to match the existing house.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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

None.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta and Sissy Mahoney, owner, 1243 Canyon Road, were sworn in.

Mr. Martinez said they are trying to make the house more historic looking. For that reason, they want to replace all of the windows. They will expose the lintels over the windows, remove all of the arched windows, replace the entryway, and put in a new entry gate, 23 feet back from the street, per Code. Currently a person has to stand in the street when ringing the doorbell. In the courtyard they are opening things up, demolishing part of the house and pushing the closet further away. They will replace a portal on the side of the courtyard with a courtyard on the back to take advantage of the outdoor space and view of the mountains to the west. A garage will be added that will not be publicly visible because it is behind a high wall. It would be lower than the house and out of a utility entry at the bottom of the property.

Ms. Mahoney added we love this house and want it to be more historic. The windows proposed are French casement windows. They want this be a cohesive and more historic project.

QUESTIONS FOR THE APPLICANT

Vice Chair Katz addressed Mr. Martinez and stated he thought he understood the reason for moving the driveway entrance was to get off the road. He voiced some concern that the closer it gets to the hill, there is less visibility. There are a lot of pedestrians and bikers and the street isn't very wide, which is always a problem.

He didn't see a drawing of the entryway and wondered if he missed it.

Mr. Martinez indicated it was on the site plan on sheet A1.1. He indicated he will put buttresses on the existing wall on the street in corners where the sections are cut out and put back the wood and metal gate located in the back of the recessed part of the wall. He noted a photograph on the sheet showing the materials and finishes.

Vice Chair Katz thought it looked good and would be safer.

Mr. Martinez said the location would be more central and allow primary guest parking and a utility parking space on either side of the gate. They currently have to go the full length of their courtyard to enter the house.

PUBLIC HEARING

No one spoke.

BOARD DISCUSSION

MOTION: In Case #2020-002421-HDRB, 1243 Canyon Road, Member Guida moved to approve as submitted. The motion was seconded by Member Roybal.

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

7. **Case #2020-001740-HDRB. 212 Barela Street.** Downtown and Eastside Historic District. Joe Simmons and Wendy Waites, agents/owners, propose to construct residential structures on a vacant lot. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

212 Barela is located in the Westside-Guadalupe Historic District. It was formerly the site of two residential structures built in a vernacular style. Both structures had a contributing historic status, but were found by a professional engineer in 2018 to be in very poor condition. On January 8th, 2019, the HDRB approved their demolition with the following conditions:

1. Subsequent construction shall replace the three south and east street-side facades in a similar L-shape, built within 1ft. – 2 ft. of the current locations of the south and east facades; and
2. No vehicle entrances shall be built or established on the south or east facades.

These were filed and recorded as a "Declaration of Covenants Running with the Land" with the Santa Fe County Clerk on February 25th, 2019. The existing structures have since been demolished.

On March 10, 2020, this case was heard by the Board for the first time. At that time, the applicant proposed the construction of a new residential structure consisting of the maximum allowable 3 units with a total roofed area of approximately 3400 sq. ft. The proposed structure exceeded the maximum allowable height and was proposed to be 18 feet-8 inches high, having requested a height allowance for a sloping site, per 14-5.2(D)(9)(c)(ii)(F).

The proposed façade along the street frontage only partially conformed to the requirements of the board set forth in the first condition of approval from case H-19-001.

In particular, the east-facing façade was set further back than six feet from the original footprint.

The Board postponed the proposal for redesign. In particular, the made the following suggestions for redesign:

1. The scale and massing should be more compatible with the streetscape.
2. The height of the casita volumes should be reduced.
3. The clerestory windows should be eliminated.
4. The massing should be more in line with historic structure and previous directions of the Board; and
5. The massing between front and rear structures should be separated.

The applicant now returns with an updated proposal. With regard to the above points, the following changes have been made:

1. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened to provide vehicular access as required by zoning and fire codes. Formerly, the corner of the house was 8'-9" from the property line. This proposal sets this clearance at 11'- 0", resulting in this wall being 24" shorter than the original. This is the maximum allowable deviation as set forth in the "Declaration of Covenants Running with the Land" from February 25th, 2019.'

2. The floor elevation of the front casita is lowered. Parapet height from adjacent grade is 11'9", which is 15" taller than the former structure (per HPC record "as-built" plans). Parapet and roof heights are lowered to be within the allowable heights and the solar panels will not be publicly visible. The floor elevation of the front casita is lowered. The roof height and parapet height of the casitas is simplified and made uniform. The clerestory volume for the main house is similarly eliminated.

3. The clerestory windows have been eliminated throughout.

4. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened by 24 inches.

5. The applicant states that separating the massing of the casitas and the main house is not possible due to existing conditions and other code requirements. An attached garage alternative is proposed which attempts to minimize the visual impact of a continuous structure. As homeowners and caretakers for two rentals, the applicant asserts that he requires an enclosed garage. The garage placement is reworked,

bracketing the garage between higher walls achieves the goal to diminish the mass of this wall.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Member Guida clarified that the applicant did not address the issue of differentiating the rear building from the front building and had said it was impossible.

Mr. Schwab replied he understood that with the Code requirements, fitting a garage meant the structures could not be fully separated.

Member Roybal addressed staff mentioning the changes proposed when compared to the original, were hard to understand. He asked if Mr. Schwab thought the changes were specific to what had been requested by the Board.

Mr. Schwab said yes. He summarized that first the Board asked that the L shape be reproduced. The 1-2-foot requirement in the original design was not reflected in the design. The new proposal keeps exactly to the requirement except for one wall. That wall is within the requested 2 feet and meets all requirements to re-create the historic façade.

The next point had to do with height in general. The applicant requested an exception for height and wanted clerestory windows to illuminate artwork. The proposed design has completely removed the clerestory windows and request for height exception and is within the requirements.

The applicant has stated because of various restrictions he was unable to do the separation between the two buildings.

Mr. Schwab said the applicant has done everything possible to respond to Board requests.

Chair Rios noted a letter in their packet [page 24-25] from Jerry Richardson, president of the Historic Guadalupe Neighborhood Association. Mr. Richardson was opposed to the project in the first submittal but indicates in the letter he now is in agreement with the project and has no objections. The letter is attached to these minutes as Exhibit “1”.

APPLICANT'S PRESENTATION

Joe Simmons, 99 S. Logan St., Denver, CO, was sworn in. He indicated he was before the Board in March. The Board gave he and his wife helpful suggestions and helped them understand the neighborhood they will build in. Subsequently, they met with staff and were given further suggestions and direction. They have conformed the project as much as possible to the requirements recorded with the land. The only exception is pushing the southeast corner of the casita closer to the property line. Code mandates a 10' driveway between the property line and the casita. That necessitates pushing the wall to the north to the maximum 2 feet allowed.

Also, they have met the condition of the demolition and have no garage entrances in the three façades. They do require a garage and the Board had suggested at the first meeting to consider a carport. They went through several attempts to create what they need in security for their vehicles etc. It wasn't possible to create the appearance of two separate structures. He indicated he wasn't sure the carport would provide that appearance. A drawing on page 4 shows the side angles where the north opening of the carport would be. It would not be visible in either case whether there is a wall or not. To mitigate the appearance of a long unbroken façade, they had to bracket the garage mass with the taller roof structures. The land slope was allowed to work in their favor. The third drawing shows how the garage is bracketed by two higher volumes. They also minimized the garage to the smallest floor plan compliant with zoning for two parking spaces in the garage. That required pulling the walls of the garage back both on the north and south sides in relationship to the casita to the east, to minimize the visual impact. They made the garage subordinate to the other masses of the house.

Mr. Simmons believed the proposal is now much better and he has a better understanding of the nature of the neighborhood. He thanked the Board for their direction to help reduce the mass, which is a considerable contribution to their budget. He thought he has done everything possible that could be done within the functionality of a house with two rentals. They also worked with the neighborhood Association. Mr. Richardson was kind enough to write a letter that not only did not object but supported the current proposal.

Mr. Simmons said he hoped the Board agreed and would grant approval.

QUESTIONS FOR APPLICANT

Chair Rios thanked the applicant. She thanked him for compliance with Board requests and his comments that the project is more in harmony with the existing neighborhood. She asked if he also proposed a low fence in this application.

Mr. Simmons replied it is also in the application proposal and would be between the parking and the courtyard. It will be a coyote fence with stucco finish pilasters and the coyote fencing in between. The piers of the fence will be 4 feet above the adjacent grade with coyote fencing a few inches both higher and lower to emulate the randomness of that type of fencing.

PUBLIC HEARING

Ms. Beninato said she appreciated the changes made and the effort to comply with the Board's suggestions. Also, that the applicant appreciated the scale of the neighborhood where new construction will be developed.

BOARD DISCUSSION

Member Guida acknowledged appreciation for the changes made and returning to the Board with a revised proposal. The proposal is much more sensitive to the massing of the original structures and revision of the overall height and impression of the building.

He said the Board is both a Historic Review Board and a Design Review Board and as much as he appreciated the changes and revisions, he could not approve without some differentiation of the garage. If he owned the property to the north it would appear to him something like a Motel 6. It has an extremely long façade that is virtually undifferentiated. The changes in roof height on either side of the garage doesn't do it. There are a lot of windows and equipment.

Member Guida suggested a relatively easy change would be to differentiate the material of the garage portion of the structure; same massing but with another material, such as wood siding on north and south façades. Something that would break up the mass of the building.

He said it would be well advised by the Board to push for that change. Otherwise it is a great project and he liked the amount of housing it creates in the neighborhood and the scale of the response.

Chair Rios asked for Mr. Simmons comments and if he would be willing to change the materials. She asked again about the materials he proposed with the garage.

Mr. Simmons explained all of the wall finishes proposed are stucco in the same color, El Rey Adobe. They did not want to create much of a differentiation in the guideline of the neighborhood. The two materials of Code would be slumpstone and stucco. But, if the Board allowed a change in materials, he would be willing to do that. His first suggestion was a preferred building material he used in Denver that is non-galvanized steel siding in a flat panel. The steel oxidizes and turns to a natural earth tone he thought would harmonize nicely with the stucco colors

He proposed a weathered galvanized corrugated metal material for shed roof structures at the porches for the casitas, and the porch for the main house. He preferred not to use wood because of the maintenance but would consider a stone façade. He was also open to a color change and a slight shift in plane between the garage and the main house to further differentiate. That could be combined with a different material or color.

Mr. Simmons requested that the Board provide firm direction to staff and allow approval of this at that level, so he did not have to return to the Board.

Chair Rios asked if the solar panels on the garage would be visible.

Mr. Simmons explained they would be visible from to the north but not from Barela Street. He said he displayed an aerial perspective from the historic data and did a study by driving the block. The panels would not be visible from any point on Alto Street, nor from Don Felix, or Maynard Street.

Chair Rios asked for comments from other Board members

Vice Chair Katz said he didn't have the same problem as Member Guida. The garage is set back from the front two units. He was comfortable approving as submitted.

Member Roybal agreed. He didn't have a problem with the way this was presented. A lot of effort was put into the presentation and it was good. He would be in favor of the project as presented.

Member Biedscheid thanked the applicant for his careful reconsideration. She agreed especially on Barela Street, that this is what the Board hoped to see. She agreed with the material change for the garage. The mix is consistent with the neighborhood and streetscape. She would be in favor of a material of the applicant's choice that differentiates that from the other buildings.

Member Larson complimented the applicant for taking into account the Board recommendations. The proposal is in line with the District and the property. She thought because of its simplicity it came off as somewhat commercial but would adapt to the environment and have the look hoped for through landscaping, etc. she also thought he could improve the differentiation in material to further the organic look and would prefer wood to Corten. But it is in a discreet location in a newer building so is suitable.

Member Bienvenu said he didn't have a particular opinion and was not completely comfortable with the idea of that level of design. He preferred letting the applicant make design decisions and the Board decide if they fit within the Code. He didn't think the metal proposal was permitted under Code, but the wood and stone were permitted. He wasn't sure if that would take away from the commercial look. He said that is commonly done in commercial buildings as well. He would approve this application.

MOTION: In Case #2020-001740-HDRB, 212 Barela Street, Vice Chair Katz moved to approve as submitted. The motion was seconded by Member Roybal.

Member Guida proposed a friendly amendment recommending strongly that the Board would like the garage differentiated on the north and south façades, and for the applicant to submit a proposal for staff approval within the following parameters: a color change within acceptable color limits or a change to wood siding, or a stone or brick veneer. That would provide enough leeway for the applicant to make the change and staff to approve.

Vice Chair Katz clarified it was fine to give flexibility to the applicant, but he would like to approve the project as submitted. As an option, he was fine with the applicant, if he wanted to do wood or a change in color, taking that to staff.

Member Guida said this façade is 130 feet long and highlights the issue.

Vice Chair Katz replied you don't really see that façade; only part of it. Once you get past the front, you don't really see it.

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

8. **Case #2020-002420-HDRB. 512 Acequia Madre Unit C**. Downtown and Eastside Historic District. Michael Munson, applicant/owner, requests a status review and primary façade designation, if applicable, for a noncontributing residential structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Mr. Schwab presented the staff report as follows.

STAFF REPORT

512 Acequia Madre, Unit C is a single-family residential structure listed as non-contributing to the Downtown and Eastside Historic District. The applicant requests a review of historic status and designation of primary facades, if applicable.

The structure is situated behind the former Tito Griego's Market and is built in a simplified Spanish Pueblo Revival Style. Tito bought in the 1940s and lived with his family there. The northernmost part of the structure was constructed with 18-inch adobe walls around

1932 and encompasses the current living room, kitchen and a north-facing portal which has blue-painted wood corbels and posts and a white wall under it (page 23). The southern portion of the structure, including the garage, was constructed between 1937 and 1947 from concrete block, wood frame, lathe and plaster. The garage was enlarged toward the east in 1971. In 1983, the historic adobe L-shape was filled with a wood-frame addition with east facing French doors. All exterior doors and windows were replaced in 1983.

The wall running north to south along the driveway was constructed around 1971 and was raised from 48 inches to 60 inches in 2020 without approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced. Approval for these changes will be sought retroactively in a subsequent case.

Mr. Schwab referred to page 33 in the packet showing the evolution of the structure. North is to the right on the plan and is the most prominent and distinguishable part of the original structure with the portal mentioned in the photograph.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended only the north-facing portal and adobe façade be designated as primary.

QUESTIONS FOR STAFF

Vice Chair Katz noted that the north façade recommended as contributing and the east façade portion under the portal are part of the original structure. He asked if there was merit to have that portion of the east façade as contributing.

Mr. Schwab replied his opinion was no because it blends in with the rest of the building and is stuccoed over. It is difficult to differentiate between the old and the new. The new portal on the east façade doesn't have the same character of the north façade. Even the layout of the structure of the north façade was the entrance and prominent face of the building, although its current condition doesn't appear that way. He did not recommend the east façade as primary.

Ms. Roach added the northern most massing is not historic.

Mr. Schwab clarified that the north east portion is non-historic and the one to the left of it had a lot of changes and doesn't have the character of the north façade.

Vice Chair Katz said it hasn't had any more changes than the north façade. The windows and doors have been replaced and other than that, it is just a wall.

Mr. Schwab noted there is a portal in front of it that is a later addition.

APPLICANT'S PRESENTATION

Michael Munson, 512 Acequia Madre, Unit C, was sworn in. He agreed with staff's recommendations and had nothing further. He said Mr. Schwab did a good job.

QUESTIONS FOR APPLICANT

Member Guida said he was having a hard time with the drawings.

Mr. Schwab commented that they are scaled drawings and some portions did not fit on the paper. Parts of the structure are shown on the sheet on the bottom. The bottom right for instance shows the northern most extent part of the east façade.

Member Guida asked clarification of a red metal roof building that he thought faced Acequia Madre.

Mr. Schwab explained the building was mostly not visible.

PUBLIC HEARING

Ms. Beninato was happy the building was recommended as contributing and thought the east façade with the portal should also be considered. It is an historic part of the building that deserves protection.

BOARD DISCUSSION

MOTION: In Case #2020-002420-HDRB, 512 Acequia Madre, Unit C, Member Katz moved to designate the status as contributing; designate the western portion of the north façade under the portal as primary; and the portion of the east facade under the portal as primary; and in both cases to accept the non-historic portions. The motion was seconded by Member Roybal.

Member Biedscheid clarified the north façade included the full kitchen/dining in addition to the portal.

Mr. Schwab noted he recommended only the portion under the portal. The other is a non-historic infill.

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

9. **Case #2020-002480-HDRB. 512 Acequia Madre Unit C**. Downtown and Eastside Historic District. Michael Munson, agent/owner, proposes to raise a yardwall, construct a pergola and fencing, replace windows, install exterior lighting, and other minor alterations on a contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

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

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

The applicant proposes the following:

1. Increase the height of the non-historic yard wall from 48 inches to 60 inches, and construct stuccoed archways with pedestrian gates constructed of wood cedar planks and painted Behr "Thai Green" at current openings. Port Oxford 5 inch "chestnut" wall sconces will be installed to the sides of the gates at a height of approximately 6 feet;
2. Install Port Oxford 5-inch "chestnut" wall sconces to the side of the front door and kitchen door at a height of approximately 6 feet;
3. Paint underside of portals, portal posts, and front and kitchen door Behr "Thai Green"
4. Replace non-historic windows and French doors on the east façade. They will be aluminum clad white with simulated divided lights;
5. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey "Adobe" to match the yard wall;
6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade
7. Construct a free-standing pergola with square 4 by 6 inch posts and 3 by 6 inch rafters with spaced 30 inches apart, stained light brown in front of the east-facing French doors.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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 staff agreed this is a narrow driveway.

Mr. Schwab said he didn't know. He thought it was about 10 feet at the narrowest point.

Chair Rios asked him to describe the walls and was asking because she has been there. She thought the driveway was narrow and the applicant wants to increase from four feet to five feet. She wondered if Mr. Schwab could describe what is on both sides of the street because they start to get a canyon affect which they have seen in other neighborhoods with narrow streets.

Mr. Schwab referred to page 21 of the packet showing a view from the south facing Acequia Madre. It is wide enough to accommodate a driveway and park two vehicles. Also, on page 20 of the packet there are walls shown on both sides and the driveway widens after the front building, Tito's Market. You can park cars and drive through to a garage in the rear.

Chair Rios asked if he thought increasing the wall another foot is compatible to the neighborhood, or if it would give it a canyon affect.

Mr. Schwab said it is compatible. The wall on the left side of the driveway entering is a comparable height and not narrow enough to create a canyon effect.

Ms. Roach clarified on the proposed pergola, that it is free standing.

Mr. Schwab said the applicant assured him it was free standing.

Ms. Roach indicated new drawings would be needed to accurately depict that.

Mr. Schwab explained he asked the applicant about that. He was told the pergola will go up to the building but not be attached and would be freestanding.

APPLICANT'S PRESENTATION

Mr. Munson, previously sworn, explained that the pergola has four posts in each corner and the structure is carried down to the ground. It is free standing and not supported by the building and the structure will carry it. They did raise the wall and the windows have not been replaced yet but are proposed. Also, the three windows on the

left side of the drawing from the front door have not been replaced. They are currently Anderson casements from the 80s. And the French doors have been replaced.

QUESTIONS FOR APPLICANT

Chair Rios asked if he was saying the wall has already been done.

Mr. Munson said yes, it was shown in the photographs. The wall went up from 4 feet to 6 feet.

Mr. Schwab said that was mentioned in the report, the wall was done without approval and approval is being sought in this case.

Member Guida asked if gates were being proposed.

Mr. Munson said yes, cedar plank gates that are a little under 6 feet. The drawings are included with a detailed drawing on the right and scaled next to it.

Mr. Guida said he was struggling with the proposal because of the drawings. Earlier in the evening the Board couldn't make a decision because of inaccurate drawings that didn't represent what was proposed. He found these drawings also incomplete; particularly the pergola as freestanding. Nothing on the drawing indicates that. The wall is just dashed in and not effectively drawn, and the gate drawing is cryptic.

He said there isn't enough information on what is being proposed for the Board to be comfortable with what would be built. In addition, a pergola in this particular location adjacent to a portal is a good idea and personally would not approve the pergola if that is part of the proposal.

Mr. Schwab referred to the elevation drawing. He noted the upper drawing shows the proposed building and the wall in front in a dotted line. That is to elucidate both at once. The wall is visible from the dotted lines and shows the wall as proposed is in front of the house.

Member Guida said he didn't agree. It is not enough to show the Board a dashed line for new work being proposed. He could understand the intent of the drawing showing the elevation beyond, but they should also see the elevation of the wall.

Chair Rios asked if other Board members had issues with the drawings.

Vice Chair Katz agreed the drawings are inadequate, but he could also understand what was being proposed.

Ms. Roach expressed her concerns again that the pergola appeared to be connected to the house despite the applicant saying it abuts the house. If she reviewed the plans she would think the pergola attaches to the house. Other pergolas reviewed

and approved by the Board have had a separation between the pergola and the house, even if only 6 inches or a foot. It should be depicted accurately where it will go and with the exact details. She would be uncomfortable if approved. She suggested the applicant submit revised drawings to staff prior to permit.

Member Bienvenu said he could see what was going on but agreed the drawings could be better. He saw the pergola as an addition because at best it is leaning and touching the wall of the house. Whether actually bolted to the wall or freestanding based on the drawings, he would consider it an addition. He agreed there should be revised drawings if it is not intended as an addition.

Chair Rios asked the purpose of the pergola.

Mr. Munson replied it is to shade the patio area outside the kitchen.

Chair Rios asked how much the gap between the home from the pergola.

Mr. Munson said as freestanding it has its own structure and is not attached to the house and the posts run to the ground. He said they could if they need to, redesign it to be 6 inches away from the house.

Member Bienvenu said the Code is not clear that would be the definition of an addition. It only states no additions are allowed to a primary façade without a definition. He couldn't except that literally meant as long as something is not physically attached to the building. If that were the case they could put a massive portal across a primary façade and have it supported by the post underneath it. That would defy the intent of the ordinance.

Member Biedscheid agreed with the points about the pergola. She suggested they postpone if the drawing needs to be revised for clarity. The Board should assess the impact of the pergola to the primary façade and it is important to have the detail. She thought the Board lacked information to make a decision. She added she would like some separation from the pergola or a redesign.

PUBLIC HEARING

Ms. Beninato, previously sworn, agreed that the plans should be redrawn. Her particular concern was the pergola abuts right onto a primary façade. That should be redesigned to be 10 feet away. She suggested a smaller portal further from the primary façade and more in keeping with the area of a portal opposed to a pergola.

BOARD DISCUSSION

MOTION: In Case #2020-002480-HDRB, 512 Acequia Madre Unit C, Member Guida moved to postpone and have the applicant

come back with improved drawings that accurately describe the project proposed, including a full elevation of the yard wall, the elevation of the house and with the understanding that any recommendation of a pergola will be subject to further Board review. In addition, the pergola should be clearly differentiated not only structurally but spatially from the house on both façades of that corner. The motion was seconded by Member Bienvenu.

Chair Rios said that when elevations are submitted to the Board, normally they include the existing and proposed on the same page.

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

Ms. Roach said the proposal was to repaint the portals in a green color which are now primary façades. Staff will need guidance if that will be a portion of the application when it returns to the Board.

Ms. Roach encouraged the Board when postponing a case, to consider all of the items under consideration and not to fixate on one issue. She thought the Board would not be crazy about the proposal to repaint the white under the portals in green. She asked for some direction.

Chair Rios said she personally thought they should stay white.

Mr. Munson added currently they are blue and the stucco white and is not proposed to change. The woodwork, ceiling and doors, the gates and existing posts, are all blue.

Ms. Roach suggested including a better description in the staff report of that item as proposed would be helpful for clarity. This needs to be as clear as possible of what is being proposed and would be approved.

10. **Case #2020-002257-HDRB. 1303 Camino Corrales.** Historic Review District. Autotroph Inc, agent for Water Gardens Trust, owner, proposes to construct a new, free-standing structure featuring an entry block, roof deck, and stair/elevator tower on an undeveloped portion of a residential property. An exception is requested to exceed the maximum allowable height, per 14-5.2(D)(9). (Lisa Gavioli Roach, 955-6657, lxroach@santafenm.gov) (POSTPONED FROM 8/25/2020)

Member Roybal recused himself from this case.

Ms. Roach presented the staff report as follows:

STAFF REPORT

1303 Camino Corrales is a 4-acre residential property located in the Historic Review District on which there are currently five existing residential structures. The existing structures are not assigned historic status, as is typical of most structures in the Historic Review District.

The applicant proposes to construct a new free-standing library structure, referred to as the "Water Garden Keep," in an undeveloped portion of the lot. Although typically such proposals are subject only to staff review, this proposal is brought before the HDRB because a height allowance is requested, and a height exception is required.

On January 14, 2020, the HDRB reviewed a previous proposal for a similar structure, and the decision of the Board was to deny the application, having found that the exception criteria for height and style had not been met, and on the basis that the proposal at that time was incongruous with the character of the Historic Review District. Since that time, the applicant has worked extensively with the property owner to redesign and modify the siting and detailing of the propose structure. As described in the proposal letter, the applicant has made multiple changes to the design, which have led staff to determine that the new design does not require an exception to the district design standards, per 14-5.2(F) Historic Review District. That said, staff has determined that an exception is still required for the stair/elevator tower enclosure to exceed the maximum allowable height. Further explanation of the reasons for this determination can be found below.

The revised scope of work for the proposed new accessory structure is as follows:

1) Construct a 3,600 sq ft (1,735 sq ft of roofed area), seven-sided library with entry block, stair/elevator torreon, and roof deck. The structure will feature two levels above grade and one below (basement, main level, mezzanine, and roof deck). The design of the proposed structure has been significantly altered from the previous proposal, to include battered, stuccoed walls, wood corbels at the tower, and Territorial Revival detailing around the cornices of the tower and entry block. Gothic Revival design elements have been predominantly removed, aside from the arched entry and arched window, which have been positioned such that they are no longer publicly visible and therefore are not in violation of the district design standards in 14-5.2(F).

   The torreon on the structure, which houses the stairwell and elevator, will be 25 ft-6 in above grade. Due to a sloping site, the applicant requests a height allowance, per 14-5.2(D)(9)(c)(ii)(F). As stated above staff has determined that the additional height

needed for the stairwell/elevator tower also require an exception to Section 14-5.2(D)(9), to exceed the maximum allowable height. The applicant has provided exception criteria and responses, which are included below.

Despite providing the exception criteria responses, the applicant requests that the stair/elevator tower instead be considered a "rooftop appurtenance" (See 14-12 Definitions and 14-5.2(D)(3)) or "rooftop attachment" (See 14-7.1(C)(2)), which they claim would exempt the tower from the height restrictions laid out in Section 14-5.2(D)(9). However, it is the position of staff that because the stairwell and elevator equipment are housed in what constitutes a substantial and character-defining architectural feature and as such is integral to the proposed structure, it should not be considered a "rooftop appurtenance" or a "rooftop attachment" but rather is subject to the height restrictions of Section 14-5.2(D)(9).

There are specific differences between the case the applicant references as precedent (Case H-16-109) and the case before the Board at this hearing. First, the elevator tower proposed in the previous case represented an addition *and* a publicly visible rooftop appurtenance to a contributing structure in the Downtown and Eastside Historic Districts. In that instance, a publicly visible rooftop appurtenance required an exception to be placed on the existing contributing structure. There is no such provision that applies to a non-statused, new structure in the Historic Review District. In fact, the code in Section 14-5.2(F)(2)(d), states that "roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem." The district-specific standards that apply to the current proposal specifically require screening the equipment in such a way as to be "low profile" and do not provide for an exemption from the height restrictions unless the equipment and its housing is considered a "rooftop appurtenance" (roof-mounted vertical transportation), which it is not in this case, for the reasons specified above. Regardless of this determination, the Governing Body determined in Case H-16-109 that a height exception was in fact needed because they considered the elevator tower in that case to be *both* rooftop appurtenance *and* an addition, and the height exception was granted.

2) Exterior finishes: The exterior of the structure is characterized by battered stuccoed walls, in El Rey "Adobe." Wood doors with be stained Sherwin Williams "Chestnut" brown, and the aluminum clad wood windows will be Koble "Gingersnap." Cornices at the tower and entry block are proposed to be stuccoed in El Rey "Dove" grey.

STAFF RECOMMENDATION

Staff defers to the Board as to whether all the criteria for an exception have been met, but otherwise recommends approval of the application as it complies with the remainder of 14-5.2(D) General Design Standards, and with 14-5.2(F) Historic Review District.

QUESTIONS FOR STAFF

Chair Rios clarified the structure is seven sided. She inquired if the sides were sharp or battered walls and asked how the seven-sided structure, including the stairwell, would be classified architecturally.

Ms. Roach explained the sides are battered in the proposal which is not typical. She could only say regarding its classification that it was a proposal for an accessory structure.

Chair Rios asked if correct that the ordinance doesn't specifically address this type of architectural structure.

Ms. Roach replied the ordinance provides design guidelines for staff to evaluate proposals against. Typically, the design guidelines speak to Santa Fe Revival Style or Territorial design elements. This structure was redesigned from what was previously proposed of a lot of Gothic Revival elements such as a pitched roof, crenellated parapets, arched windows in multiple locations. The applicant has created the structure more closely to resemble accepted styles in the District. This proposal minimizes the Gothic Revival elements (the arched entry and arched window on the opposite side of the building) and places them in areas not publicly visible.

Chair Rios asked to confirm the proposed structure is 21'6" at the highest.

Ms. Roach stated there is some discrepancy about the actual maximum height on the form. The applicant wrote that it was 24 feet when in fact it is at least 25 1/2 feet, possibly 26 1/2 depending on who you ask. She understood from the Planning Division Director that a variance may be needed, or the structure would need to be lowered at least 6 inches.

Chair Rios asked for a description of the public visibility of the 4-acre plot with a number of buildings.

Ms. Roach explained there are five existing structures. She pointed out on screen what was visible publicly and an aerial view of the rear of the property showing it is not very visible. The reason for the height exception is because there is some visibility from Camino Corrales or old Santa Fe Trail as well as coming from the south.

Chair Rios asked the number of feet the proposal exceeded the maximum allowable height.

Ms. Roach replied the majority of the structure is built to 19 feet and was given as the maximum height. The tower structure exceeds that.

Vice Chair Katz expressed dismay at how little the drawings had changed. He said looking at the structure there is no doubt it is a medieval castle keep. The applicant put bits of Territorial style at the top of the tower, but you don't see a brick Territorial style on a round tower. This is quite visible from south on Corrales and virtually the entire building could be seen from the southwest.

He couldn't see how this fits with the design criteria for the District, particularly because it says, *"In order to emulate traditional Santa Fe architecture and construction traditions it is intended that structures be designed to appear essentially as structures with massive walls, which are defined as being built or appearing to be built of adobe construction."* It is very clear this is not an adobe building; it is a medieval castle.

Vice Chair Katz said he couldn't understand how the Board could approve the proposal in this style, and the major part. The seven-sided part having battered walls and covered with adobe. It hasn't really changed since the last time the Board saw this.

Ms. Roach said the last proposal of the tower was completely faced in stone and had a pitched roof and crenellated parapets. It has been drastically simplified from the last proposal. It is stuccoed massing, which can be argued with on whether it looks like adobe or not. The Board has approved many structures that are supposed to look like adobe but anyone with an eye for construction would know it isn't adobe.

Vice Chair Katz explained his problem is it doesn't look like adobe. He thought it clear what this structure is. There have been cosmetic changes around the edges, but the basic appearance of the building hasn't changed in what it is intended to look like.

Ms. Roach appreciated Vice Chair Katz's opinion. She said she did her best to interpret a convoluted ordinance.

Member Guida asked if the principal reason this is before the Board is the height exception. He asked in terms of the discussion on style in this District , if this had complied in terms of height, would this have come before the Board.

Ms. Roach replied no.

Chair Rios noted that Ms. Roach had sent the Board a letter from 43 of the neighbors in opposition to the project. The letter is attached as Exhibit "2".

Ms. Roach replied that was the only letter received.

Member Bienvenu asked to clarify the extra height is the approximately 4’6” the building has over what is permitted by Code.

Ms. Roach explained technically no, it is for 6’6” and part is an allowance request for a sloping site.

Member Bienvenu clarified that if the tower were on the sloping site but 4 1/2 feet lower, could it have been approved administratively.

Ms. Roach said if 6 1/2 feet lower it could have been approved administratively. Staff cannot grant an allowance for a sloping site for height.

Chair Rios confirmed given the type of structure, if the structure were lower, staff could have approved this.

Ms. Roach replied that was correct. Applications for un-statused buildings in the review district are only brought to the Board when an exception is needed to either the height or style. If a building is not publicly visible, the design guidelines are not applicable. The portion that is not publicly visible of this building is not subject to the design guidelines in 14-5.2(f).

APPLICANT’S PRESENTATION

Alexander Dzurec, 222 E. Marcy St., Suite 19, was sworn. He had a presentation he thought would address many of the questions and clarify issues.

Mr. Dzurec noted this is a resubmission of a project previously heard in January. They are now pursuing height and design standard exceptions. They took to heart the many comments of concerns and objections from the Board, the public and neighbors at the last meeting. The project was re-designed significantly. Part of the process was to meet with the neighbor to the south, most affected. After making revisions and submittal, the applicant also offered a preview to neighbors most recently affected. And met with two in addition to the neighbor to the south.

Revisions were made to the design in terms of the siting, the stylistic elements, and what is publicly visible. Staff has agreed and provided administrative approval for design standards. The applicant is present only to discuss the height exception for the stair and elevator enclosure.

Mr. Dzurec pointed out the pertinent elements of the criteria and how they met them. The property is owned by a trust of which his clients are the beneficiaries. They are an aging couple and hope to reside here the rest of their life. There are disability issues and one is bound to a wheelchair. This is about providing safe access to an upper level deck that is integral to the use and enjoyment of the structure. It is allowed by building code, and zoning and has been permitted. Everything from the deck structure

down is within the allowable height limits. This discussion is only to request a cylinder 15 feet in diameter measuring 152 ft.² and smaller than most rooms. It is 8.8% of the footprint of the structure.

Mr. Dzurec said we appreciate and respect staff working with them on the project, but they do consider this a rooftop appurtenance. As they read the Code, this is exempt from height legislation in the Chapter 14 under the Historic District guidelines.

He reviewed the site, location and the surrounding area. Criteria #4 is what makes the structure unique. One of the questions raised was why this couldn't be placed somewhere else less visible on the site. Detailed and exhaustive site analyses was done for the appropriate location and that was done again after their last presentation. A key request from the applicant was that no trees be killed as part of the structure. It is a religious belief of the client and a steadfast part of the brief. A question was also raised why not relocate and replant some of the trees. That was discussed with the landscaper. Due to the mature age of the Pinon pines that would need to be relocated, they were told there was a 50-50 chance they would survive. That was unacceptable to the applicant.

Secondly, they needed a compact footprint to house a sizable collection of literature and other collectibles. The basement, main level, and mezzanine level are all required to house this collection. To the question of whether this could be single story; in theory, yes. But there is no place large enough on site to relocate that and hence the need for the two-story structure. The accessory structure must be close to the house for accessibility. There is an existing arroyo and a headwall with a 10-foot drop and a bowl that drains into the arroyo. They had to steer clear of those elements because of the basement and did not want to disturb the natural drainage.

Images of the site were shown and the location of the residence. The previous site plan and the changes made were shown. The changes were reviewed: the structure was rotated which moved the stair and elevator structure and arched windows out of public visibility. The diameters of the main portion shrunk by 4 feet and the stair/elevator enclosure by a foot. The structure was sunk lower and is 4 feet below grade and almost 7 feet below grade of the main level on the uphill side.

Mr. Dzurec said he is present to discuss the stair/elevator enclosure. It consists of a circular elevator with semicircular stair wrapping around it. This provides access to all levels of the structure. He stressed this is what they would discuss tonight in terms of the height exception. Everything else is at or below the allowable height for the structure.

Slides were shown of the previous proposal noting the crenellated pieces on the parapet, stone facing on the elevator enclosure, the arched window openings and the metal roof. Slides were shown of the current proposal that took into account the comments made at the last hearing. They mimicked the details of the neighborhood,

rounded the corners, and used Territorial copings for the stair/elevator enclosure and entry. Slides were shown before and after of the sinking of the structure and the minimized bulk. A view of the parapet was shown before and after with the window no longer publicly visible and simpler massing and architecture that is visible.

Elevations were noted and shown. Code was cited for the stair/elevator and the uphill side of the structure with before and after slides.

Mr. Dzurec said they are requesting per ordinance, a 2-foot height allowance because of a sloping site. That leaves a 4'6" height exception request to get to the top of the tower.

A map of heights in the historic district from City sources was shown. He explained the map shows allowable height in context with the area. Slides of upper level roof terraces were shown. Mr. Dzurec noted that everything proposed was similar to context in the area.

Mr. Dzurec discussed the question of the impact to the streetscape and area streetscape. This project has one point of visibility where the structure can be seen 420 feet away. He reviewed the character of the streetscape ranging from larger houses with lushly landscaped and planted areas into rolling hills and native terrain.

Photographs were shown of nearby properties and the point of visibility into the rolling terrain and to the end of the streetscape. Properties on Camino Corrales were shown with two stories or higher. Photos of the previous proposal and the current proposed structure were shown to point out they were in keeping with the character of others within the streetscape.

A cross section showing the effort to reduce the size of the structure was shown, noting the significant changes to reduce the height and bulk. The stair/elevator enclosure was shown, and that they reduced the height 3 1/2 feet by removing the rooftop appurtenances.

Mr. Dzurec noted the height definition in the ordinance specifically exempts rooftop appurtenances yet under Rooftop Appurtenances, it specifically says stairwells and vertical transportation. Code has nothing regarding character defining structures. In principal, they believe these things are exempted from the height calculation.

Mr. Dzurec discussed getting from the mezzanine to the exterior upper level roof deck. This meets the definitive definition of a rooftop appurtenance and is within the bounds of the parapets and is unadorned and very functional. The design alternatives discussed were shown and why the proposed was determined a better design.

He turned the floor over to Frank Herdman to discuss another project.

Frank Herdman, also sworn, talked further about the rooftop appurtenances. He stated that Code provides that rooftop appurtenances are excluded from the measurement of height for buildings in historic districts. The definition refers to stairwells and vertical transportation. In this case, the elevator and stairwell enclosure are devoted exclusively to vertical transportation. For that reason, it falls within the definition of a rooftop appurtenance.

He noted Ms. Roach mentioned in her staff memo the exclusion for rooftop appurtenances does not apply if considered a substantial and character defining feature of the building. As pointed out, nothing in the provision says the rooftop appurtenance would be excluded if it is a substantially character defining feature of a building.

Photographs of typical rooftop appurtenances that are not character defining features of a building were shown. The First Northern Plaza Building where the rooftop appurtenance in the form of a stairwell to the upper level was shown. It incorporated the elevator in a way that made it more pleasing than typical boxes usually seen. He suggested the Board not discourage people from incorporating rooftop appurtenances in pleasing manner complementary to the structure. He asked why a height exception would be given to an unsightly stairwell and exclude a rooftop appurtenance like First Northern Plaza.

Mr. Herdman noted Ms. Roach's memo made the point that a requirement for the Historic Review District is that roof mounted mechanical equipment must be screened. The Code provision referred to states, "*roof mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials, by raising the parapet, boxing in the equipment, or other appropriate means."*

This provision does not apply to circumstances such as the First Northern Plaza Building where the rooftop appurtenance was not converted into an unsightly, protruding or obtrusive structure on the top of the building. The particular provision is not applicable and in addition, the word obtrusive, as used in that provision is defined as, "*noticeable or prominent in an unwelcome or intrusive way."*

Screening is appropriate if you have an unsightly rooftop appurtenance. This provision contemplates if you appropriately integrate the appurtenance into the structure, screening is not required.

Mr. Herdman referred to a case in February 2018 involving 76 E. San Francisco St. that was very similar. The applicant requested approval to construct an elevator enclosure attached to the side of the main structure opposed to an enclosure projecting from the roof. In that case and in this, the vertical transportation provides access to the roof of the building and the roof is an integral part of the building. Specifically, in this case, and an important part of the applicant's intended use and enjoyment. HDRB denied

the request for the previous case of the elevator enclosure, which was appealed to the Governing Body who reversed the decision and approved the structure. The decision by the Governing Body confirmed that the proposed elevator massing would be a rooftop appurtenance as a vertical transportation and mechanical equipment.

Mr. Herdman reviewed this is vertical transportation in the form of a structure added to the principal part of the building and confirmed a rooftop appurtenance. That falls within the definition and is excluded from the height calculation. That result should be followed in this case.

He said Ms. Roach noted in the prior case that the Governing Body also granted a height exception. That was because the applicant argued the alternative, they were entitled the height. In addition, they met the exception criteria for the added height. The Governing Body agreed with both positions granting the rooftop appurtenance and the exception.

Mr. Herdman said the same result should follow in this case, but we submit we do not require the height exception by virtue of the Code provision. The elevator/stairwell enclosure is vertical transportation and therefore undeniably a rooftop appurtenance and excluded from the height calculation.

Mr. Herdman stood for questions.

QUESTIONS FOR APPLICANT

Chair Rios thanked Mr. Dzurec and Mr. Herdman for a thorough and clear presentation.

Ms. Roach asked to make a couple of counterpoints for clarification. She thought it is important the Board know that Mr. Herdman is playing smoke and mirrors in referencing the previous case. The documents show that the Governing Body considered that tower to be both a rooftop appurtenance and an addition requiring a height exception. You cannot claim that you are exempt from a height exception and at the same time use a precedent case in which a height exception was required and say it is the same thing. It is not he same.

She did not understand the argument that this is supposed to be exclusively considered a roof top appurtenance, yet they are calling forward a precedent case in which the Governing Body agreed a height exception was required. It was granted but all of the exception criteria had to be met for the height exception. A height exception is required only if that determination is made by staff; it agrees with the previous decision by the Governing Body and is absolutely in-line and appropriate for this case.

Mr. Herdman said Ms. Roach was correct that the Governing Body recognized in that case that the proposed elevator enclosure was an addition. That was because it was an addition to an existing structure. There was no attempt on his part to cause any smoke and mirrors or deception. Here, the proposed enclosure is not part of an existing structure. He was the attorney that represented the applicant in the previous case and fully participated. He has a good understanding of that decision. He said is that case different from this, yes, but doesn't alter the conclusion.

Ms. Roach said respectfully it also does not mean that the Governing Body did not consider the elevator tower proposed as an addition to that structure. It doesn't make sense they shouldn't consider the elevator tower to be in addition because this is a new structure. Truth be told, it doesn't matter if it is considered exclusively a roof top appurtenance or a roof top appurtenance in addition to an otherwise compliant structure. It needs a height exception. That is not being argued tonight.

Mr. Herdman respectfully disagreed. His belief was that this elevator/stairwell enclosure, independent of the decision from that case, falls within the definition of what constitutes a rooftop appurtenance. His interpretation of the Code is based on a clear understanding of the Code and the Code language is supported by the decision of the Governing Body. They could ignore that decision in the other case and look at definition of roof top appurtenance which includes stairwells and vertical transportation.

Ms. Roach replied she believed his present case actually supports her interpretation and her determination that a height exception is required. They required it in that case, and we are requiring it in this case.

She asked that they move on. She said it is not up to Mr. Herdman to determine whether or not an exception is needed in this case. That determination has been made and the Board will determine the merits of the application.

Vice Chair Katz addressed Ms. Paez. He said he understands the Board only gets involved in cases in the HDRB if exceptions are being sought for height or it is an historic building. Regarding the design of a building, staff can make that decision. He asked if the case comes to the Board for an exception could they disagree with staff on whether it meets the design criteria.

Ms. Paez responded she would generally support staff's determination that it is their call. The Code gives the Board very limited authority and she does not see that as included. She said it is one thing for the Board to determine that less exceptions are required but didn't think the Board can determine more exceptions are required. That would require an additional level of notice and is outside the scope of the application. That is the reason for staff making that determination. She was inclined to say no.

Ms. Roach requested Mr. Berke be invited to speak on the issue of a height exception and a height variance that may also be required. The evaluation being made for the 8-foot allowance for an elevator overrun is for commercial buildings, not residential. She wanted Mr. Berke to speak to the potential zoning issues with this application.

Mr. Berke said zoning looks at height differently and looks in three ways at height. It is listed in the table of dimensional standards in Chapter 14-7. They have to look at the most restrictive. This was looked at with the maximum height for a structure in a residential district that is 24 feet. First they looked at the measurement of maximum height that says no point on the structure shall be higher than the most restrictive of the following calculations: They applied first the maximum height specified in the table (24 feet) measured from the average of the highest and the lowest points of the fenestrated structure. Based on the applicant's drawings he determined the highest grade or height on the structure was 7169 and the lowest was 7167. His calculation came to 7168.5 and added 24 feet to that giving 7192.5. Currently the drawing is 1/2 a foot larger than would be allowed by Code.

Mr. Berke explained that is the most restrictive of the three options. The setback regulations don't apply here because it is not close proximity to the sidewalk, etc.

For every design review case they can list conditions of approval. One would be a variance for height which is more difficult and stringent than an exception for height. That goes to the Board of Adjustment and requires a positive finding for each of the six criteria. One of the criteria is impossible to meet reasonably without granting this variance. He noted that generally in his experience, the Board has not given height variances.

Mr. Berke said Mr. Herdman's examples are commercial and this is a residential structure. It is important to differentiate the two. Looking at height they allow rooftop appurtenances to exceed the rooftop - to go above the roofline - not to increase the roofline. It is up to 8 feet for commercial and 4 feet for residential. In this case staff looked at this as extending the roofline and making it higher. They worked in the first round with Mr. Dzurec and the applicant to identify the need of a variance. The applicant returned with a revised drawing that staff determined still needed a variance from the Board of Adjustment. He wanted to point that out. He thanked Ms. Roach for allowing him to give feedback.

Chair Rios noted they had heard from three people so far and Member Katz's question was clarified by the Assistant City Attorney. She wanted to reiterate that Ms. Paez had stated the H-Board does not have purview over design in this case. This is just to look at height.

Ms. Paez said that was correct, the only item in the current application is the height exception. This was purely within height structure and would have been subject to

administrative approval unless an exception. Staff puts that determination on the front end for which exceptions are required.

Chair Rios said that does not make sense. The Board is looking at an entire structure and can only look at this case for its height.

Ms. Roach clarified that the 9 standards for the Historic Review District are only applicable to buildings or portions of, that are publicly visible. The portions of this building in her view and from what she heard in Board discussion at the last hearing, and in working with the applicant to support the application to the best of her ability, is that clearly the Gothic revival elements have been eliminated or made not publicly visible. That is the basis for the determination that a style exception was not needed.

Ms. Roach said this is not a situation the Board can't discuss details of what is publicly visible. She thought Ms. Paez was just saying it is not up to the Board to determine if another exception is needed in the midst of a hearing.

Chair Rios said that makes it clear that the Board can look at this from a stylistic architectural point of view for portions that are publicly visible.

Member Bienvenu thought it seemed a reason for the extra height is because they need an elevator because of the needs of the owners, and their need to access not just the upper floor of the building, but the roof. He asked if they could provide more information on the age, mobility and the requirements why the owners need the elevator. Secondly, why the owners would need to access the roof.

Mr. Dzurec said the owners are in their late 60s and one has an illness that has left them in a wheelchair. The prognosis is unlikely they will return to full mobility and as they age, both do not expect the issues to get better. He is not sure why they want to access the roof is necessarily in question. He has stated, it is for their ability to enjoy the use of the structure and it is permitted by Code. In addition, he demonstrated another rooftop deck structure in the area higher in elevation than proposed here that has similarities in architectural features.

Mr. Herdman added regarding the question of the need to access the second floor, one might assume if there are two floors of the house the applicant would want access to both. The same is true with the upper level. It is permitted by Code and part of the structure and for their relative use and enjoyment. Access to the roof should presumptively be allowed like access to any other floor. That one would want to use the roof should not be looked at differently than one would want to use the second floor.

Mr. Dzurec said to add further to that point, if his client were younger and did not have a valuable collection, perhaps an exterior stair within the height limitation would be acceptable. In this case there are potential health issues in combination with the weather;

rain or snow on the stairs. And it is integral to the protection of the elevator equipment and stair itself. They believe all of that constitutes a hardship for the applicant.

He said the applicant calculated slightly differently than Mr. Berke but would be okay at the 24 feet, as designed. Staff reviewed that and has concurred and with all of that. He said he would find a way, if over by 6 inches to get 6 more inches out of the elevator enclosure as a condition of approval.

Member Bienvenu followed up that he had not heard a reason the owners need to get to the roof. They are required to show hardship per the exception criteria, so they need to show why it is a hardship if they cannot get to the roof.

Ms. Roach said it is important to distinguish that the need for an elevator and stairs to get to the rooftop for a commercial building is different than the need to get to the rooftop on a residential building. Code has requirements for access to the rooftop for health and safety for commercial buildings that are not applicable for residential structures.

Mr. Dzurec replied he didn't know if that is within the Board's purview to say what can and cannot be done with someone's structure, as long it meets applicable Code and life safety issues.

Member Bienvenu said his question is not to tell them what they can and cannot do. The applicant is requesting a waiver by virtue of a hardship that they cannot get to the roof without the elevator. He asked what the hardship is if they cannot be on the roof.

Mr. Dzurec thought they were discussing the hardship in a different way. His position is that the hardship is not having an elevator to access a level they are permitted to. The enclosure provides an easy access for someone in a wheelchair and the weathertight enclosure on the roof protects the elevator/stairs. That otherwise would prevent the applicant because of their ability, to access a portion of the structure they are legally able to access. This prevents the hardship for a potential fall or slipping or having a leak that would affect the collection.

Ms. Roach said respectfully the applicant is legally allowed to have a roof, but not necessarily allowed to have a roof deck when the requirements exceed what is allowable by Code. In this case the height of the access does exceed Code allowance.

Chair Rios asked if the applicant had an opportunity to meet with the neighbors and what their response was. She noted the receipt of one letter with about 43 names in opposition to the structure's architectural design. She asked Mr. Dzurec to comment.

Mr. Dzurec said after the initial meeting they met with Mark Graham, the neighbor to the south and Karl Sommer, attorney representing Mr. Graham. They met in February

and discussed if changes could be made to the design to make it more appealing. They discussed the removal of the crenellation from the parapet, simplifying the stair/elevator enclosure, and details within style and keeping with the area. Much of what they presented today was a direct outcome of that meeting.

In addition, they reached out to the neighbors who spoke at the last meeting and those reasonably affected by the structure. They met with the neighbors on the eastern and northeastern side of the project and had a follow-up meeting with Mr. Graham. He offered to meet with several other neighbors who declined to hear or see the design changes.

Member Biedscheid asked if all options had been looked at for the elevator; possibly having two elevator structures or dividing that to reduce the overall height.

Mr. Dzurec replied they did look at other options. This is the simplest, most compact design to put a stair/elevator together to access all of the floors. They looked at the option of attaching a stair lift to the exterior of the structure. That required a glass and steel enclosure which they were sure would not be acceptable. Also, it would have been similar in size and proportion to the proposed that extends above the parapet now.

PUBLIC HEARING

Mark Graham, 1313 Camino Corrales, was sworn. He said we are the neighbors directly to the south. He confirmed they did meet in February and made it clear that they did not support the project. Mr. Dzurec sketched some modifications and that was the last that he heard from him until the project was posted. Subsequent to that, Mr. Dzurec called to ask if they could meet by phone to explain the project. We told him we had reviewed what was submitted and were only willing to meet if the poles representing the height of the project were put back up. The poles did go back up at which time we told him we would not support an exception to height, nor support having a castle in the neighborhood.

Mr. Graham said the majority of the neighbors have responded to the Board that this architecture and structure has nothing to do with anything in the neighborhood. He noted that not even one picture presented was a castle. But the fact is the beneficiaries, the Martin's of the Trust who will reside there, as well as the notoriety of Mr. Martin and Game of Thrones, make them fear their neighborhood will become the next treasure hunt. Mr. Martin's fans will be looking for his castle in the middle of Santa Fe.

Mr. Graham said apparently, Mr. Dzurec in an interview with another neighbor, the Harvey's, said the Martins want rooftop access to entertain. Potentially the plan is to put a tent up there. He said Ms. Harvey referenced that conversation and was said to be one

purpose of the rooftop access beyond enjoying mountain views. He said he could tell them from that massive property they are able to enjoy mountain views from ground level.

Mr. Graham asked that the Board not approve the height exception and to respect the wishes of those who have lived in the neighborhood for decades. Although this is not presented as an architectural exception, clearly it is. It has nothing in keeping with the neighborhood and should not be approved.

Guy Gronquist, 730 Camino Pinones, was sworn. He asked permission to read into record the letter from 43 neighbors sent to Ms. Roach. The signatories of the letter are from residents of the nearby properties who understood this request would be considered by the HDRB at this meeting.

Mr. Gronquist said the neighbors urged the Board to deny the request for exceptions on this property. Since the meeting of the HDRB in January 2020 when the exceptions were originally denied, the applicant's architect has made some changes in reduced the height slightly, changing the material to more stucco and less stone, and changing the shape of the windows and reorienting the large window. The fact remains that the proposed building is still a prominent castle in the middle of a residential neighborhood in Santa Fe. It will be visible. The architect has gone to great pains to draw comparisons with existing Medieval style structures in Santa Fe, such as old Fort Marcy and the Scottish Rite Temple. Neither of those is a major building surrounded by houses. Attempting to site a downtown commercial building elevator rooftop access approval would set a precedent for a castle tower elevator rooftop access approval in a residential neighborhood for the purpose of "enjoying mountain views". That is like comparing an apple to an orange. They are both fruit, but that is where the comparison ends. Surely it is possible to enjoy the mountain view's at less than 25+ feet in the air. We urge the HDRB to deny the application again. Nothing has fundamentally changed with this revised proposal. Our neighborhood does not need, nor want, this folly.

Mr. Gronquist said he would continue to say that there is no reason that this request should be treated any differently that disadvantages neighbors, in any other request. The downtown structures are irrelevant in respect of a residential neighborhood. Planning Manager Berke said, this is not a commercial neighborhood, it is a commercial structure in a noncommercial zone. The elevator as Mr. Graham said, is designed to allow for parties and getting people up there, which the architect did discuss with our neighbors. There is a certain amount of duplicity going on which is unacceptable. He thought Ms. Roach had mentioned this is not a commercial neighborhood. One reason he declined to meet with the architect was because substantial changes were not made. The story poles were put up and were taken down with undue haste. There is a manner of duplicity here that is unacceptable. He said we urge you, with respect, to decline these exceptions again.

Ms. Beninato, previously sworn, said she was opposed also to giving an exception. This is about whether the applicant has a hardship and needs the exception to get to the roof. She understands wanting to be outside and that they want to be on top of the structure. That has nothing to do with access to the collection, which was said to be the primary purpose of the structure. If you don't need the elevator to access the collection then getting to the roof deck, despite that you can build it and use it, is not a hardship. Aging in place is a bad precedent to follow. And she agreed this is residential, not commercial.

Karl Sommer, PO Box 2476, was sworn in. He noted he was presenting on behalf of the Graham's. He wanted to address three issues, one the issue of whether the Board should grant the extra two feet based on the slope of the lot. The second is the Board's jurisdiction regarding design and third is the issue of hardship.

He thought Member Bienvenu hit it on the head. He would point their attention to the Findings of Fact and Conclusions of Law in the case Mr. Herdman referred to. The Council found specifically in Findings #15; the proposed elevator is needed to prevent a hardship to the appellant in that without the elevator, he would not be able to access the roof. In that case the applicant could not get to the roof without the elevator in any other way. This applicant has not demonstrated that they cannot get to the roof without the elevator. The idea that they are building it to prevent leaks is not a hardship; building it to prevent people from falling is not a hardship. People showed in all of the instances they could get to the roof deck through a stairwell. There is no evidence in any of those cases about how they were approved.

Secondly, he wanted to discuss that the Board has a provision in Code allowing an applicant to have an extra 2 feet based on slope. In his experience, that is discretionary, and Ms. Roach commented it is discretionary in the Board's purview. They saw the nature of the terrain on the lot. It is flat and not an area in which there is a steep, or even a significant slope. It slopes across 2 feet and is practically flat. It is within the Board's discretion to say the applicant is not entitled to the 2 feet on a lot like that and is not the reason for the policy. Without that 2 feet, this application is very different. The applicant has not demonstrated they are entitled to that 2 feet.

Mr. Sommer said finally, with respect to the design, Ms. Roach has indicated it is within staff's purview in an historic design to make that call on whether the design meets the guidelines. That is obviously subject to Board review, but in this type of case, the only way it gets in front of the Board is by virtue of the application for an exception. Without an exception being required, the Board could review that decision on appeal. The Board has the jurisdiction to review a determination, but in this particular procedure, it comes to them because there is an exception requirement. That does not preclude the Board from doing something it already has jurisdiction to do on appeal.

He thanked the Chair for allowing him extra time to make those points.

BOARD DISCUSSION

Vice Chair Katz wanted to make a point on the visibility of the structure from a public street. The applicant showed visibility within the 600-foot streetscape. He said if he had gone a couple of streets further down Corrales there is a perfect view of the castle. He thought you would be able to see the entry door.

Vice Chair Katz said secondly, recently there was a re-visioning preservation that he thought interesting. One of the major points is it is not just about preserving structures, but there is a cultural element to it. He maintained in the design code is the cultural element that the houses and style of architecture in the neighborhood of those who developed Santa Fe. The tribal members, the pueblos and the Hispanics, Mexicans and the Spanish who settled Santa Fe that built in the adobe style. That is why they have Santa Fe style, because of the culture.

Third it is obvious that this is a castle keep. He fears because it is visible, it will attract viewers. But also, the castle keep is the castle where the lord lives. The lords want to be able to view over everything and the deck is entirely for that. That is not a hardship to be denied elevator access. There is still a nice view.

Vice Chair Katz thought it inappropriate to give an exception so the applicant could get on their roof. In addition, the design does not meet the criteria and is another reason the application should be denied.

Member Guida said the project was challenging and for him comes down to a few issues, the style issue and where the Board weighs in on that issue is important. He couldn't say he liked the project stylistically or he would have chosen to do it. However, it is important that this particular part of town allow a lot of leeway. He may not agree with the project but supports the freedom to do that in this district. It is a positive thing that this district's rules allow more loose development for the diversity of expression. With the good comes the bad sometimes.

Member Guida thought as long as it did not require an exception it was within the homeowner's rights to develop a project that he likes. He thought there had been a lot of gymnastics to describe what a tower is and what architectural element pops up from that. He believes that staff acted in good faith as seen in the review of the exception criteria. But it is a step too far to then have to describe this tower as something it is not. It is not a rooftop appurtenance, and that circles back to style.

He said ultimately, this is a problem that shouldn't require an exception. If this were an existing building and the Board was asked to consider an exception for an elevator for a disabled owner, that would be an entirely different question. The problem

seems to be created by the design for the building in the first place. That is where he is really challenged, especially when there are so many other options. The design to not have a tower in the first place was possible. It is possible to have a roof deck and an elevator that conforms to the height limit, or possible to put it somewhere else on the site. He thought that the Board is being asked to look at the exceptions for the height issue is critical.

Member Guida said given this is a new building and there are other options, he couldn't justify the exceptions.

Member Larson said this has been a good discussion. They started by looking from a landscape perspective, particularly the streetscape, and what the building will impose on the character of the district. There have been positive steps to mitigate through materials and careful placement on the lot. But she thought they were still dealing with an impact if this is built, that will harm the surrounding district. The Board is here to try to preserve and protect what exists now. In this case there is a valid reason to build a library and develop the property to the needs and wants of the owners. But she agreed this still shows as a dominant piece and can be seen from the streetscape and imposes on the surrounding district.

Member Larson said she couldn't see a way the Board could approve this in good consciousness and preserve the character of the district, which is what they are here to do. Steps have been taken in the right direction, but they could work more with the surrounding community and more could be done. And it is possible to design something really creative without harming the landscape or trees. She looked forward to seeing something more suitable proposed.

Chair Rios clarified that a couple of people had mentioned that this is the Historic Transition District, but it is not. She said we are dealing with the Historic Review District.

Chair Rios asked the architect the circumference of the 7-sided building.

Mr. Dzurec replied the footprint is 44'4" and the site plan gives a more accurate reading.

Member Biedscheid said her main concern is the objection from the neighbors. There seem to be a lot of effort to involve the neighbors in good faith. She views the Board's role in part to ensure that the community voices are heard and considered. A huge number of immediate neighbors voiced that they were uncomfortable with the project. They did not have an opportunity to speak with the applicant about the project and feel they haven't been heard. Attention should be paid to that.

She thought the main objection seemed the visual impact which is tied to the criteria required for an exception for height. She didn't think this was the least negative

impact and that shows both visually as well as the applicant's relationship with the community.

Mr. Dzurec asked to respond. He thanked the Board for the thoughtful discussion. He referred to the point made by Mr. Sommer that they showed an example where an exterior deck on the roof was accessed via stairs. That seemed okay with everyone. That is not the case in this because the applicant would not be able to access the roof without an elevator. The Board was saying if a person is able-bodied they can be granted up to the maximum height allowed but if in a wheelchair and a provision is needed to provide a weather enclosure for the top of the elevator and stair, it is not allowed.

Point number two is he understands some neighbors were frustrated that the story poles were up for a short duration. After the previous application had gone through they left the story poles up per staff recommendation. Mr. Graham indicated he did not want to see them up any longer and they took them down right away. When Mr. Graham asked for the poles to be back up, we put them back up. They met with him for discussion and then took them back down. When Mr. Gronquist contacted him, he offered to put the poles up and meet with him, but he never received a response.

Lastly on the issue of entertainment on the deck. He wanted to be very clear what was said; he did say to some neighbors the owner may want to entertain within the structure. People asked if they would entertain on the deck and if there would be a tent. He told them there had been no discussion or consideration of that. If the applicant had wanted a shade structure for gatherings they would have designed that. That has not been a consideration of the owner. He offered, if people here feel there might be a large gathering, he was willing to minimize the size of the deck to eliminate its use for the purpose of a gathering space.

Mr. Dzurec said although he appreciatea concerns about the style, staff has 1) issued a ruling that we have complied with district standards; and 2) if Mr. Katz is concerned about what the structure would look like from further away, he has mock ups of what it would look like outside the streetscape within public visibility he could share.

Mr. Dzurec said he would again confirm that the architectural elements that were objectional before, are no longer visible or could no longer be seen from those viewpoints.

MOTION: In Case #2020-002257-HDRB, 1303 Camino Corrales, Vice Chair Katz found regarding the exception criteria that:

- he agreed with staff that the structure proposed does not damage the character of the streetscape (within 600 feet each way);
- the height does not present a hardship to the applicant or injury to the public welfare, and does not meet criteria # 2;

- it also does not meet criteria #3 and is not the only way this could be designed. It is obvious, we know Mr. Martin's work and how that would relate to a castle keep and why he would be intrigued with the design. However, that is not the only design possible. There is still a clear sense of that design; and
- criteria #4 there are no peculiarities to the land requiring the structure be as tall or have access to the roof in the way designed, and the criteria regarding the circumstances of the action of the applicant was not met. The applicant wants a castle keep and to get on the roof for a view.

On the criteria regarding the least negative impact, there are a number of other designs that avoid requiring extra height. The criteria were not met. With those findings he moved that the Board deny the application as not meeting criteria, does not fit in with Santa Fe and is not appropriate. The motion was seconded by Member Larson.

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

G. COMMUNICATIONS

Chair Rios referred to a publication called The Magazine. She was given a copy by Ms. Roach and was pleased to see the content is geared to New Mexico issues. The content ranges from preservation, art, issues regarding people or places, or the history of the area or businesses. Ms. Roach has an article in the magazine titled "Authenticity, Belonging and Becoming Real in Santa Fe, the Historic Districts." The article is short but very meaningful. She told Ms. Roach that she did an excellent job.

She said there are articles on different subjects she thought would interest everyone. She read from the article written by Ms. Roach and encouraged everyone to read the magazine.

Chair Rios asked Ms. Paez if the appeal was heard on the wall on Alameda.

Ms. Paez said it was and the appeal was denied. The applicant has the option to return with a new application and was asked to be mindful of the site visibility requirements for a new proposal. They are not precluded from still trying to do some new alteration for the wall and would be subject to the Board's review and approval.

1. 2021 HDRB Hearing Schedule. Presented by staff for review and approval.

Ms. Roach said this could be postponed if they need more time to review.

MOTION: Vice Chair Katz moved to approve the proposed hearing schedule as presented. Member Guida seconded the motion.

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

H. DISCUSSION ITEMS

None.

I. MATTERS FROM THE BOARD

Chair Rios thanked everyone.

J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 11:45 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:

Melissa D. Byers

Melissa D. Byers, Stenographer
For Byers Organizational Support Services

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Daniel Strongwater, applicant/owner, proposes to replace a shingle roof with a metal roof on a contributing residential structure. An exception is requested to change the materials of a roof (section 14-5.2(D)(6)).

Case number: **2020-002355-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 806 Don Gaspar Avenue

OW/AP – Daniel Strongwater 806 Don Gaspar Avenue Santa Fe NM 87505 Dan.Strongwater@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☒ **Siguificant** ☐ **Landmark** ☐ **N/A** ☐

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

PUBLICLY VISIBLE FACADE-EAST Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-SOUTH Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER 2000

YEAR OF CONSTRUCTION 1911

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: Septemeber 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002355-HDRB

Address: 806 Don Gaspar Avenue
Historic Status: Contributing
Historic District: Don Gaspar Area Historic District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other** HDRB-Minutes Form Oct 2017

APPLICANT SUBMITTALS

__x__ **Proposal Letter (includes exception criteria and applicant responses)**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends that all the exception criteria have been met. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

806 Don Gaspar is a single family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" shingles and white trim and an unknown roof material. In 2018, the wood shingles had a brick red color, painted many years before. The shingles, wood corner and horizontal trims, fascia boards, fireplace chimney brick, soffits, and ceiling of the front porch were painted in Dunn Edwards "Vapor," which is an off-white. In 2018 the structure also underwent an interior remodel, and an addition was constructed with vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White". An exception to Section 14-5.2(D)(6) was requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary." The complete responses to the original exception criteria are given in this report.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2, was not being met, and requested an updated proposal. In particular, the applicant was requested to consider the following options for roofing material:

1. Wood, in the original style
2. Asphalt that compliments the original color, if possible untreated so that water-run-off is useable;
3. Standing seam which would coordinate with the back of the house, but more matte in appearance

The applicant now returns to the board with the proposal to implement option number 3, a standing seam roof. The applicant found only one company that could install wood shingles, however the price was approximately twice that of the standing seam option. The updated responses to the exception criteria are given in the applicant's proposal letter and staff agrees with the applicant.

In addition, the applicant proposes to construct a three yard walls from concrete block with a stucco finish colored El Rey Colonial White to match the house siding. These are to block traffic noise and create privacy from Don Gaspar Avenue. They are set back more than 35 feet back from the public right of way and will be 6 feet in height, which is the maximum allowable height.

EXCEPTION CRITERIA AND RESPONSES:

An exception to Section 14-5.2(D)(6) is requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary."

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

Applicant response: We intend to replace the roof with metal shingles to match other homes and structures in the Don Gaspar district. Notably three other homes on the 500 block and a structure at 906 Don Gaspar, likely built around a similar time to 806 Don Gaspar, feature metal Victorian Shingle roofs (see attached Appendix 1). By matching these buildings, we will in fact contribute more cohesion to the character of the district, rather than detract from it. The choice of metal Victorian Shingles is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

Staff Response: Staff does not believe that this choice of roof material will damage the character of the district. It is a restrained color and the shingles are non-reflective, so that they will not be uncharacteristic of the neighborhood. A metal shingle is compatible with the historic character of the house and it will be replacing a material that is non-historic. Staff agrees that the material will support a differentiation between the historic and new parts of the building.

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

Applicant response: The tar shingles are problematic and create hardship for our current use of the property. First they are more than 10 years beyond their intended lifespan and need to be replaced in short order according to three roofing contractors who came to look at them. Second, they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. We intend to use the rainwater to water our garden where we grow many vegetables. We currently use water from our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden. Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to extend the life of the home. Lastly, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing white metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

Staff Response: Staff views changing the roof material as required to prevent an injury to the public welfare. The Sustainable Santa Fe 25-Year Plan calls for an "Increase on-site water harvesting, recycling, reuse, and ground infiltration" and the "increase the number of public and private use of raingarden and other infiltration projects." These goals require infrastructure that allow the safe harvesting of rainwater. Staff argues that to require continued use of a tar roof would be an injury to the public welfare because it would preclude the implementation of the aforementioned sustainability goals.

(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: We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure

the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put if off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, and maintained an aesthetic separation between the new and old portion of the home. In landing on Victorian Shingles we feel we have balanced all of these needs and arrived at an ideal option.
Staff Response: Staff agrees that all design options have been considered in preparing this application.

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent
It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the governing body. Procedures for public notice and hearing before the governing body shall be as set forth in Section 14-3.6(B)(3). Exceptions are project specific

and do not apply to the subject property in perpetuity. If approved by the governing body, the inspections and enforcement office shall accept and review an application for, and issue, as appropriate, a building permit. The applicant for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:
(i) Do not damage the character of the district;
(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and
(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.

14-5.2(D) General Design Standards for All H Districts
In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city , the following standards shall be met:

(6) Roofs
The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure .

14-5.2(H) Don Gaspar Area Historic District
(1) District Standards
Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
    (i) raising the parapet;
    (ii) setting back from the edge of the roof;
    (iii) framing the collector with wood;
    (iv) in the case of pitched roofs, by integrating the collector into the pitch;
    (v) in case of ground solar collectors by a wall or vegetation;
    (vi) in the case of wall collectors by enclosing by end or other walls;
    (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

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

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

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 806 Don Gaspar Avenue

OLD ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1920 ESTIMATE
1913 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
Cottage

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?

IF INVENTORIED, LIST ID NUMBER(S)
18361

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN:
additions at south and east

OVERALL CONDITION:

____ EXCELLENT X GOOD

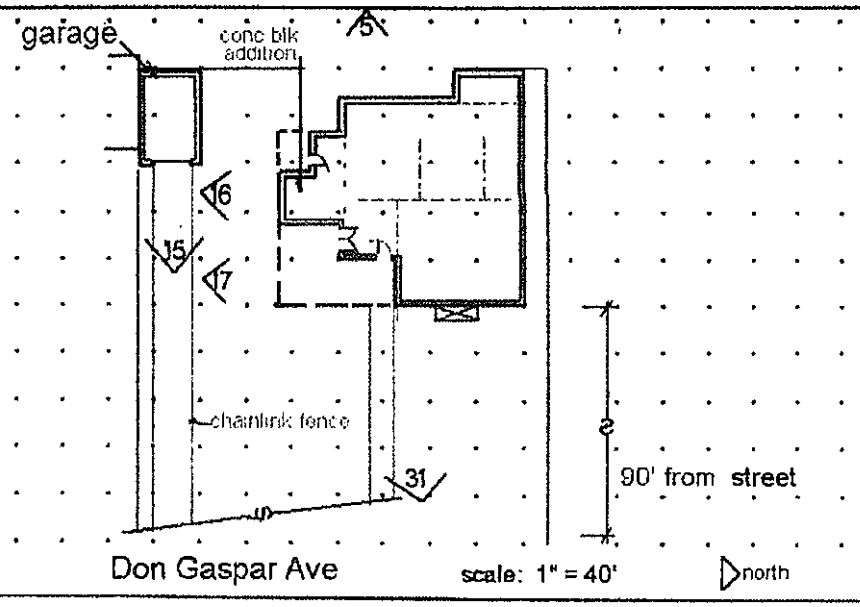
____ FAIR ____ DETERIORATED

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

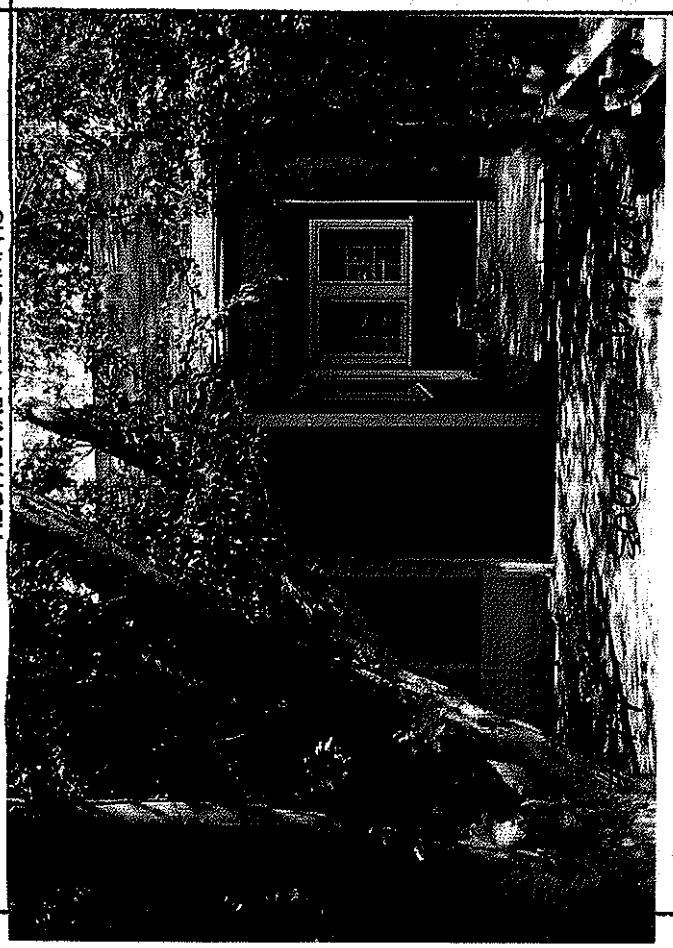
SURVEYED 2000 BY CC

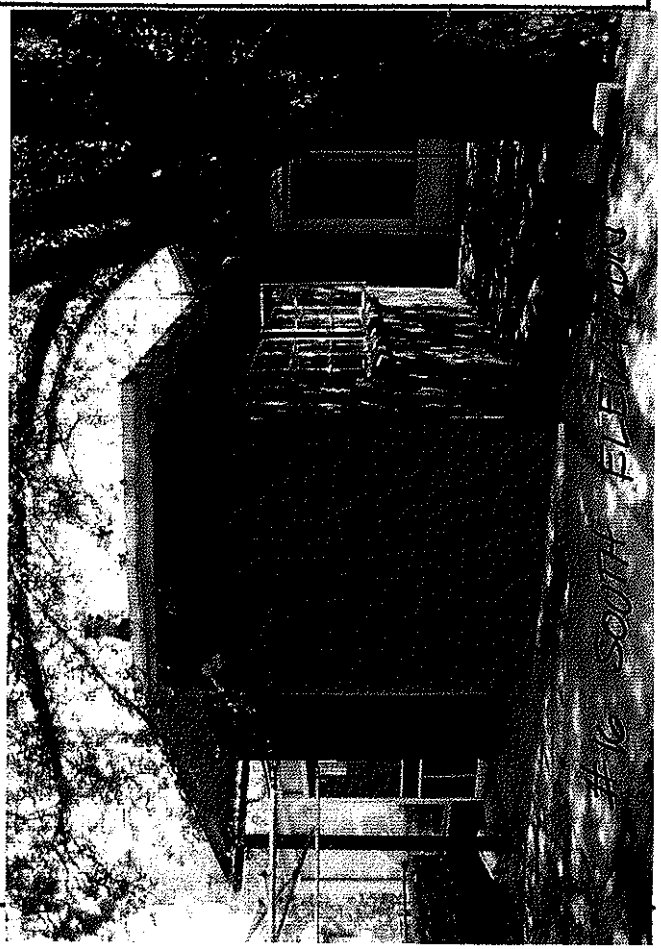
NEGATIVES WITH NMHPD ROLL # 4 NEG # 30TO 32 ROLL #18
17 15 TO 17 NEG #5

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shallow gable at front/ multigable & shed at rear garage flat w/ parapets	
BUILDING WALLS	wood shingle on wood frame& conc. block addit. garage: tile	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20' feet
DOORS	wood french doors pair wood vert. plank garage doors	
WINDOWS	wood casement and double hung large fixed sheets at SW	
PORCHES OR PORTALES	L-shaped, inset under gable roof	
ARCHITECTURAL DETAILS	diamond fixed pane in gable end strong contrast of white trim and corner boards against dark shingles	
FENCES/WALLS	chain link	
SITE FEATURES	straight concrete path large evergreen and deciduous trees	
OTHER/ COMMENTS	Distinct set back in neighborhood, w/ expanse of grass 1928 owner C. E. Sanford, cashier at the SF Railway Freight Depot 1936-7 owner Violet Jones	

ADDITIONAL PHOTOGRAPHS





IDENTIFICATION

ADDRESS

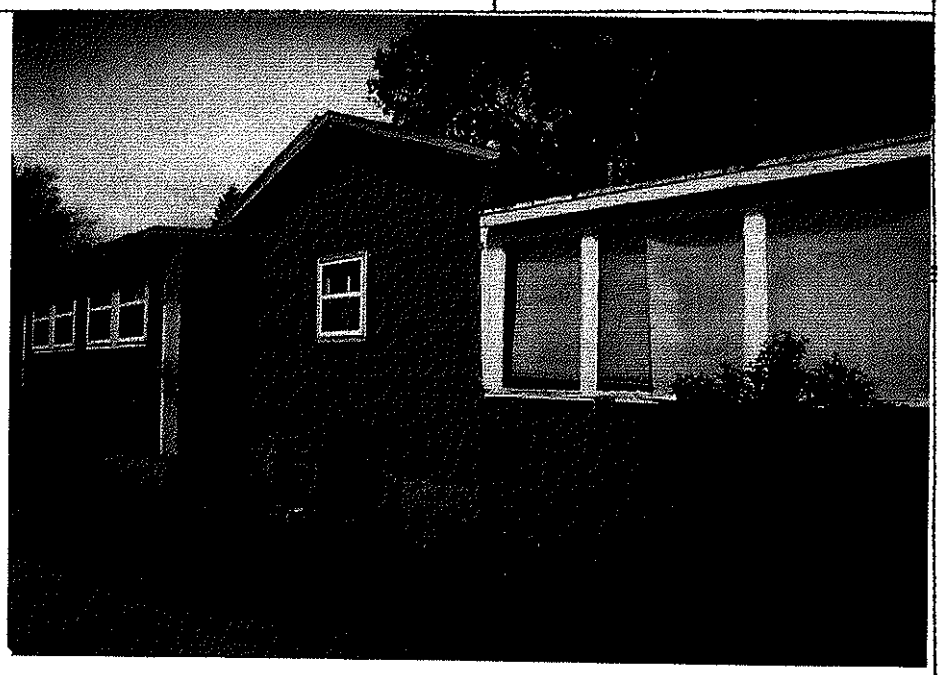
806 Don Gaspar Avenue

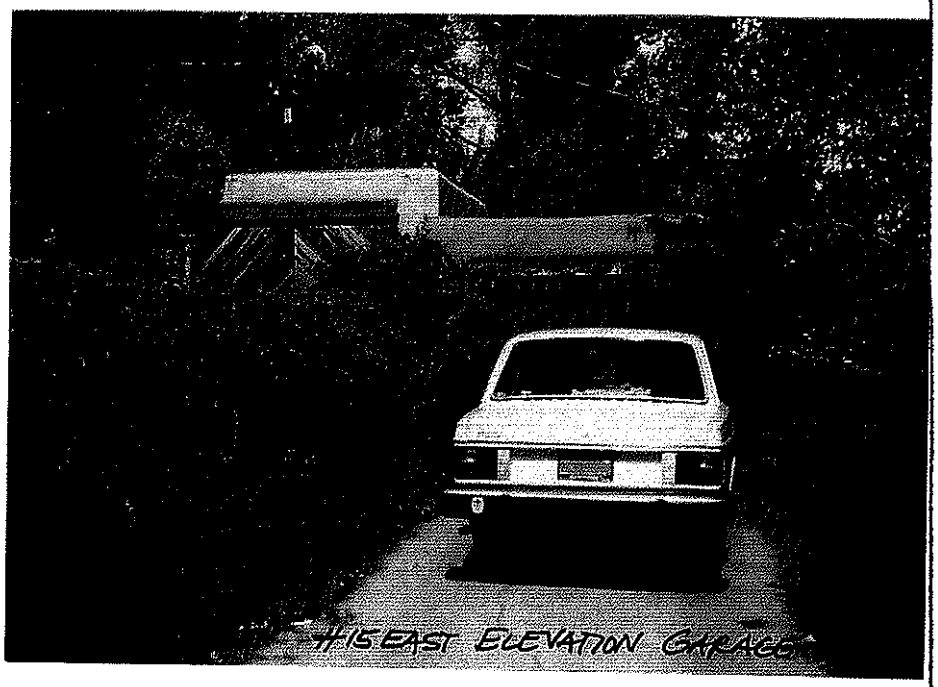
ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

SURVEYED/RESEARCHED

DATE 5/00 BY CC





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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1834

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 3/4	UTM reference zone 12 (13) easting	northing

location description: 806 Don Gaspar

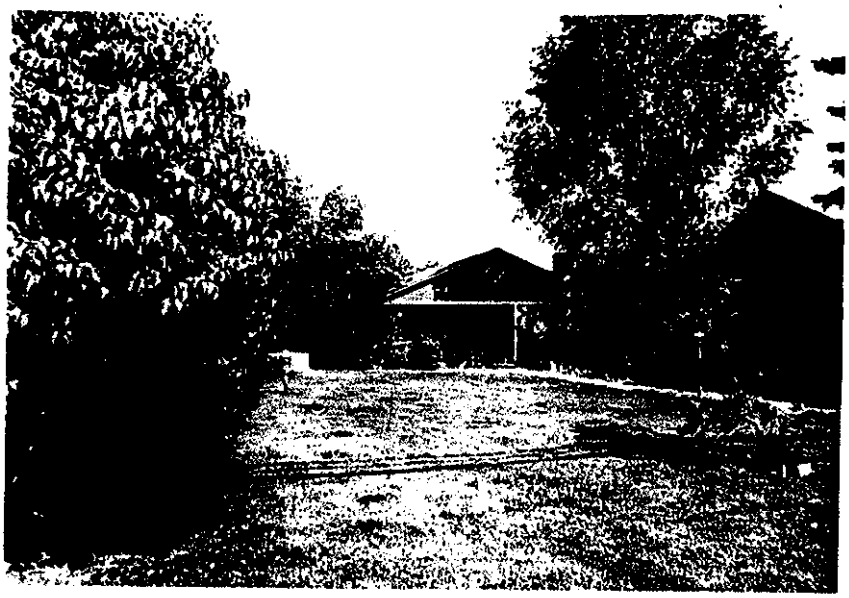
city/town: Santa Fe

land grant/reservation:

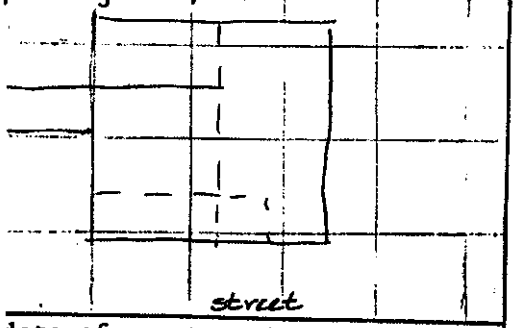
building name:

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

film roll by E.T. no. 11 | negative nos. 22 21A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimated 1913 actual

source: J. Thomas

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: C/C

wall material/surface: wd shingle

architectural features
wd casement
gable
Gothic - diamond window
corbel brick
side addn

surroundings: R2C

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

comments
set back - lawn
chain link fence

1936-37cd Jones, Violet, ½ Rhea gw
1928 cd - Sanford CE Bashr - ATSF Ry Freight Depot
on 14th N of Don G

associated buildings? X yes
what type?
garage
if inventoried, list ID nos.

see back? X yes

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-17-088 at 578 and 578½ West San Francisco Street, to adopt staff recommendations and designate the north and west elevations of the contributing residence with the corner porch as primary; to retain the non-contributing status to the garage; and to designate the rock yard wall as contributing with the northwest corner as primary; and to assign noncontributing to wire fence and gate. Member Katz seconded the motion and it passed by unanimous voice vote.

Member Katz moved to remove Case #H-17-017 from the table for consideration. Member Boniface seconded the motion and it passed by unanimous voice vote.

6. **Case #H-17-057. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family

lived in the house until 1998.

The house is constructed of wood frame with a painted wood shingle exterior and has a gabled roof, a diamond fixed pane window in the gable, and retains wood double hung windows in some locations. The windows and the French door on the south elevation were hand-built and have the original blown glass window panes in them. The house was originally built as a pitched roof house but when the house grew in size a new pitched and gabled roof was added over the top of the original roof. The east elevation has a porch with the front door and three wood windows underneath of it. That the house is set back so far from the street is another of its distinctive characteristics.

The statement provided by the former owner of the house notes that it was constructed largely of scraps from nearby construction jobs and some of the floor joists are railroad ties and the beadboard in the cupboard was from railroad freight cars.

Garage

The garage is located on the south and west lot lines and is constructed of adobe covered in stucco. It was chicken coop before becoming a garage. It is somewhat dilapidated and does not match the style of the house, however a garage set back at the back of a property is common in the Don Gaspar area.

The applicant proposes to remodel the property with the following items.

1) Addition of 5 skylights to the north elevation rooftop. Four of the skylights will be 1'-0" x 6'-0" and one skylight will be 1'-0" x 2'-0". An exception is requested to add visible rooftop appurtenances (14-5.2(D)(3). Relevant code citations and exception responses are presented at the end of this memo.

2) Add 56 square feet to the south west corner of the house. The addition will include demolition of the 122-square foot sunroom and demolition of the 182-square foot kitchen.
   - The stucco and roll asphalt roof will be removed from the east elevation. This portion of the east elevation is not primary but the applicant requests to change the roof style and an exception is requested to redesign the roof (14-5.2(D)(6)). The relevant code citations and exception responses are provided at the end of this memo.
   - The roof is proposed to be 14'-0" at its highest where the maximum allowable height is 16'-8".
   - The roof material is proposed to be standing seam.
   - The non-primary east elevation wall will remain intact and an exception is not required to add to a primary elevation.
   - The applicant proposes to use wide board vertical siding with no color or stain.
   - The steel casement window will be replaced but the concrete windowsill will remain.

3) Move the existing basement access to the west elevation.

4) Paint the existing wood shingles, wood corner and horizontal trims, facia boards, fireplace chimney brick, soffits, and ceiling of the front porch in Dunn Edwards "Vapor."

5) Paint wood and window trim in Dunn Edwards "Black Bean."

6) Paint the front door with Dunn Edwards "Marigold."

RELEVANT CODE CITATIONS

D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(3) Remodeling to Increase Height; Rooftop Appurtenances

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

EXCEPTION RESPONSES

EXCEPTION TO HAVE VISIBLE ROOFTOP APPERTENANCES (14-5.2(D)(3)(b))

Does not damage the character of the District: The Don Gaspar Historic District has a wide variety of architectural styles and character. Part of the charm of this property is its deep setback from Don Gaspar. This setback contributes to the feel of the streetscape by offering a somewhat rural feel. However, this setback also makes it somewhat less visible from the street. In fact getting a view of the north roof itself is almost impossible, even when standing on the opposite side of the Don Gaspar, and even on top of the retaining walls on that side. This is in part to its deep setback and because the house to the north is near to the house and set to the front of its lot.

The proposed skylights will be as low profile as possible. One will be hidden behind the chimney the rest will be set back from the Don Gaspar side of the roof by 12 feet. The color of the skylight frames will be bronze so they will recede from view. It is worthy to note that a neighboring property has visible solar panels which suggests that skylights will not damage the overall character of the district.

Staff response: Staff agrees with this response. The profile of the skylights is low.

Prevents a hardship to the applicant or an injury to the public welfare: The applicant needs to create a family home with two bathrooms, and an open living space appropriate for raising small children. If they cannot create that space, they will not be able to use the house as they hoped to when they purchased it. Palo Santo has attempted to create this in the following ways but meeting the subsequent restrictions.

1. Addition to the south with new kitchen and living/dining room. This cannot be accomplished due to space being limited by the historic garage, a historic apple tree, and a primary façade which cannot be attached to. The existing garage is non-conforming and cannot be attached to, in fact, the new addition must be 10 feet from the existing garage. With these restrictions, there is not enough available space for this option.

2. Detached structure. While this is would be allowed by zoning, it would not be useable space for living with small children and therefore not an option for the applicant. Because of the same space restrictions stated above, a detached structure would have to be placed partially in front of the existing house blocking the view of the structure for the public streetscape. Furthermore, this would dramatically impact the front yard, arguable the most distinctive and aesthetically pleasing feature of the property.

3. Addition to the west is not possible because of access easements given to the adjoining property.

4. Additions to the north and east are not allowed due to designation as primary facades.

5. An option to add dormers was also investigated, but it would have had more impact on the primary facades than low profile skylights.

6. An alternate to add skylights on the south roof was investigated, but would be more visible to the street. In addition, south skylight locations would have been limited by the plan to add an addition to the south side and would not have been located in the best place to introduce light to the interior spaces.

Staff response: Staff agrees with this response. Other options might have a greater impact on the structure and a lack of light in the house would cause a hardship.

Strengthen the heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: The applicant is looking forward to living in and raising their child in the house. Palo Santo has demonstrated that a full range of design options have been investigated as listed above. We believe that allowing the skylights will allow more diversity in style in the district without damaging the character.

Staff response: Staff agrees with this response. The applicant has considered several design options.

EXCEPTION TO CHANGE THE STYLE OF THE ROOF (14-5.2(D)(6)

Does not damage the character of the District: The applicant wishes to create a new bedroom addition where an existing kitchen and sunroom are currently. One existing kitchen wall will remain due to its proximity to a primary façade. The new addition will have a pitched roof which is typical for the District and in fact, the new pitch will match the south and north facing pitches existing on the building. This in no way damages the character of the district as pitched roofs are the predominant roof type in the District.

Staff response: Staff agrees with this response. Pitches on roofs are common along Don Gaspar Avenue.

Prevents a hardship to the applicant or an injury to the public welfare: The existing roof is being removed because of its low slope, low ceiling, insufficient structure, and lack of insulation. Currently both the sunroom and kitchen have low ceilings and very low profile structural members offering little to no space for insulation. Adding structure to fill in insulation would create a code compliance issue for required ceiling height in living space. In designing the new addition additional height is required to create a code compliant space and code compliant insulation. A hardship would be created for the applicant if keeping the existing roof design means insufficient comfort or lack of code compliant use of this space.

Staff response: Staff agrees with this response. In order to have a code compliant roof a style change in roof or a height change would be required.

Strengthen the heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: the new roofline was a last consideration after investigating other design options including:
Removing the existing basement access from the sunroom so the space could be used as is. However, the floor height being 14" lower than the house makes it difficult to incorporate as steps in and out of the room take up too much floor area.

Raising the floor height to match that of the house and removing walls between it and other spaces. Unfortunately, the ceiling height would be less than 6'-8" on the low side, making it too short to use. Leaving it as is. Because of the lack of space in which to build an addition outlined in previous exception requests (historic nonconforming garage, historic apple tree, location of primary facades, etc.) this is not helpful since the space is quite useless as is and occupies prime location on the lot which is required to meet the applicant's needs.

The proposed roof structure is very much in keeping with the character of the Don Gaspar District as there are many differing roof pitches, materials and styles in the District. The pitch and mass of the roof is kept in proportion to the other portions of the existing roof. The proposed galvanized standing seam roof is similar to the roof used on neighboring properties and will give the addition a distinct character to help distinguish it from the historic structure.

Staff response: Staff agrees with this response. Other design options were considered.

STAFF RECOMMENDATION:

Staff recommends the north elevation (1), the east elevation (2 and 3), and the south elevation (south facing area of 4) of the main residence be designated as primary and that the north elevation of the garage (garage 1) be designated as primary.

Questions to Staff

Chair Rios asked what the existing colors are and if they are historic.

Ms. Ramirez Thomas said the wood siding is a brick red and the trim is white. She had no idea if they are historic colors.

Chair Rios asked if they are compatible colors.

Ms. Ramirez Thomas agreed. A wide variety of colors is allowed in the Don Gaspar District. The color and material type are acceptable.

The Board members looked at the color swatches provided.

Chair Rios said the Vapor color is light grey. The framing color is very dark black and the door is yellow-orange.

Ms. Ramirez Thomas said it is more of a craftsman style color scheme.

Chair Rios noted the roof is shingle and they are proposing standing seam. She asked if there are different types of standing seam and will it dominate this bungalow style home.

Ms. Ramirez Thomas said it is a distinct roof type and a significant change but there is a standing seam a block down. Standing seam has a variety of schemes.

Member Biedscheid asked what the color of the roof is now.

Ms. Ramirez Thomas said it is dark tan.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Huddleston Street, was sworn. He said there are three different roof materials now. Asphalt shingles, rolled asphalt, which they intend to replace, and corrugated galvanized metal over the sunroom, also to be replaced.

Questions to the Applicant

Member Boniface asked what the standing seam roof color is.

Mr. Georgetti said they have not selected the product but Galvalume would be perfectly agreeable.

Member Boniface said typically standing seam is 24" or 16" wide sheets and he believed it would not dominate the house.

Public Comment

Ms. Bobbe Besold, 302 Lomita Street, was sworn. She said the applicant is her daughter and she had a baby three weeks ago and wants to move back and raise their family. They are a very young family but socially and environmentally informed and want to be back. They need a functional living space and to convert this house into a place to raise a family. Their children would go to Wood Gormley and added that she and her husband also live in this neighborhood.

She pointed out that one priority of the City is to attract young people back to Santa Fe so she is asking for flexibility on materials. Asphalt is not a stable solution so allowing them to replace with a metal roof would be beneficial. They intend to maintain the integrity of the neighborhood. She hoped the Board can work with them.

Mr. Doug Roberts,302 Lomita Street, was sworn. He said he grew up and went to Wood Gormley and lived about two houses down and remembered this house which is set back from the street with the garden in front and walks by this house with his dog every day. He didn't like the kitchen and the roof doesn't look right - more like an addition but he really liked their proposed design and thought it would be a real asset to the neighborhood.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Discussion

Member Katz said he liked everything about this design but the colors. But since he was color impaired, he relied on the Board members.

Chair Rios said she doesn't vote this evening, so she was asking about the colors. She thought it is an improvement but was having trouble with the colors.

Member Boniface wasn't quite sold on them but didn't know how the Board would pick another color. Perhaps they could refer it to the Staff. He thought the Marigold for the front door color was okay. The trim was just for the chimney and shed but he struggled with the Vapor color that is so light. It would likely look like an old weathered barn.

Member Biedscheid agreed it is a big change. She wished she could remember how the other house on that street would fit in. She asked if the red is painted.

Mr. Georgetti believed it is unpainted now.

Member Biedscheid asked how the colors got chosen.

Mr. Georgetti said the owners selected them. The old shingle grey is a New England style. Perhaps a darker hue of that Vapor color might suffice.

Member Katz suggested the one at the bottom of the swatch perhaps.

Mr. Georgetti felt that was not a dramatic change and he could ask them to consider it.

Member Katz asked if they would be willing to leave the brick unpainted.

Mr. Georgetti said he could ask the owners to consider that.

Member Biedscheid thought there might be a treatment for the brick that would keep its color.

Mr. Rasch showed the color photos of the house to the Board.

Mr. Georgetti said there are other light-colored homes along that road. It has a high diversity of color schemes on that street.

Ms. Ramirez Thomas agreed. The house next door has light colored shingles. It is a modern shade with greyish color. There is a very dark saturation on the shingles and very light trim.

She asked if the Marigold for the door was okay.

Member Biedscheid said she didn't mind the color but just wondered how it would go with the house next door. It is a modern look for a very special house.

Ms. Ramirez Thomas said there are many pastel colors in this area.

Chair Rios said her big issue was with the Black Bean for the trim.

Member Katz agreed that needs to lighten up a little bit so it just doesn't seem so sharp - dark with light.

Chair Rios asked Mr. Georgetti is the Board approved these other colors if he could suggest something other than black.

Mr. Georgetti said lightening the Black Bean more toward grey because the Board feels the contrast is too much. In the same value range they could be brought closer.

Member Boniface said it is almost like looking at a negative of what was there. The applicant is proposing the opposite. He didn't have a problem with the contrast. Silver Setting and Iron Fixture are the middle settings on that swatch.

The Board members agreed with those colors and the Marigold for the door.

Member Boniface liked what he did to the roofline to cure the mismatch of slopes there and pulling it together. We need to have a distinction between what was there and what is proposed and it is a nice combination.

Action of the Board

Member Boniface moved in Case #H-17-057 at 806 Don Gaspar Avenue, to approve this application, noting that exception criteria are all met and with one condition, that the colors be changed: that Black Bean be changed to Iron Fixture; that Vapor be changed to Silver Setting and that Marigold be approved for the door. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl Boaz

Carl Boaz for Carl G. Boaz, Inc.

1 September 2020

806 Don Gaspar – Case # 2020-002355-HDRB
Strongwater Residence
Proposal to the Historic Districts Review Board

To Whom It May Concern,

We are seeking approval for re-roofing the historic portion of 806 Don Gaspar, and the construction of 3 sections of privacy walls in the front yard. We intend to replace the existing tar shingle and brai torchdown roofing with metal standing seam and are seeking an exception to change the roofing material and color.

The privacy walls will be constructed of concrete block, stucco'ed over in El Rey #100 Colonial White to match the house siding. Each wall is set back >35' from the front fence line, with the two shorter sections to the N & S at 35'-8" from the street, and the longer central wall at 43'-6" from the front fence line. The wall will be 6' tall and constructed of 8" wide concrete block, covered in paper, mesh and stucco resulting in 8-½" wide walls.

Traffic on Don Gaspar has increased significantly during the short period we have lived here, especially during peak commuting hours from 8-10am and 3-5pm, at which times almost a continuous stream of cars could be found driving up Don Gaspar. We are proposing privacy walls to minimize traffic noise in our house, in addition to creating more privacy and protection for our 3yo daughter, our baby-on-the-way due in January and our dog. In the winter especially, we have very little visual privacy from the street when leaves and plantings have gone dormant. We are also anticipating greater temperature swings and more difficult climate to garden in, and would like to create a more controlled microclimate by building walls that will protect the area between them and our house. In an attempt to create privacy, noise isolation and a microclimate, we have planted extensively in the yard in addition to building berms which have all helped slightly, however they have not made a significant difference. To further help in these areas, we are proposing stucco'ed privacy walls in harmony with others seen on almost every property in the Don Gaspar historic district.

HISTORY OF 806 DON GASPAR

The residence located at 806 Don Gaspar was the Sanford-Thomas House. Construction began in 1911 by Charles Sanford. Construction continued for several years. It began as two rooms, the previous living and dining rooms. Eventually a kitchen, back porch, bedroom, sleeping porch, and bathroom were added.

The house was built in a New England cottage style and is wood frame construction. It has a pitched roof and shingle siding. Originally it was over a crawl space, which was expanded to be a partial basement to add space for forced air heating and likely to double as a bomb shelter. Materials used to construct the house came from the railroad where Mr. Sanford was the station master and a brakeman on the Denver and Rio Grande Railroad. Railroad ties were used for floor joists and dismantled freight cars were used for the sheathing beneath the shingles. In 2018, through Palo Santo Design, we completed an extensive renovation of the home. The previous kitchen, sunroom and shed were removed and new bedroom and studio were added in their place. In the historic portion of the home, the floor plan was simplified and brought up to code structurally, electrically and mechanically. The roofing of the original home was not replaced at the time due to budgetary constraints.

DETAILS OF PROPOSED ROOFING

We seek an exception to Section 14-5.2(D)(6) which states that "The existing roof styles and materials shall be maintained or replaced in kind if necessary." The roof is currently in dire shape, with immediate repair recommended by all three contractors who inspected it. The historic roof covers 1550sq ft. In addition to the roof, we propose adding 4" square galvanized metal gutters to avoid additional future damage to the foundation incurred from inadequate runoff management. The gutters will run 19¼ ft on the N facade and 19 ft on the W facade.

Roofing will be done by A Class Properties, LLC (License #85779). The current roof will be stripped down to sheathing. Waste will be appropriately disposed of and any rotted or problematic sheathing will be replaced with new plywood. They have spec'ed the following materials to seal and clad:

- Owens Corning Deck Defense Underlayment
- Owens Corning WeatherLock Ice + Water Barrier
- Western States Metal Roofing Standing Seam in Ash Gray (a matte Kynar finish)
- 4" square galvanized metal gutters along N & W drip edges

EXCEPTION CRITERIA RESPONSES

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

We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as one of the acceptable alternatives to the previously proposed metal shingles.

The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

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

The tar shingles are problematic and create hardship. First they are more than 10 years beyond their intended lifespan and need to be replaced in short order according to three roofing contractors who came to look at them.

Second, they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. We intend to use the rainwater to water our garden where we grow many vegetables. We currently use water from our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.

Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to extend the life of the home.

Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft). Instead,

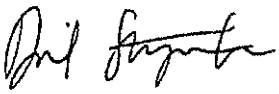
Fourth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

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

We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put if off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old

portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Thank you for your consideration,

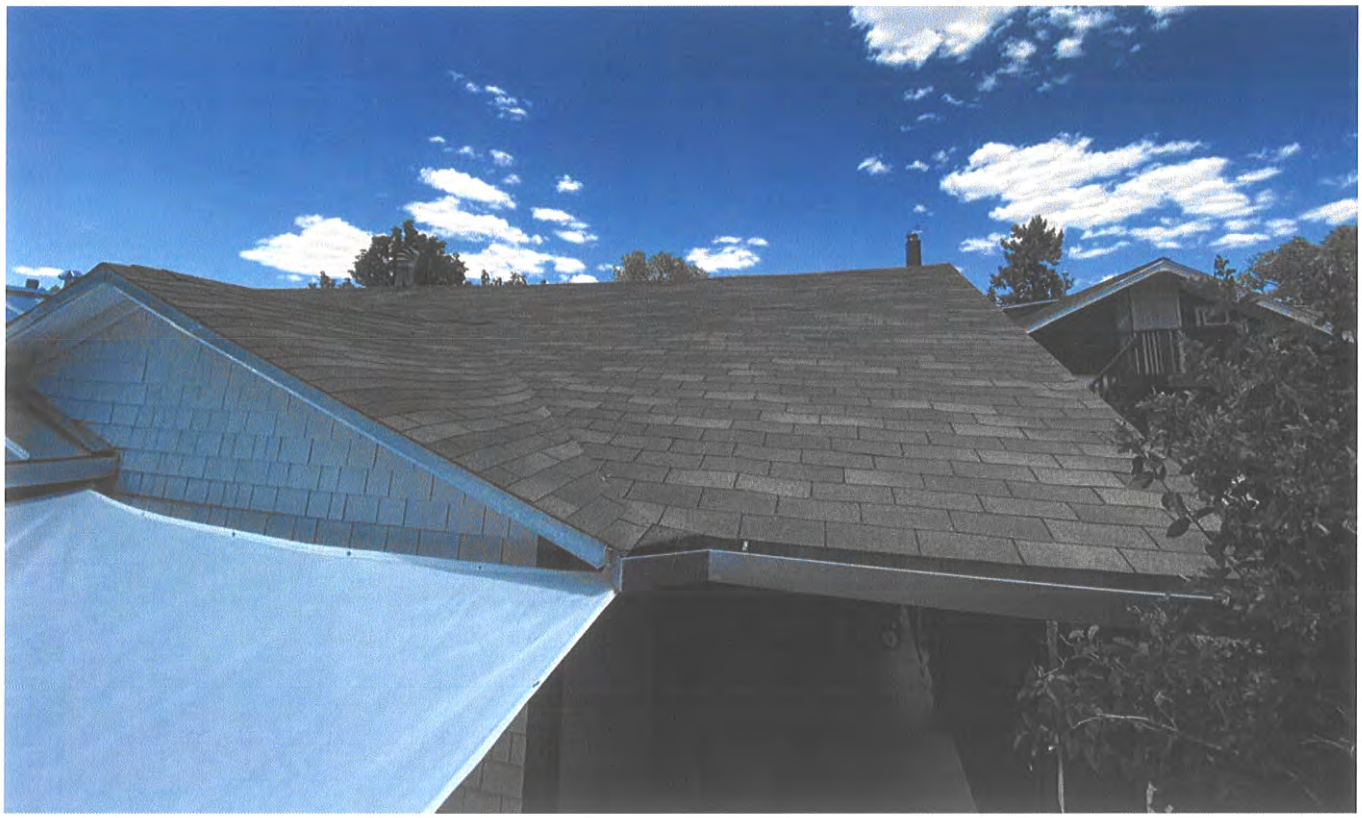


Daniel Strongwater

(860) 371-5021
dan.strongwater@gmail.com

APPENDIX 1: PHOTOS OF EXISTING ROOF

View of roof from E patio (private view)



View of roof from E patio standing on 6' ladder (private view)

View of roof from Don Gaspar (public view)

View of roof from NE corner on Don Gaspar sidewalk (public view)

View from E. Berger above neighbors 7' fence (public view)

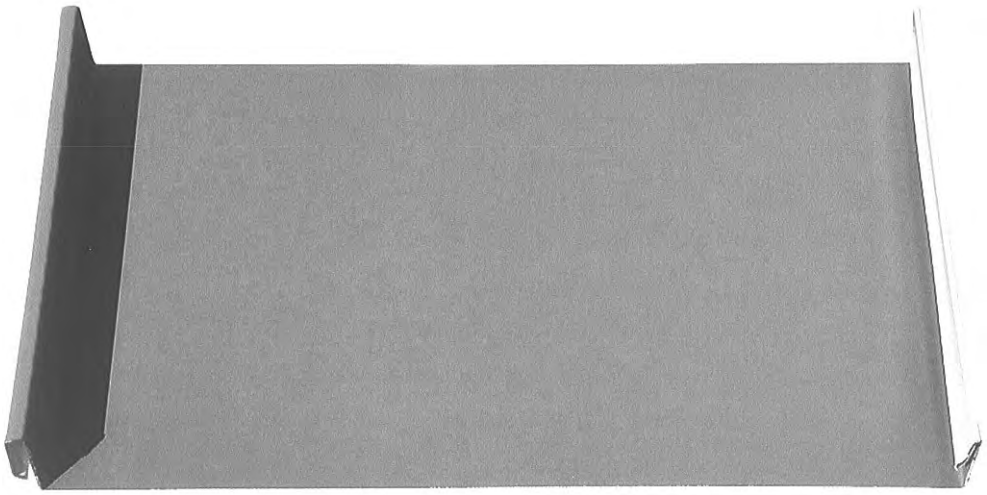
View from E. Berger above neighbors 7' fence (public view)

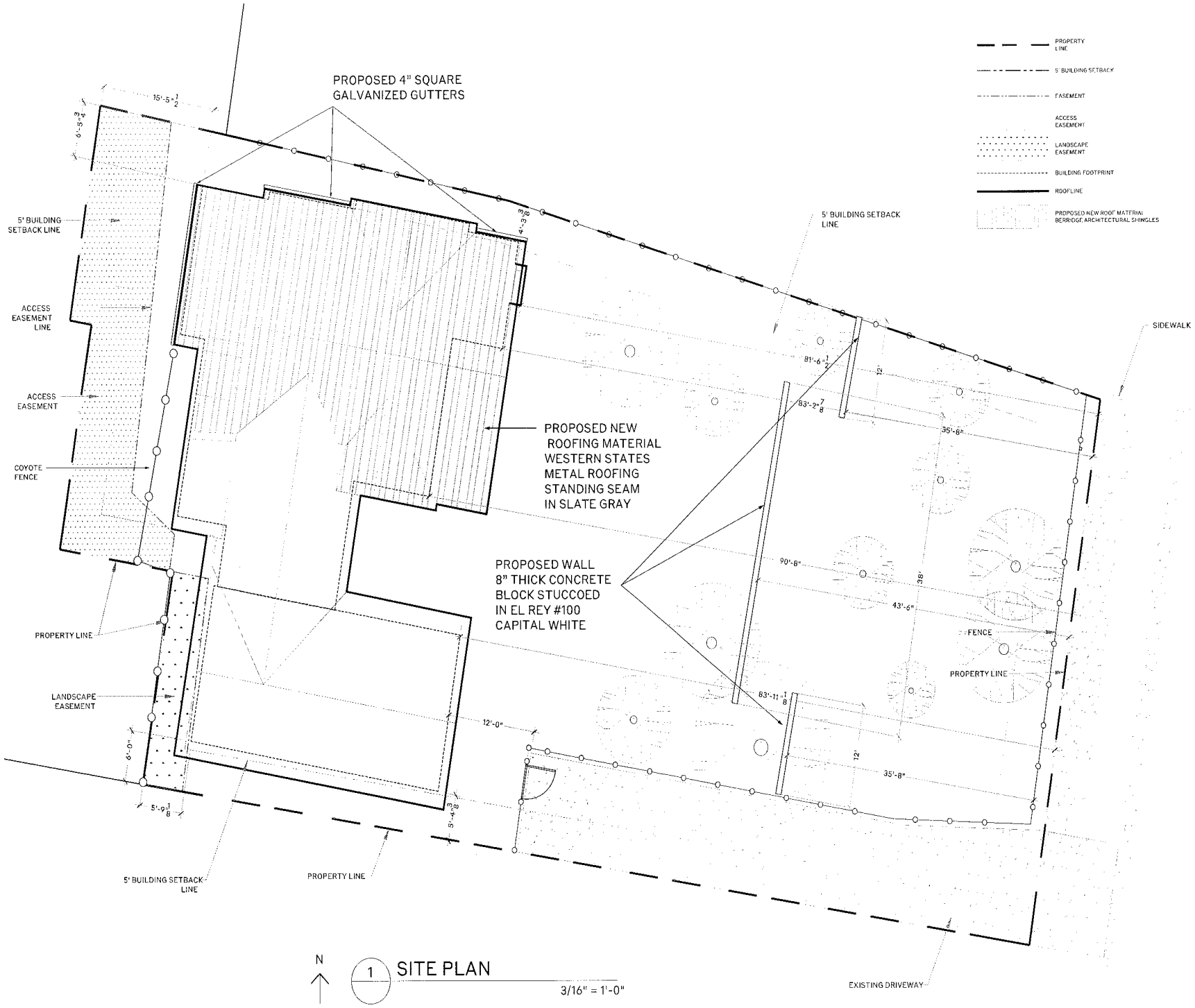
View from front patio (~3' up) of W neighbors, access on private shared driveway (private view)

APPENDIX 2: RENDERING OF PROPOSED STUCCO WALLS FROM STREET

APPENDIX 3 EXTERIOR FINISHES

Slate Gray KYNAR 500® or HYLAR 5000® Resin-based Color Finish from Western States Metal Roofing





N

1 SITE PLAN

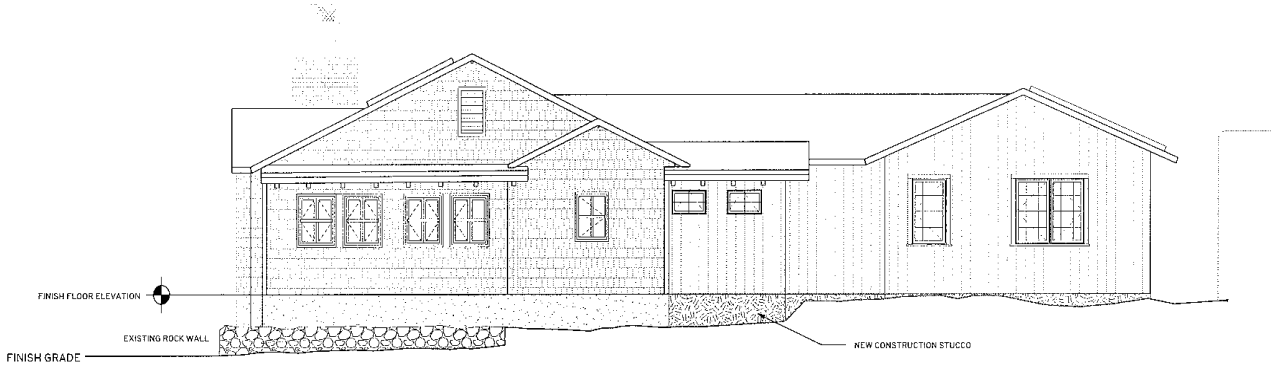
3/16" = 1'-0"

806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER RESIDENCE

FENCE PLAN

A101



1 A301.1 EXISTING WEST ELEVATION
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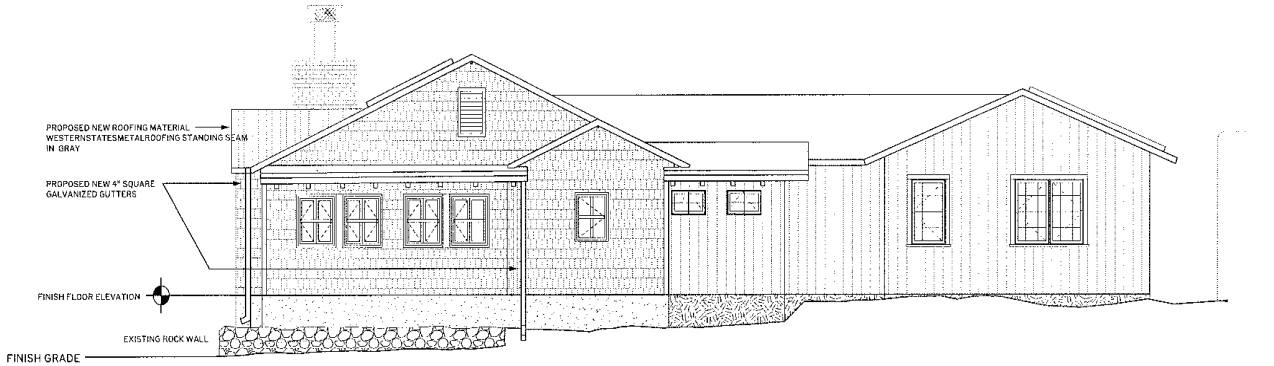

2 A301.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'

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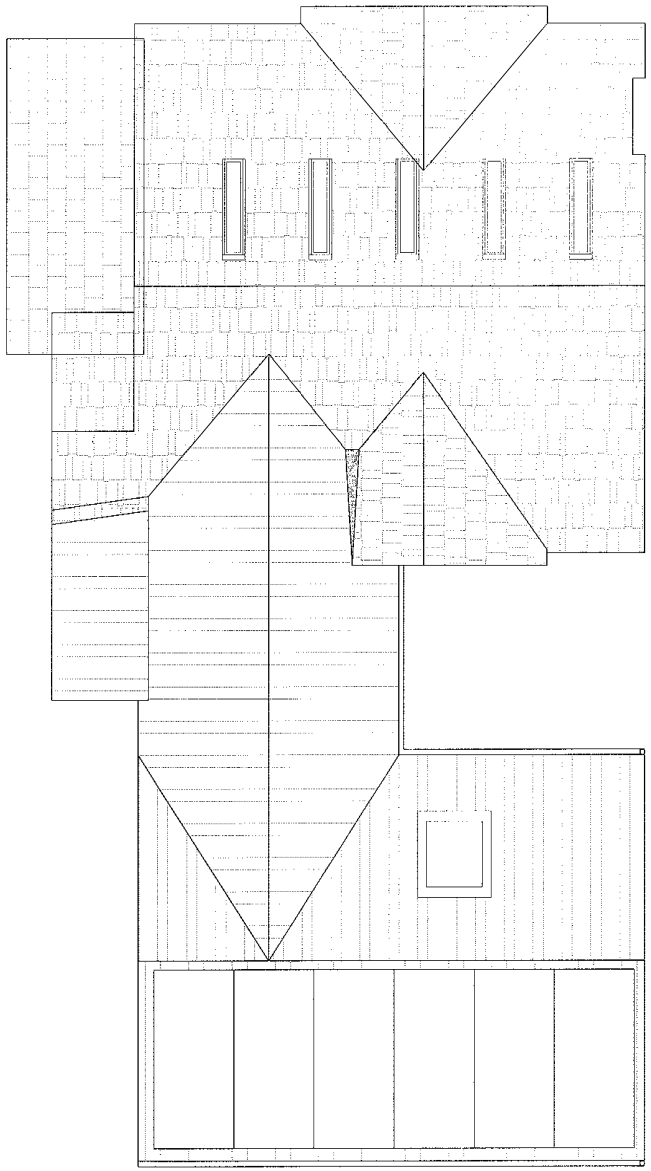
806 Don Gaspar

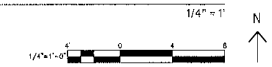
SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

WEST ELEVATION

A202.1



1 EXISTING ROOF PLAN
1/4" = 1'



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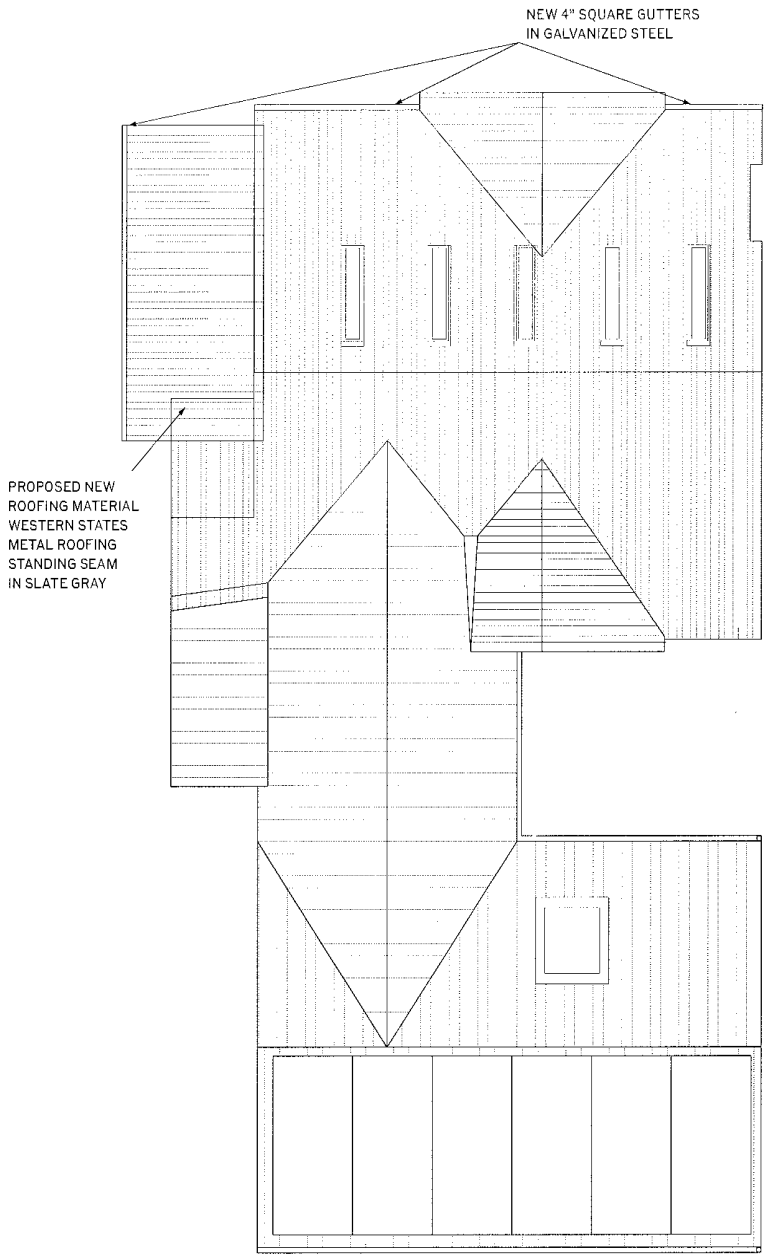

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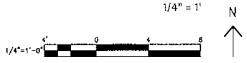
1/4" = 1'



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806 Don Gaspar

SEPTEMBER 2020
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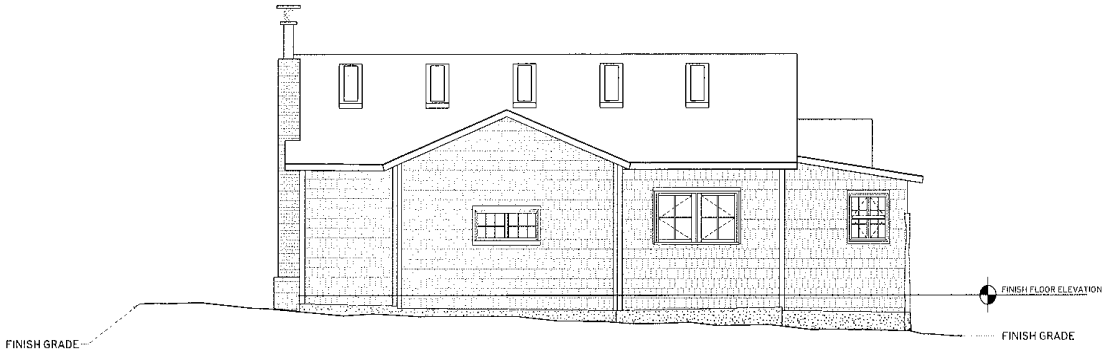
STRONGWATER
RESIDENCE

ROOF
PLAN

A102



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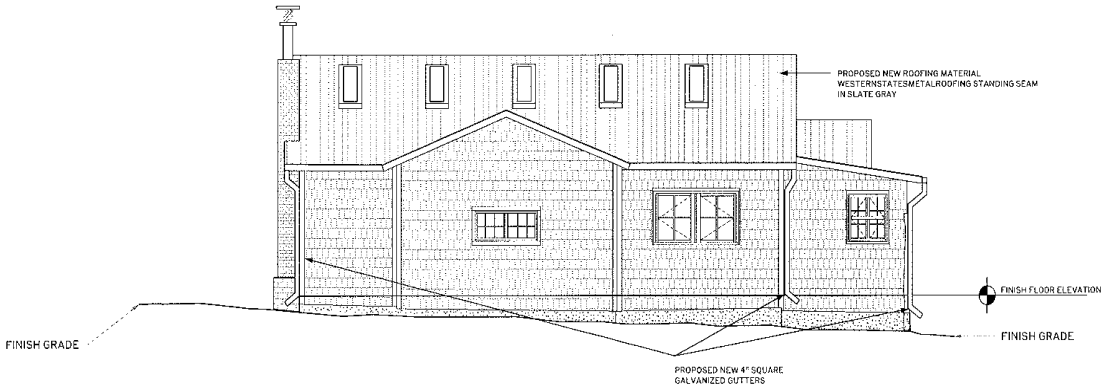

2 A201.2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

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806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

NORTH ELEVATION

A202.2

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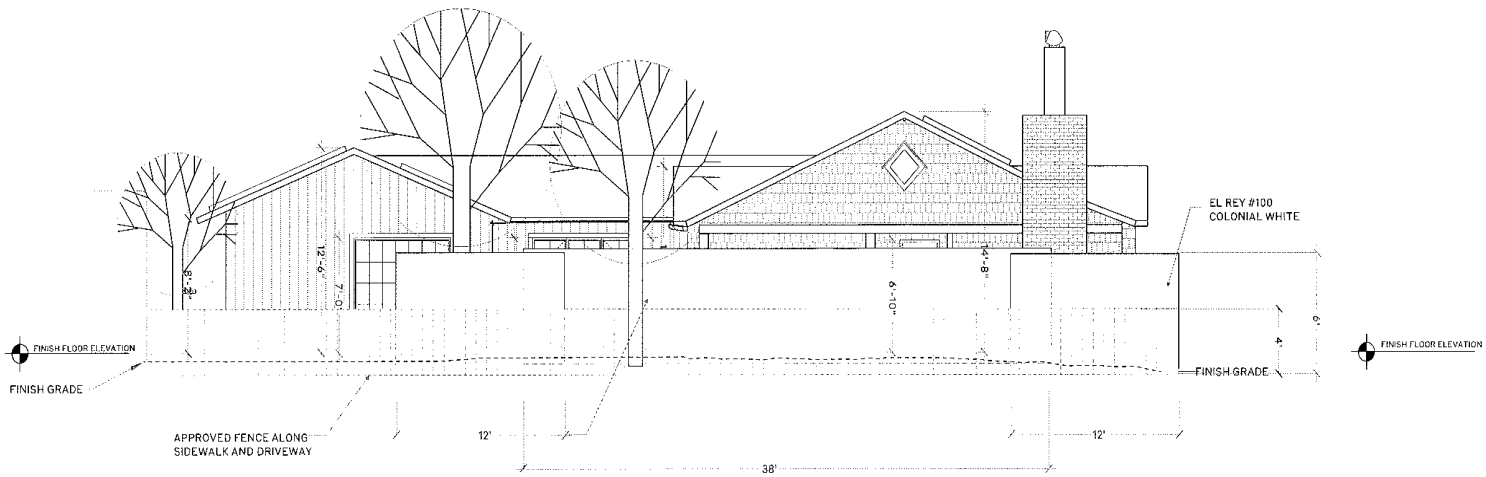
SCALE: 1/4" = 1'



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'

806 Don Gaspar

SEPTEMBER 2020
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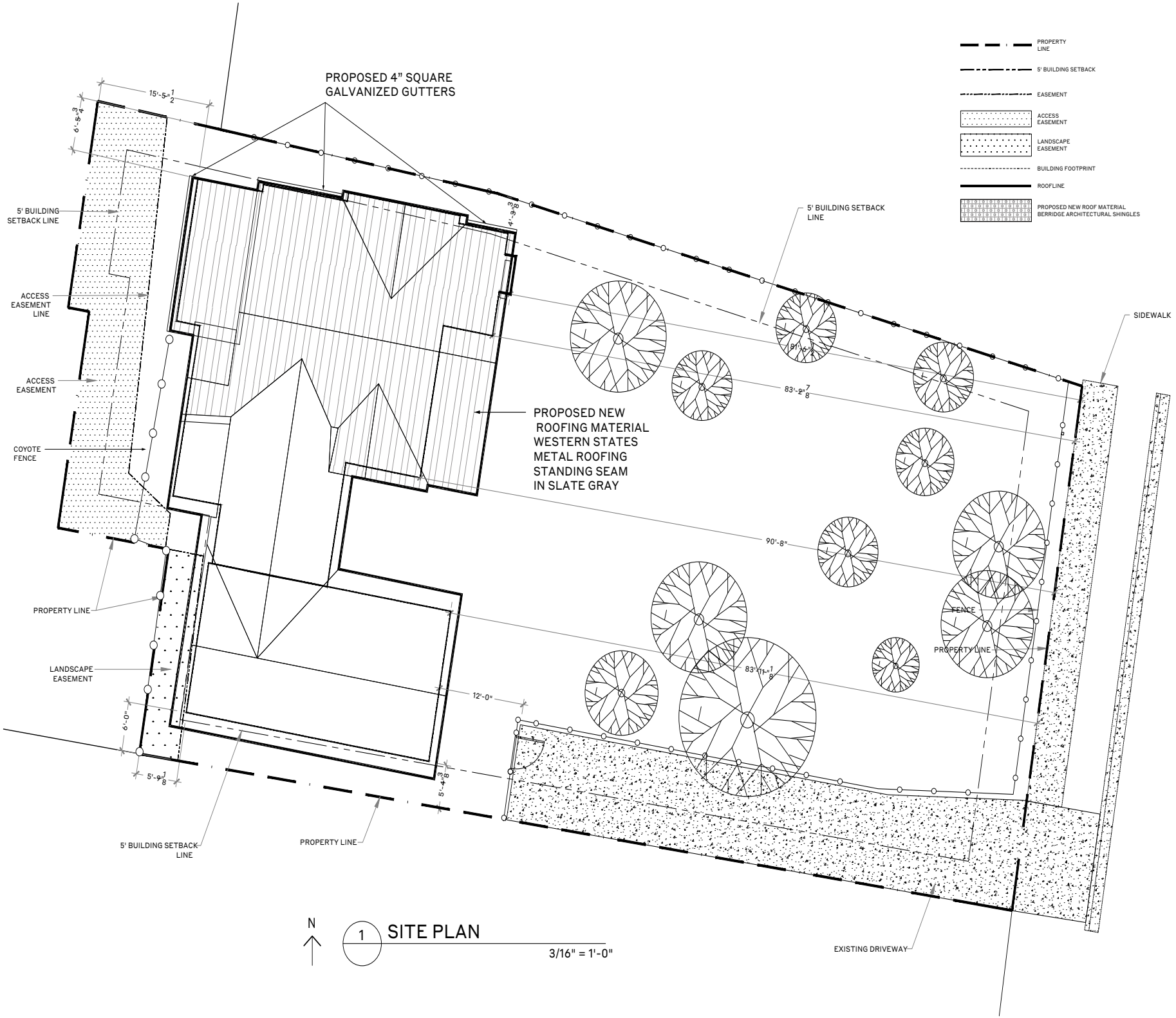
STRONGWATER
RESIDENCE

EAST ELEVATIONS

A202.3

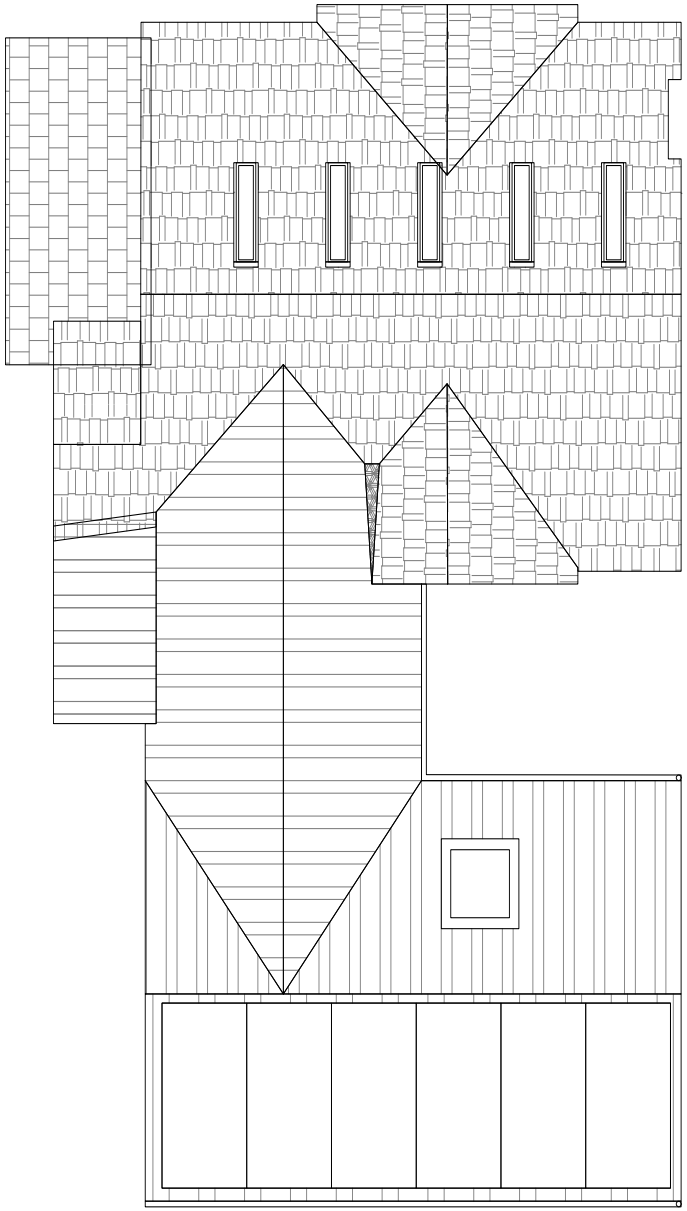


806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER RESIDENCE

FENCE PLAN

A101



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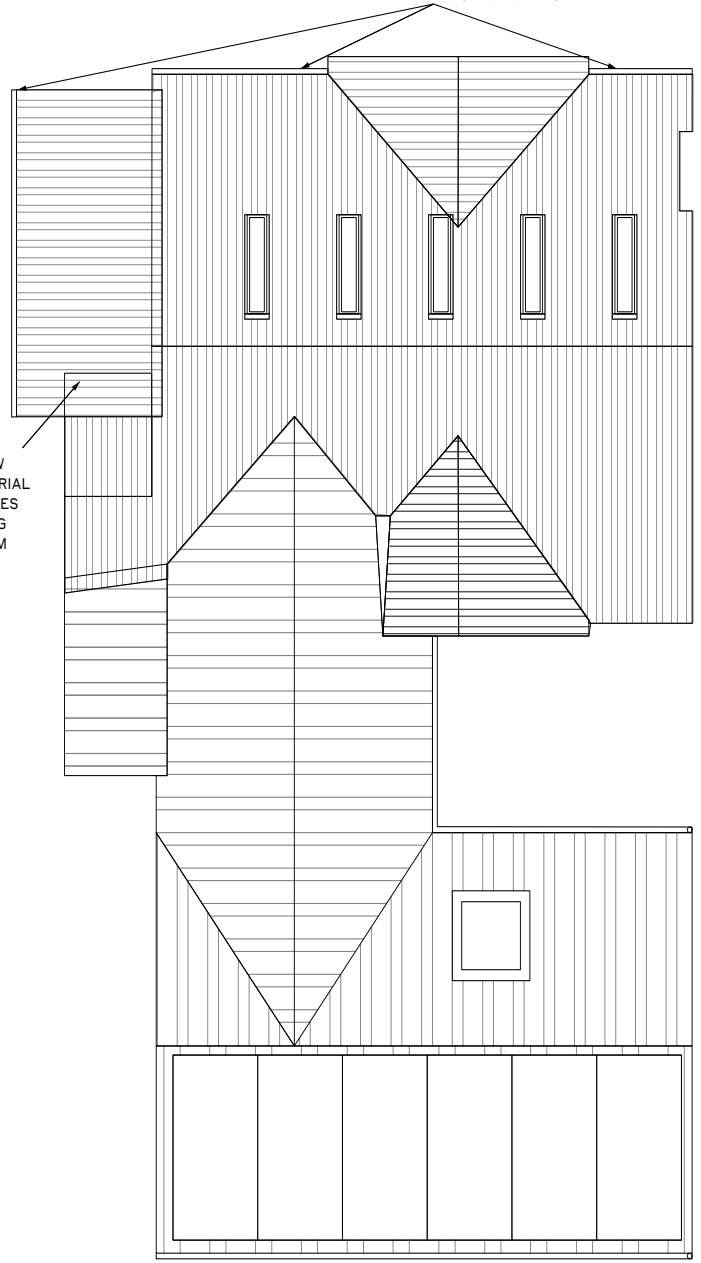
1/4" = 1'



1 PROPOSED ROOF PLAN
1/4" = 1'

806 Don Gaspar

SEPTEMBER 2020
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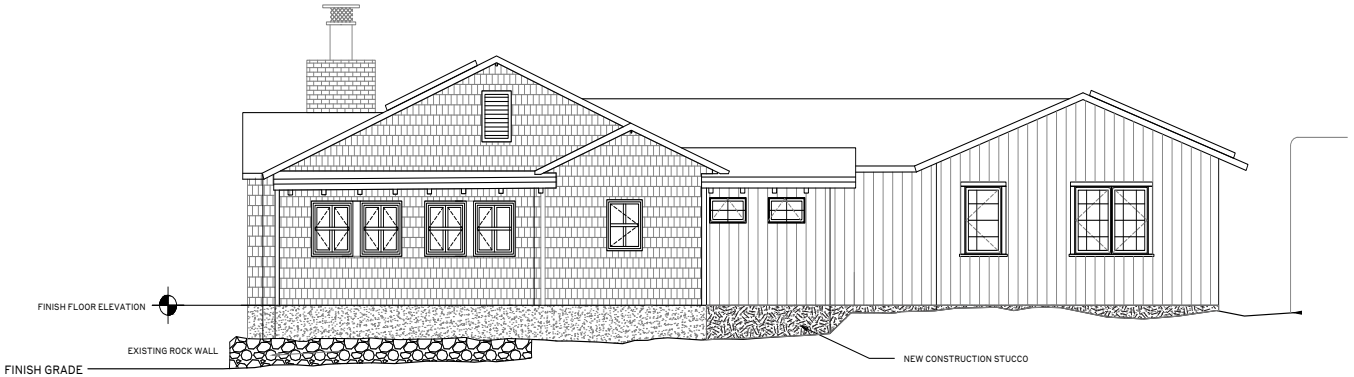
STRONGWATER
RESIDENCE

ROOF
PLAN

A102



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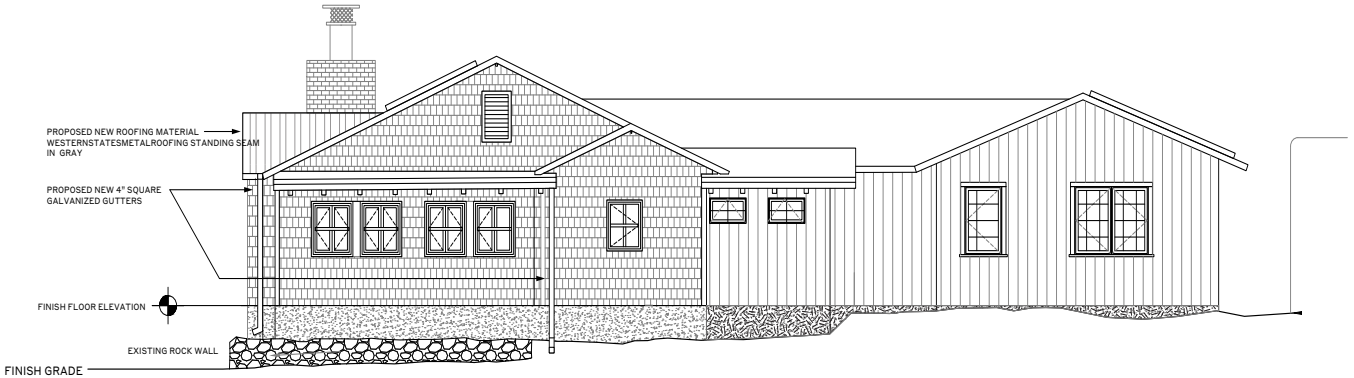
SCALE: 1/4" = 1'



2 A201.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'

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806 Don Gaspar

SEPTEMBER 2020
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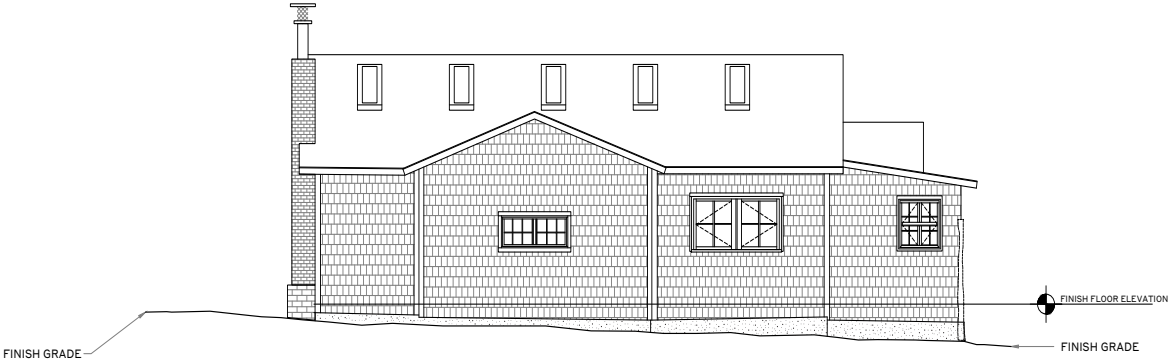
STRONGWATER
RESIDENCE

WEST ELEVATION

A202.1



1 A201.2 EXISTING NORTH ELEVATION
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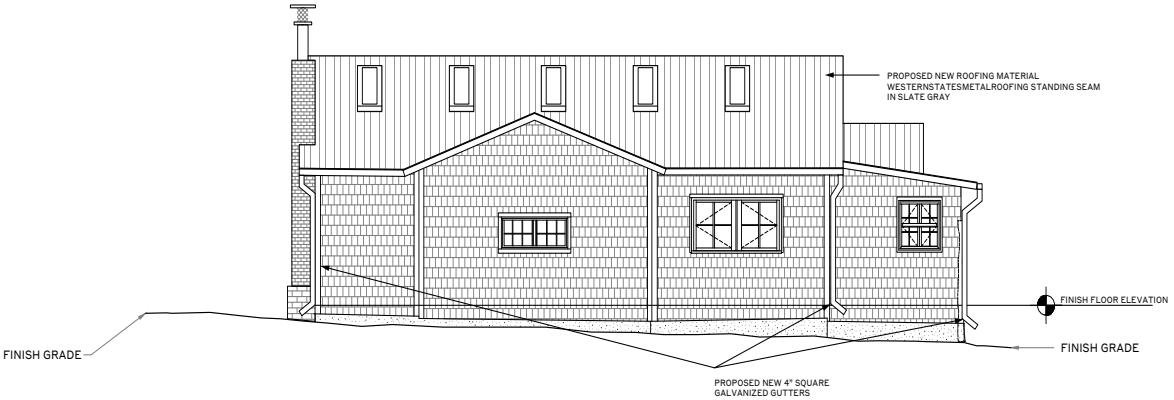


2 A201.2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

1/4"=1'-0" 4' 0 4 8

806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

NORTH ELEVATION

A202.2

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 806 Don Gaspar Ave

HISTORIC DISTRICT: Downtown & Eastside [ ] Don Gaspar Area [X] Westside-Guadalupe [ ]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Standing Seam roof replacement

CONSTRUCTION COST: $ 14,200

BASE FEE: $ _____ **+ EXCEPTION: $**_____ **+ POSTER: $**_____ **= TOTAL:** $ WAIVED

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) ($25 per poster with one (1) poster per street frontage)

OWNER: Daniel Strongwater **PHONE #:** (505) 421-6221

OWNER MAILING ADDRESS: 806 Don Gaspar Ave

CITY, STATE, ZIP CODE: Santa Fe NM 87505

EMAIL: dan.strongwater@gmail.com

AGENT: _____ **PHONE #:** _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: _____ Case Planner: DANIEL SCHWAB

AFFIDAVIT TO AUTHORIZE SOLE AGENT

I am,/We are the owner(s) and record title holder(s) of the property located at: 806 Don Gaspar Ave

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

I/We shall act as my/our own agent to execute this application.

Signed: Daniel Strongwater (Mar 24, 2021 11:44 MDT) Date: 3/24/2021

Printed Name: Daniel Strongwater

AFFIDAVIT TO AUTHORIZE SOLE AGENT must be signed to be accepted.
Original form must be submitted with Historic Districts Review Board Application packet.
All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

Revised 20 November 2020

16 March 2021

806 Don Gaspar
Strongwater Residence
Proposal to the Historic Districts Review Board

To Whom It May Concern,

We are seeking approval for re-roofing the historic portion of 806 Don Gaspar. We intend to replace the existing tar shingle with metal standing seam requiring an exception to historic code to change the roofing material. Standing seam will match the previously approved in Dec 2017, case H-17-057B

HISTORY OF 806 DON GASPAR

The residence located at 806 Don Gaspar was the Sanford-Thomas House. Construction began in 1911 by Charles Sanford. Construction continued for several years. It began as two rooms, the previous living and dining rooms. Eventually a kitchen, back porch, bedroom, sleeping porch, and bathroom were added.

The house was built in a New England cottage style and is wood frame construction. It has a pitched roof and shingle siding. Originally it was over a crawl space, which was expanded to be a partial basement to add space for forced air heating and likely to double as a bomb shelter. Materials used to construct the house came from the railroad where Mr. Sanford was the station master and a brakeman on the Denver and Rio Grande Railroad. Railroad ties were used for floor joists and dismantled freight cars were used for the sheathing beneath the shingles. In 2018, through Palo Santo Design, we completed an extensive renovation of the home. The previous kitchen, sunroom and shed were removed and new bedroom and studio were added in their place. In the historic portion of the home, the floor plan was simplified and brought up to code structurally, electrically and mechanically. The roofing of the original home was not replaced at the time due to budgetary constraints.

DETAILS OF PROPOSED ROOFING

We seek an exception to Section 14-5.2(D)(6) which states that “The existing roof styles and materials shall be maintained or replaced in kind if necessary.” The roof is currently in dire shape, with immediate repair recommended by multiple contractors who inspected it. The historic roof covers 1550sq ft. In addition to the roof, we propose adding 4” square galvanized metal gutters to avoid additional future damage to the foundation incurred from inadequate runoff management. The gutters will run 19¼ ft on the N facade and 19 ft on the W facade.

Roofing will be done by MGM Roofing. The current roof will be stripped down to sheathing. Waste will be appropriately disposed of and any rotted or problematic sheathing will be replaced with new plywood. They have spec’ed the following materials to seal and clad:

- Owens Corning Deck Defense Underlayment
- Owens Corning WeatherLock Ice + Water Barrier
- Western States Metal Roofing Standing Seam in Preweathered Galvalume
- 4” square galvanized metal gutters along N & W drip edges

EXCEPTION CRITERIA RESPONSES

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

> We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as one of the acceptable alternatives to the previously proposed metal shingles.

The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

Further, we feel the existing skylights and galvanized roof vents atop the brown asphalt roof call undue attention to their presence, and by moving to a standing seam roof common in the neighborhood, they would blend back in to the house and return the home to more homogenous appearance with the district.

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

Tar shingles in general are problematic and create multiple hardships. First they are more than 10 years beyond their intended lifespan and need to be replaced immediately according to multiple roofing contractors who came to look at them.

Second, as a petroleum based product (literally oil tar shingles), they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. As encouraged and incentivized by the city, we intend to use the rainwater to water our garden where we grow many vegetables. We currently use clean rainwater off of our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.

Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to significantly extend the life of the home.

Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft).

Fifth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

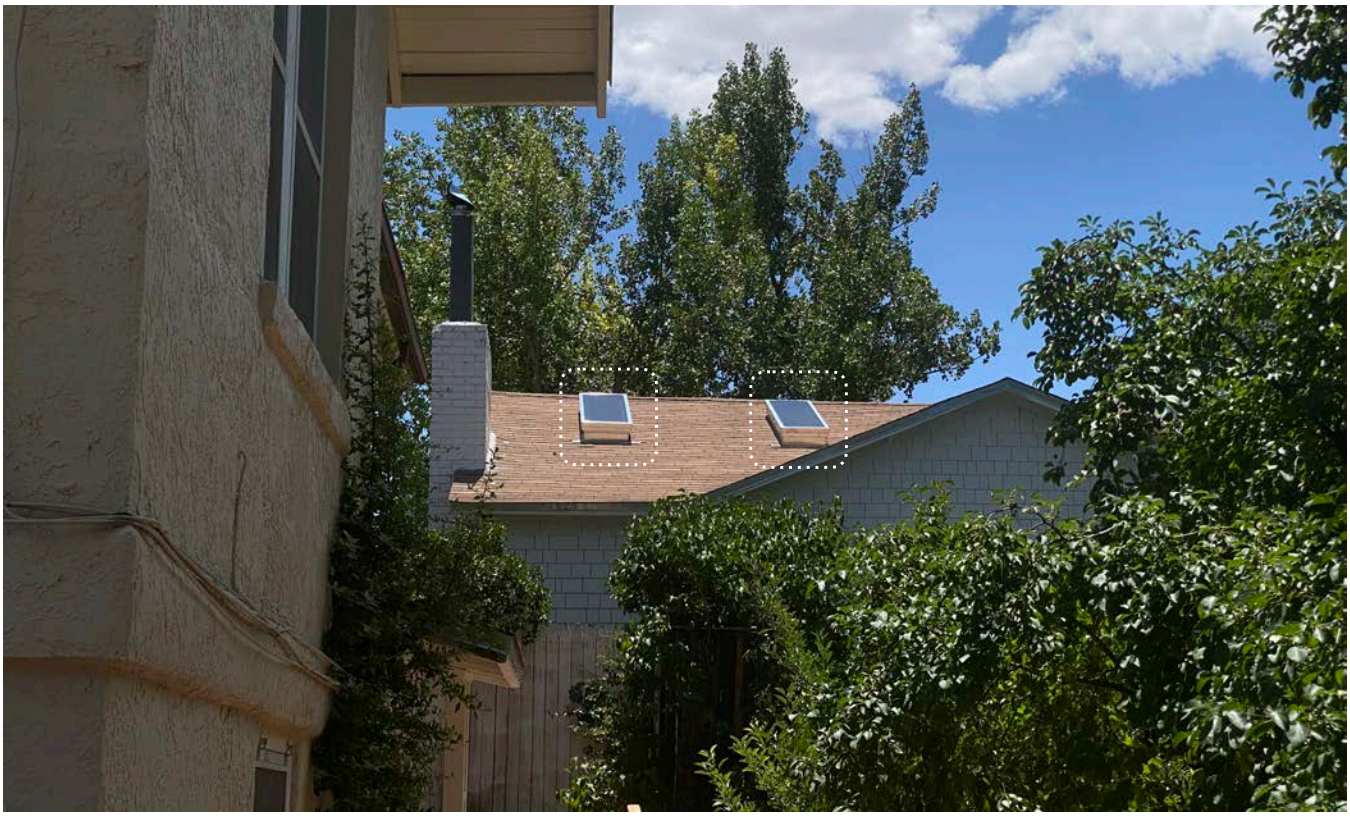
(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put it off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Thank you for your consideration,

Daniel Strongwate
(860) 371-5021
dan.strongwater@gmail.com

APPENDIX 1: PHOTOS OF EXISTING ROOF



View from E. Berger above neighbors 7’ fence (public view), Approved raw aluminum skylights

View from E. Berger above neighbors 7’ fence (public view), Approved bright aluminum skylights and vents, DIRECTV satellite to be removed

View of roof from E patio (private view)

View of roof from E patio standing on 6’ ladder (private view)

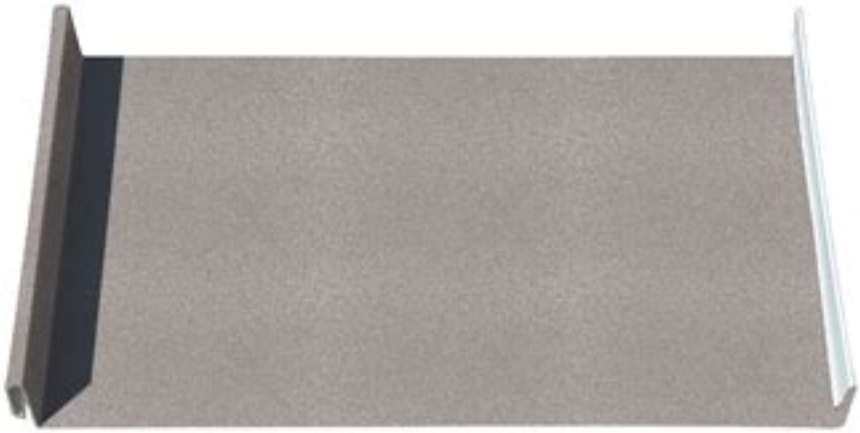
View of roof from Don Gaspar (public view)

View of roof from NE corner on Don Gaspar sidewalk (public view)

View from front patio (~3' up) of W neighbors, access on private shared driveway (private view)

APPENDIX 2 EXTERIOR FINISHES

Pre-Weathered Galvalume Color Finish from Western States Metal Roofing



March 25, 2021

From: Don Gaspar St Neighbors
To: Historic Districts Review Board

We write with respect to the issue of a new roof at 806 Don Gaspar Ave, Case #20202355-HDRB. We support the applicants' request to replace the existing aged and deteriorating asphalt shingle roof with a new muted and matte metal standing seam roof.

Owen Lopez, 812 Don Gaspar

Vicki Lopez, 812 Don Gaspar

Virginia White, 811 Don Gaspar Ave

Jesse Doyle, 804 Don Gaspar Ave

James Leonard (Mar 30, 2021 21:54 MDT)

James Leonard, 110 W Berger St

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003373--HDRB

Project Description:

Project Location(s): 213 BARELA ST
Santa Fe, NM 87501

Contacts:

Property Owner: Linda & Arlene Thiebauth & Kock
213 Barela

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case 2020-003373-HDRB

Address: 213 Barela Street
Historic Status: Contributing
Historic District: Westside-Guadalupe

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**

__x__ **Other:** window assessment

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. Staff recommends that the exception criteria to replace the historic windows have been met.

BACKGROUND & SUMMARY:

213 Barela Street is a residential structure with contributing status to the Westside-Guadalupe Historic District in a simplified Spanish Pueblo Revival style.

The structure was probably built in before 1948, originally as an L-shape, with the southeast corner add to create a rectangular footprint. The left portion of façade 1 and all of façade 2 were designated primary. A window assessment was prepared to determine whether the historic windows on the primary facades could be repaired.

The front façade (2)a faces west. It has an approximately centered front door and historic deeply inset wood windows on either side.

The south façade (1) is publicly visible. The front portion comprises the original footprint, while the rear shows a parapet height change and inflection where the addition was constructed. There are two historic windows and a canale on this façade.

The north façade (3) is publicly visible. It has three windows, the outer ones being historic wood windows, the center one being an original with a plexiglass sheet placed over it.

The east façade (4) is not publicly visible. It faces the rear and has the same layout as the front façade with two deeply inset wood windows and a centered door.

The applicant proposes the following:

1. Replace windows 1 through 8 with simulated divided light windows with identical light patterns as the original. They will be clad with the color “Evergreen.”
    a. This item requires an exception to replace windows 1 and 8, which are both rated by the expert to be in “poor” condition and unfit to be repaired.
2. Replace the glass on window 9 with insulated glass.
    a. This likewise requires an exception to replace historic glass. The glass is cracked and cannot be repaired.
3. Re-stucco the house and rear shed using cementitious stucco colored El Rey “La Luz.”
4. Re-roof with a Bri roofing, matching the existing roofing material.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(i): Historic windows shall be repaired or restored wherever possible. Historic windowsthat cannot be repaired or restored shall be duplicated in the size, style, and material of the original.

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

Applicant Response:
All proposed widow and door alterations would not damage the character of the district. They are sized and configured to replicate, the existing units proposed to be replaced, “in kind”, and are specifically designed to fit within the existing openings and not disturb the existing historic appearance, in the most minimal way, preserving the character of the district. The design and finish of the windows and doors has been selected to match, replicate and follow the existing design of the original construction and thus provide the least negative impact

Staff Response:
Staff agrees with the applicant.

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

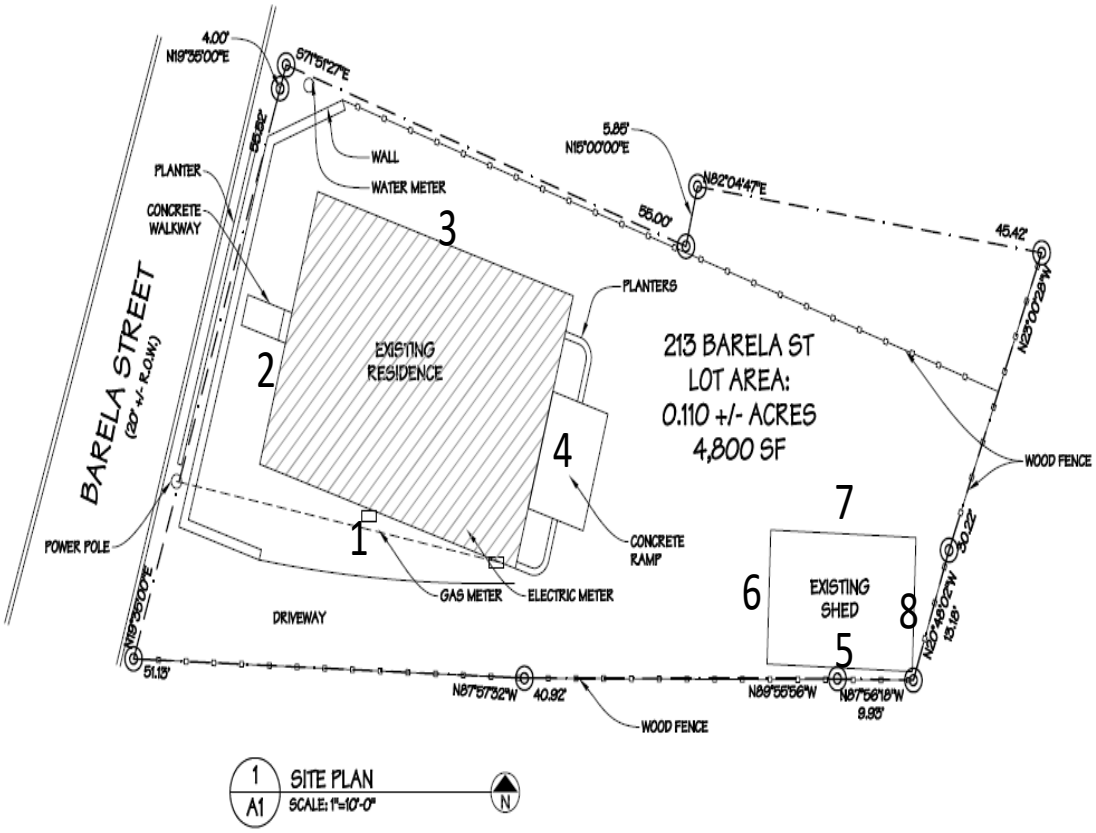
Applicant Response:
The proposed widow replacement is required to prevent the hardship of unsafe in inoperable operation to the applicant, excessive thermal bypass, and unintended air leakage. Restoring the current, proposed to be replaced windows, is not possible due to excessive deterioration and warpage. The existing windows exhibit excessive thermal bypass and unintended air leakage and though. The interoperability also inhibits the use of them for passive cooling (opening them for air flow) and causes an excessive cooling hardship and the replacement would be required to prevent this hardship without adding mechanical cooling. In accordance with the window assessment these units have been recommended to be replaced due to a verity of factors including degradation level. If the windows were repaired, significant portions of the historic material would need to be removed and replaced with material that would no longer be historic thus making replacement the best option to mitigate these hardships.

Staff Response:
Staff agrees with the applicant.

(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:
Replacing the windows with more durable better insulated, units making them easier to use in their original configuration will strengthen of unique heterogeneous character. This will allow the applicant to continue to use the windows in their original manner allowing for continued live ability as historically used. This replacement option ensures the longevity of the overall building character for a prolonged time and thus strengthens the overall building perseveration.

Staff Response:
Staff agrees with the applicant. The reparability of the windows has been closely analyzed and ruled out. Only replacement remains as an option.



North

844 Don Cubero

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:

Genaro and Juanita Rodriguez House

2. Location:

213 Barela Street
Westside Guadalupe Historic District

3. Local Reference Number:
Santa Fe ID #: H 1661

4. County: Santa Fe
Parcel # 12215168

5. Property Type:
_x Buildings: 2
__ Structures: walls
__ Site __ Object

6. Date of Survey: December 7, 2020

7. Previous Survey Date(s):
_x_Yes: March 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6876129,-105.9498468

10. Photo Information: Robyn Powell, photographer. View of west (front) elevation, facing east.

11. Brief Description of the Property:

This modest, 918-square-foot owner-built home sits on the east side of Barela Street, a short lane in the Westside-Guadalupe Historic District. It is situated near the front of its irregularly shaped lot, behind a non-historic street wall (Photos 1-2 & 4).

Likely constructed in the 1940s, it began as an L-shape, with the southeast corner later filled to create a rectangular box. A gravel driveway at the south leads to an outbuilding tucked into the southeast corner that formerly functioned as a garage (Photo 4). Landscaping is minimal, consisting of a few gravel paths and native plantings. A large, two-story modern house on Don Felix Street looms over the property (Photo 4).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: c.1940s
_ _Known _x_ Estimated Source: city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ 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/ Robyn Powell

For: Arlene D. Kock and Linda Thiebauth

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

Owner: Arlene D. Kock and Linda Thiebauth

19. Is Property Endangered? __ Unknown _x_ 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 __ Contributing _x_ Non-contributing: House and Outbuilding
__ No Status:
Per City of Santa Fe official designation map.

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

Recommended Non-Contributing Structure to Westside-Guadalupe Historic District, 12/30/20

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: 1661
Genaro and Juanita Rodriguez House	213 Barela Street *Westside Guadalupe Historic District*	4. County: Santa Fe
		5. Date of Survey: December 7, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__x Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade _x_ Raised: contra pared
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
House			
Single-Hung	Wood	3/1	7
Single-Hung	Wood	1/1	2
Fixed	Wood	1	1
Outbuilding			
Single-Hung	Wood	6/6	2

11. Doors __ N/A

Type	Style	Material	Number
House			
Single-Leaf	Panel	Wood	2
Outbuilding			
Single-Leaf	Multi-Panel	Wood	1

12. Chimneys
N/A

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 House- Date: c.1950s; addition at southeast corner; aerial photographs.
#2 House- Date: pre-1985; replacement of front elevation windows; visual and material evidence.
#3 House- Date: unknown; replacement of doors; visual and material evidence.
#4 Outbuilding- Date, post-1978; change of garage function: alteration of building footprint; assumed removal of garage door; insertion of new windows, etc.; aerial photographs; 1985 survey form and visual and material 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

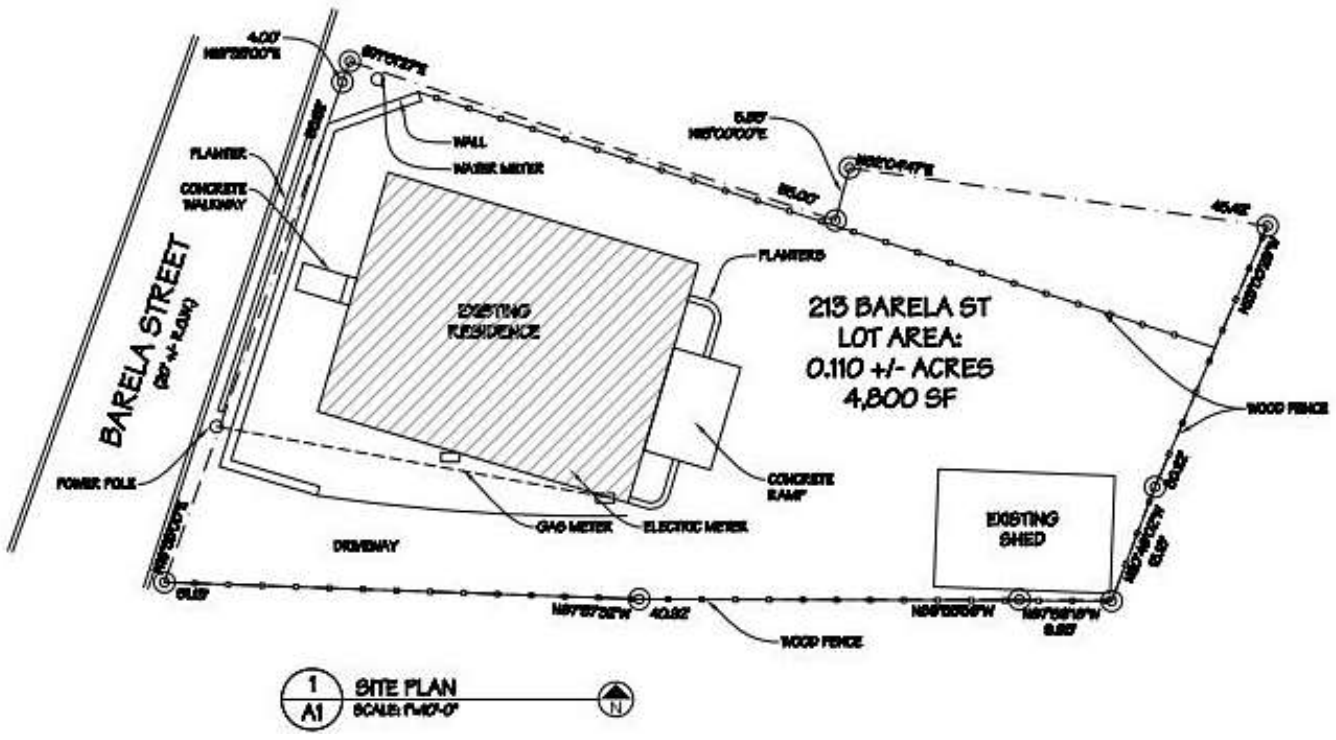
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Courtesy Lightfoot Inc.



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: **Genaro and Juanita Rodriguez House**	**2. Location:** **213 Barela Street** **Santa Fe:** ***Westside Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 1661**
		4. County: Santa Fe
		5. Date of Survey: December 7, 2020

Architectural Description Continued

West – Front Façade

The front (west) elevation is divided into nearly symmetrical openings (Photos 1-3). At the center is a non-historic door protected by an outswing steel security grate. The opening to the left (north) holds an original pair of 3/1 wood sash. These and other wood sash units on the house are typical of windows sold by Sabusco through the 1960s. To the right (south) is a small picture window, probably replacing the originally paired sash. The original windows are set deep into the wall, without casings.

The front façade shows the building's lumpy stucco, indicating probable adobe construction. Running along the base of this wall and the north elevation is a concrete *contra pared*. The parapet leans back from the roofline. A strong horizontal line below, likely signaling a wood plate.

South

Facing the driveway, the south elevation repeats the non-articulated appearance of the front façade (Photo 4). The elevation is divided into two sections. The west half is part of the original footprint. The addition starts about 16' back from the façade and is marked by a change in parapet height and a slight deflection of the wall. There is no *contra pared* along the addition. The elevation has two openings fitted with older wood sash windows. A single canal juts through the parapet over the addition.

East

The front and back elevations are mirrors of each other. They are divided into three openings with a single-leaf door at the center (Photo 5). An outswing steel security door protects the entry. The door fronts a concrete pad working as a modest patio. Flanking the entrance are single wood sash windows set deep into the wall. At sill height, north of the door, is a small *nicho* occupied with the figure of Niño de Praga (Infant Jesus of Prague) (Photo 6).

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North

The north elevation, echoing the motif, is divided into three openings (Photo 7). The east and west contain older wood sash units. The middle is an original window with a sheet of Plexiglass placed over it.

The house's construction is rudimentary and would most comfortably fit within the category of owner-built construction.

Outbuilding

Creased into the southeast corner of the property is an altered building that once functioned as a one-car garage. The 216-square-foot structure is mostly characterized by its gray stucco coat (Photo 8). The west (principal) façade has a multi-panel door topped with an exposed wood lintel. A non-historic, 6/6 insulated glass window is located north of the door. Like the front door, and an overly rustic wood lintel crowns the window. The north elevation has a similar window and lintel configuration (Photo 9). The east and south sides are without fenestration (Photos 9 & 10). Two non-historic skylights penetrate the roof.

The 1985 Historic Building Inventory indicated the structure was a garage at the time. In addition, the County Assessor sketch map identifies it as a detached garage. Its position at the end of the driveway supports this.

Aerial photographs up until the late 1970s show the building had an L-plan shape (Figure 4). It took on its present, altered appearance sometime after 1985 and is probably associated with a c.2000s renovation of the property. This is likely confirmed by its construction, which consists of frame at the west end and adobe at the rear.[1]

Street Wall

A recent stuccoed street wall edges the front side of the property (Photos 1-2 & 11). The section paralleling the street is roughly 39’ long, 5’-8” high at interior grade, and 12” thick. It continues along the driveway at a lower height for about 10’, joining a wood gate (Photo 1). At the north end, it angles northeast to meet the adjacent property line (Photo 2). A low stone planter runs along the street side of the wall. Finished with

[1] Scott Cherry, telephone communication with John W. Murphey, December 30, 2020.

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		4. County: Santa Fe
		5. Date of Survey: December 7, 2020

buckskin stucco, matching the house. Its construction is unknown but seems to be a combination of block and wood.

The wall does not appear in the photo of the 1985 Historic Building Inventory form (Figure 5). Its construction presumably ties to the c.2000s improvement of the property.

Historical Overview

This humble little house on Barela Street reflects the growth and suburbanization of Santa Fe's first Westside neighborhoods. Constructed likely in the 1940s, the structure was built during a period of subdivisions — large and small — that were created over former farmland.

Alto Street (then River Street), started near the Guadalupe Church and wended its way westward, following the course of the Santa Fe River. The land surrounding the road was put under cultivation — alfalfa, corn, wheat, oats, beans, and orchards — with water flowing from Ditch #17.[2]

Starting in the late 19th century, large parcels (either raw or under irrigation) began to be subdivided. The grandest of these, the Irvine Addition, attempted to create a neat rectilinear grid of streets though it ultimately failed to fully develop.

The 1912 King's map of Santa Fe shows the land surrounding future Barela Street owned by Marcelino Garcia, a prosperous merchant. Born in 1854, Garcia lived in a family compound at the southwest corner of Alto and Garcia (now Closson) streets (Figure 1). Nearby stood the venerable Felix Garcia House.

Barela Street, likely named after Enrique Barela, came into existence in the late 1920s, first as La Barela Street. The short road was bladed northeast to southwest along the boundary separating the Marcelino Garcia and Ortiz y Baca properties. From city directories, it appears to have developed very slowly. Some of this may be attributed to the fact that sewerage was not feasible, as the area was too low to tie into the main line running down Agua Fria.

[2] State Engineer's Office, *Report: Santa Fe Hydrographic Survey* (Santa Fe: State Engineer's Office, March 13, 1919), 52.

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		5. Date of Survey: December 7, 2020

The first listing in 1932 indicates only three residences, all adjacent to one another on the west (Ortiz y Baca) side. This included homes owned by Enrique Barela and his wife Leandra, and, next door, his son Jose N. Barela and spouse Lola. Sotero and Antonita Romero leased the third home.[3]

Four years later, the street had expanded by three more dwellings, all on the west side. Jose Barela continued to live on the street with his family as newcomers arrived. According to city directories and the 1940 federal census, the homes were occupied by individuals with Spanish surnames who spoke primarily Spanish.[4]

The first appearance of the subject house arrived with the 1944 directory. Genaro and Juanita Rodriguez owned the home, and would pass it on to their children.

Born in 1904 to Juan and Simona Rodriguez, Genaro "Compita" Rodriguez grew up in the Cerro Gordo area, where his father farmed.[5] A strapping man standing at 6'-2", Genaro worked for nearly 40 years as a carpenter, much of that time for the Grill Mill and Carpenter Shop, a wood mill on Agua Fria Road owned by Fred Grill. In 1940, Genaro earned $400 working for Grill[6]; later, he became a member of Local Carpenters Union #1353, which had a hall on Water Street.

From archival clues and surviving material culture, the family held traditional, pro-Spanish values. Genaro was a member of Union Protectiva de Santa Fe, a cultural protection fraternity. Incised into one of the home's walls is a nicho holding the likeness of the Infant Jesus of Prague.

Based on aerial photographs, their new house at 213 began as a small "L," or a square with ¼ of its footprint removed (Figure 3). Here, Genaro and Juanita raised four children — Maida, Elisa, Anita, and Frank. At some point in the 1950s, a CMU addition filled the L-shape's void.

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[3] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1932* (El Paso: Hudspeth Directory Company, 1932, 182.

[4] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-8A.

[5] "Genaro Rodriguez," *Santa Fe New Mexican*, August 13, 1994, 10.

[6] United State Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-8A.

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Son Frank continued to reside on the property. A back unit, at the southeast corner attached to the garage, likely worked as his residence. This building begins to appear on aerial photographs in the 1950s, initially with an L-shaped footprint (Figure 4). It then evolved, turning into a rectangle.

Juanita died in 1987, with Genaro following seven years later. The house stayed in the family for a few more years. The current owners bought it soon after. Following the Westside trend of slow-paced gentrification, it was updated after the new millennium and turned into a rental. An advertisement from 2003 called it a "restored adobe" with new Saltillo tile and a [v]intage outbuilding for storage."[7]

Evolution of Property

An early flight image from 1936 shows the character of the area at the time (Figure 2). Barela Street seems to be more of an informal dirt lane. The photograph indicates several buildings along the road, but specific structures cannot be identified because of the image's poor quality.

The house and garage are first clearly seen on a 1948 image (Figure 3). The photograph shows both the home and garage with L-shaped plans. By 1957, the house had received an addition at the southeast corner (Figure 4). The garage continues to main its "L" shape on a 1978 aerial (Figure 5). The same photograph shows no street or yard walls present.

Evaluation of Historical Status

House

While part of the house's footprint is more than 50 years old, being discernable on a 1957 aerial photograph, it does not merit Contributing status. It is a manifestation of the need for shelter, bearing no evidence of either outstanding or representative architecture or craftsmanship.

At best, it is an underwhelming example of vernacular construction, defined as "[a]rchitecture that makes use of common regional forms and materials at a particular

[7] "Houses Unfurnished," *Santa Fe New Mexican*, October 1, 2003, 5.

place and time [and] usually modest, unassuming and unpretentious, and often a mixture of traditional and more modern styles or a hybrid of several styles."[8]

Outbuilding

Based on aerial photographs and other sources, and its position on the lot, the building likely began as a garage. It maintained a different footprint through the late 1970s. Introduced windows and a pedestrian door have altered its design and function.

Street Wall

The wall post-dates 1985 and, therefore, does not meet the minimum eligibility for Contributing status.

Conclusion

For these reasons, the recommendation is to maintain the House and Outbuilding's Non-Contributing status for the Westside-Guadalupe Historic District. The Street Wall is recommended for the same.

[8] Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton & Company, 1998), 350.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

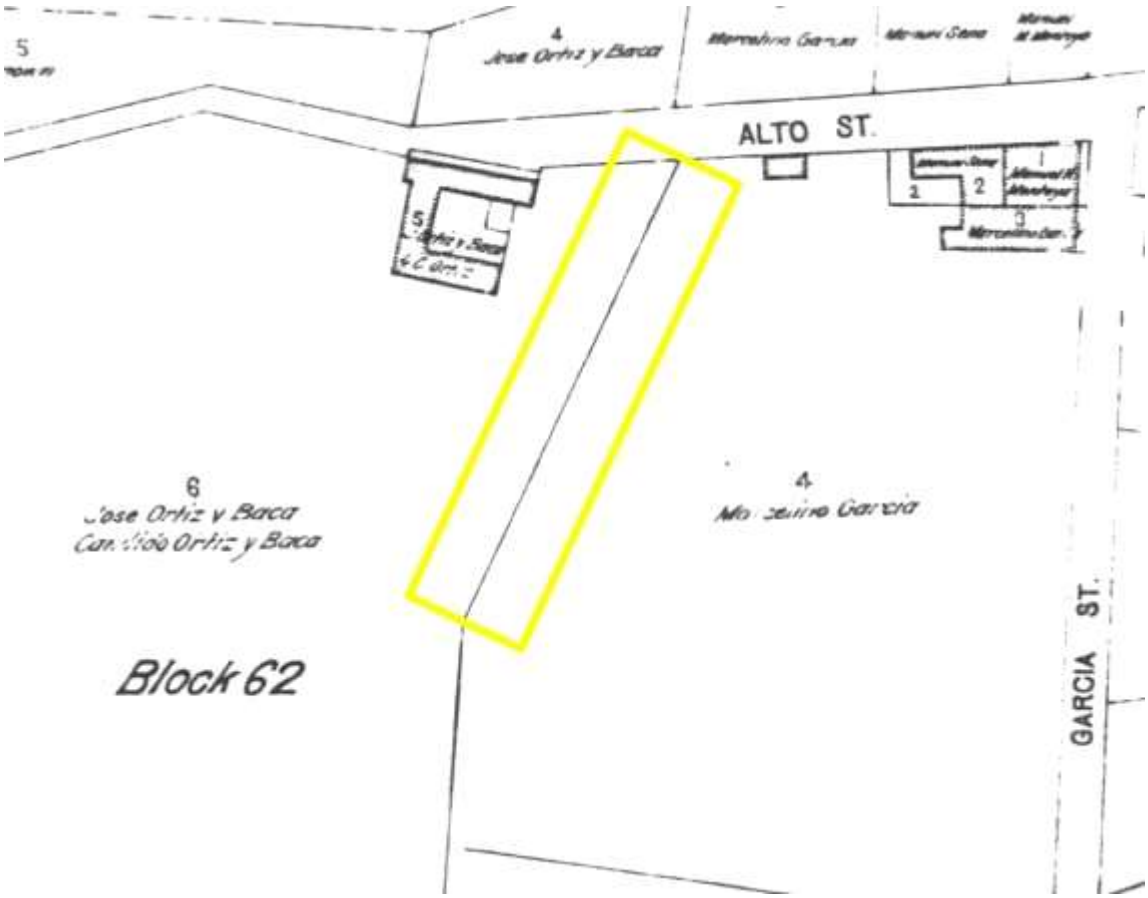

Figure 1: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Highlighted area indicates location of future Barela Street.

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Figure 2: 1936 aerial photograph showing beginnings of Barela Street.
Circle indicates presence of several building in general area of subject property.
Courtesy City of Santa Fe.

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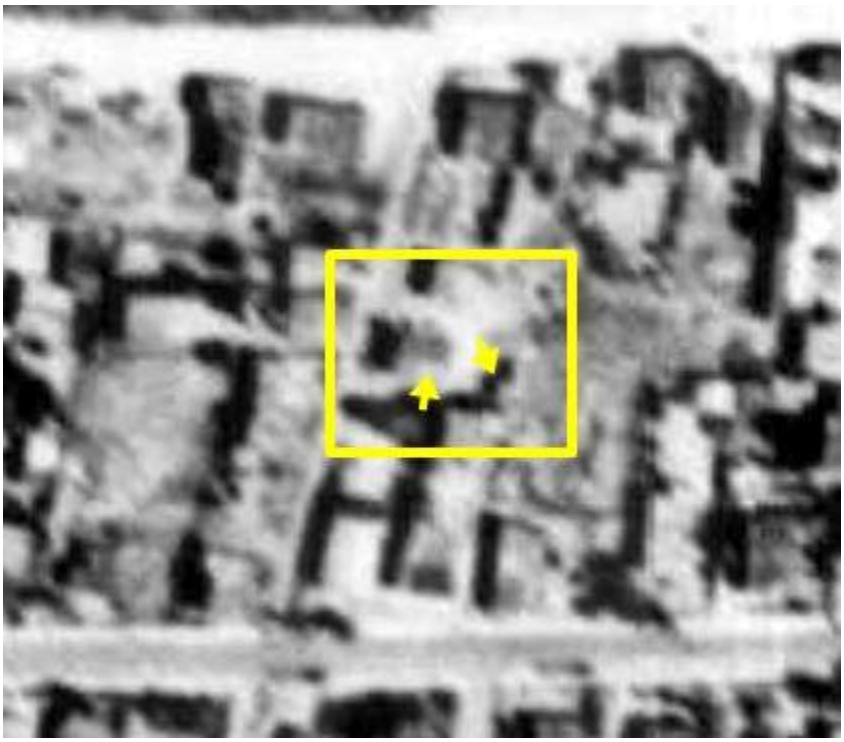

Figure 3: October 25, 1948, aerial photograph.
Left arrow indicates presence of L-shape residence;
right arrow presence of L-shape garage and/or secondary residence.
Courtesy University of New Mexico/EDAC.

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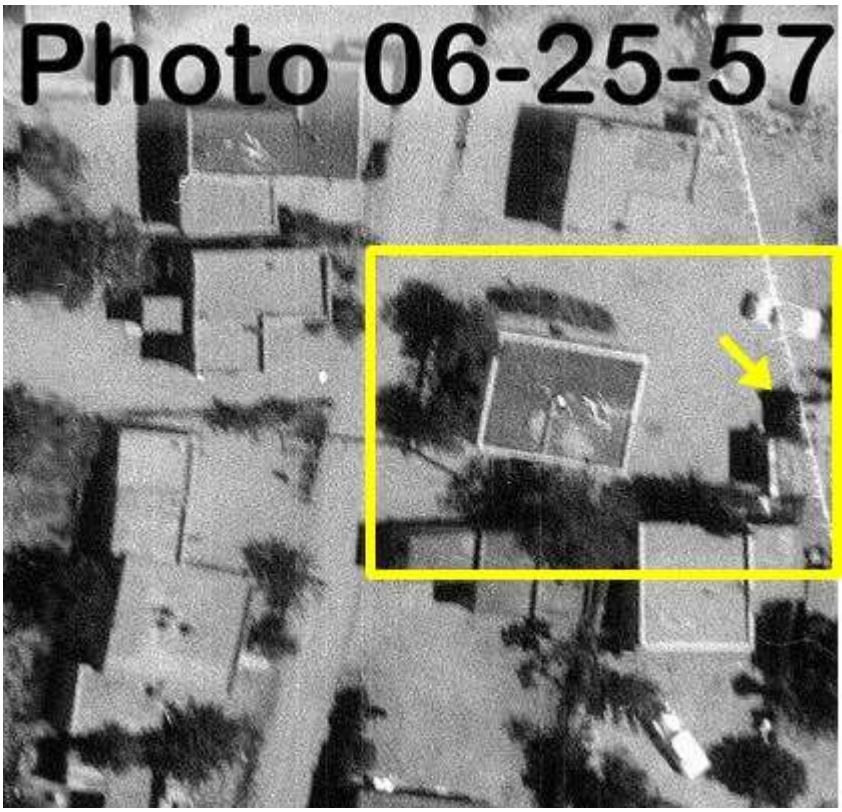

Figure 4: June 25, 1957, aerial photograph.
Addition to House has been completed;
Outbuilding (arrow) continues to have an L-plan.
Courtesy New Mexico Department of Transportation.

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Figure 5: September 11, 1978, aerial photograph.
Outbuilding (arrow) continues to have an L-plan.
Courtesy New Mexico Department of Transportation.

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Figure 6: Copy of March 1985 Historic Building Inventory photograph.
Note no Street Wall present at the time.
Courtesy City of Sant Fe Historic Preservation Division.

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Survey Photographs

(All images taken by Robyn Powell on December 7, 2020, unless otherwise noted)

Photo 1: Street view, west (front) and south elevations; Outbuilding in background. Camera facing northeast.

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Photo 2: Street view, north and west (front) elevations.
Camera facing southeast.

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Photo 3: West (front) elevation.
Camera facing northeast.

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Photo 4: South elevation, addition at right.
Camera facing northeast.

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Photo 5: South and east elevations.
Camera facing northwest.

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Photo 6: Elevation, Infant Jesus of Prague.
Camera facing east.

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Photo 7: North elevation.
Camera facing southeast.

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Photo 8: Outbuilding - West (front) elevation.
Camera facing east.

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Photo 9: Outbuilding - East and north elevations.
Camera facing southwest.

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Photo 9: Outbuilding - south elevation.
Camera facing northeast.

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Photo 10: Street Wall - west elevation.
Camera facing northeast.

LIGHTFOOT inc.
High Performance Natural Building and Design

Lightfoot Inc.
2351 Fox Rd. Suite #800
Santa Fe, NM 87507
505-473-1097

Santa Fe Historic Design Review Board
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

March 15, 2021

Re. 213 Barela St. Historic Design Review for proposed window replacement, re-stucco, and re-roof.

Att. Historic Design Review Board and Staff,

Owners, Arlene Kock and Linda Thiebauth are requesting approval to replace various windows re-stucco and re-roof, at 213 Barela St., as outlined below.

1. Replace Windows W1-8 With Sierra Pacific wood windows with simulated divided light insulated glass light configuration to match in kind. Clad in Sierra Pacific color 009 Evergreen
2. Replace Glass on W9 with insulated glass in existing frame to replace existing cracked glass pane Paint to match other windows
3. Re-stucco House and Shed using a cementitious basecoat with embedded fiber mesh and a cementitious color coat in the "El Rey-La Luz"
4. Re-roof with a Bri roofing "in kind"

Thank you for your consideration,

Scott Cherry (Agent)

Lightfoot inc.
2351 Fox Rd. Suite 800
Santa Fe, NM 87574
505-473-1097

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

Date: March15, 2021

Re: 3 Exception Criteria For 213 Barela.

Proposed replacement of windows, located on the primary facades of a contributing building

Exception to 14-5.2(D)(5)(a)(i): Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

Applicant Response:

All proposed widow and door alterations would not damage the character of the district. They are sized and configured to replicate, the existing units proposed to be replaced, “in kind”, and are specifically designed to fit within the existing openings and not disturb the existing historic appearance, in the most minimal way, preserving the character of the district. The design and finish of the windows and doors has been selected to match, replicate and follow the existing design of the original construction and thus provide the least negative impact.

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

Applicant Response:

The proposed widow replacement is required to prevent the hardship of unsafe in inoperable operation to the applicant, excessive thermal bypass, and unintended air leakage. Restoring the current, proposed to be replaced windows, is not possible due to excessive deterioration and warpage. The existing windows exhibit excessive thermal bypass and unintended air leakage and though. The interoperability also inhibits the use of them for passive cooling (opening them for air flow) and causes an excessive cooling hardship and the replacement would be required to prevent this hardship without adding mechanical cooling. In accordance with the window assessment these units have been recommended to be replaced due to a verity of factors including degradation level. If the windows were repaired, significant portions of the historic material would need to be removed and replaced with material that would no longer be historic thus making replacement the best option to mitigate these hardships.

(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.

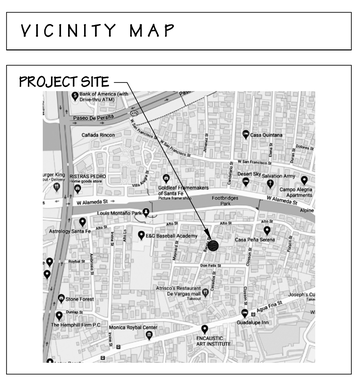
Applicant Response:

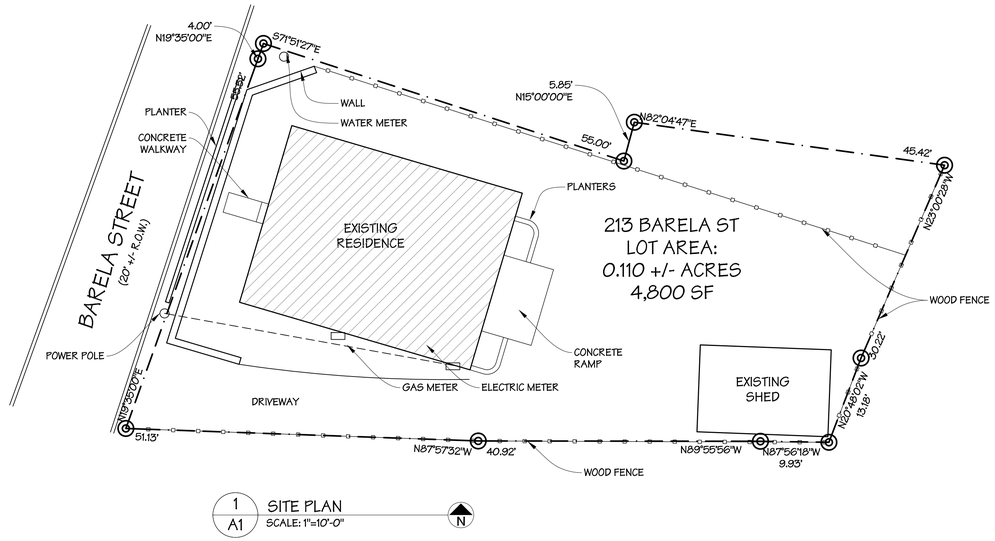
Replacing the windows with more durable better insulated, units making them easier to use in their original configuration will strengthen of unique heterogeneous character. This will allow the applicant to continue to use the windows in their original manner allowing for continued live ability as historically used. This replacement option ensures the longevity of the overall building character for a prolonged time and thus strengthens the overall building perseveration.

THIEBAUTH KOCK WINDOW REPLACEMENT

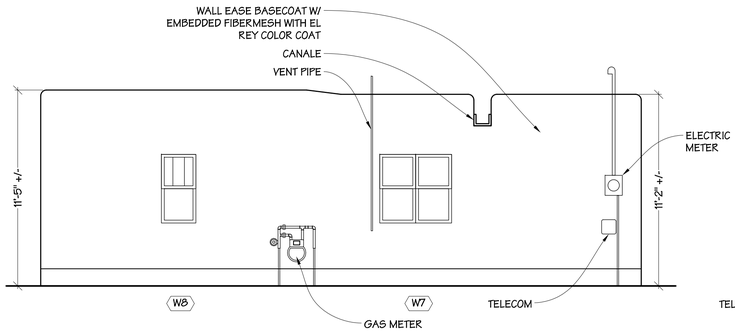
213 BARELA ST. SANTA FE, NM 87501

VICINITY MAP

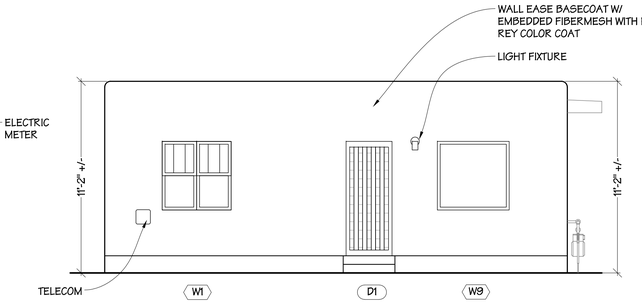




1 / A1 SITE PLAN
SCALE: 1"=10'-0"

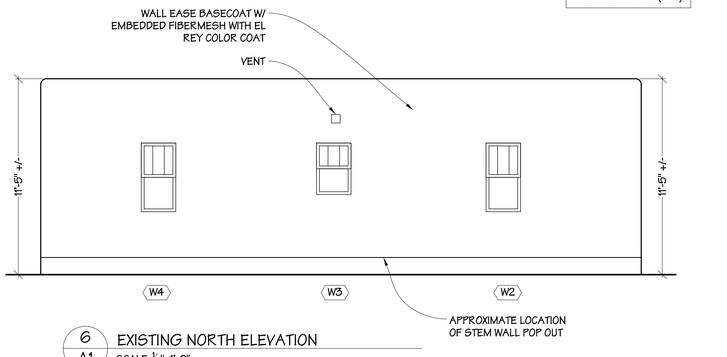


4 / A1 EXISTING/PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 / A1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTE:
NEW BRIE ROOF OVER TAPERED FOAM (TYP)



6 / A1 EXISTING NORTH ELEVATION
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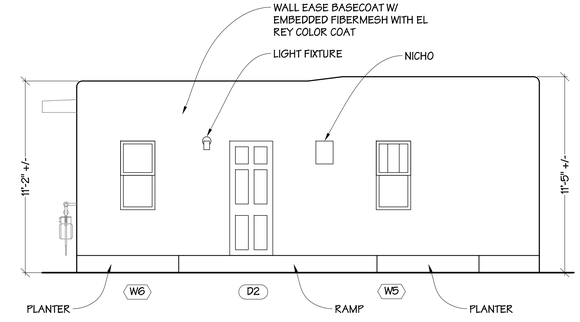
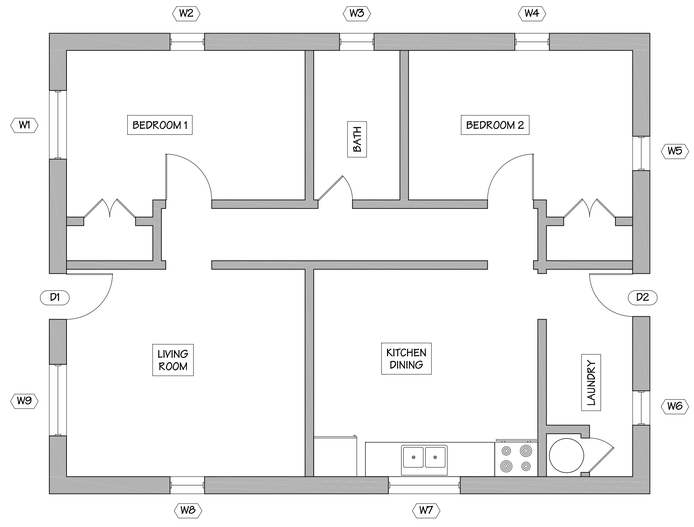


5 / A1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2 / A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

LIGHTFOOT inc
High Performance Natural Building and Design

THIEBAUTH KOCK WINDOW REPLACEMENT
213 BARELA ST. SANTA FE, NM 87501

REV	DATE

SITE PLAN, FLOOR PLAN & ELEVATIONS

A1
March 15th, 2021

Thiebauth/ Kock:
213 Barela St.
Windows

Historic Design Review Photos

213 Barela St., West Elevation

213 Barela St., North Elevation

213 Barela St., East Elevation

213 Barela St., South Elevation

Thiebauth/ Kock: 213 Barela Street
Santa Fe, NM 87501

Condition Key

Excellent	All finish and window material in perfect or near perfect condition. Only touch up work required if any at all.
Good	Finish worn or faded but still in working condition and all wood less that 30% destroyed.
Fair	Finish beginning to fail, some individual components material beyond 30% destroyed.
Poor	Finish completely failed and more than 30% of the entire window material destroyed.

Location	**D1**
Type	Decorative Frame and Panel
Measurements	2/8-6/8
Molding Profile	Raised Panel
Glass Condition	Good
Wood Condition	Good
Glazing Putty	N/A
Screen Condition	Good
Finish Condition	Fair
Sill Condition	Poor/ Threshold should be replaced
Jamb Condition	Fair
Overall Condition	Good
Overall Degradation	5%
Recommendations	Repaint Consider hardware replacement
Notes	Wood Sun Damaged

Location	**D2**
Type	Frame and Panel
Measurements	2/6-6/6
Molding Profile	Ogee/ Raised Panel
Glass Condition	N/A
Wood Condition	Fair
Glazing Putty	N/A
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	10%
Recommendations	Replacement
Notes	Bottom Rail has been cut short compromising the structural integrity of the door

Location	**W1**
Type	Pair of 3 over 1 Double Hung
Measurements	50X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Rotten and warped
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	50%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W2**
Type	3 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Rotten and warped
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	35%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W3**
Type	3 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Rotten and warped
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	65%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W4**
Type	3 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Warped Rotted Joints on bottom
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	50%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W5**
Type	3 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Warped Rotted Joints on bottom
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	50%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W6**
Type	1 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Warped Rotted Joints on bottom Broken Bottom Rail
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	20%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W7**
Type	Pair of 1 over 1 Double Hung
Measurements	50X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Warped Rotted Joints on bottom
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	80%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

W 6

W 6

W 6

W 6

Location	**W8**
Type	3 over 1 Double Hung
Measurements	24X48
Molding Profile	Ogee interior Putty Exterior
Glass Condition	Fair
Wood Condition	Poor/Warped Rotted Joints on bottom
Glazing Putty	Poor
Screen Condition	Poor
Finish Condition	Poor
Sill Condition	Poor
Jamb Condition	Poor
Overall Condition	Poor
Overall Degradation	25%
Recommendations	Replace
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

Location	**W9**
Type	1 Picture
Measurements	52X48
Molding Profile	Square
Glass Condition	Poor Cracked
Wood Condition	Good
Glazing Putty	N/A
Screen Condition	N/A
Finish Condition	Poor
Sill Condition	Fair
Jamb Condition	Good
Overall Condition	Good
Overall Degradation	10%
Recommendations	Replace Glass
Notes	Sash wood warped and unrepairable Putty Glaze cracked and detached Mutton bars broken

City of Santa Fe, New Mexico

MEMO

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

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Case 2020-003370-HDRB

Address: 302 Sena Street
Historic Status: N/A
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ District Standards & yard wall & fence standards.

__NA__ Historic Inventory Form

__X__ Zoning Review Sheet

__X__ Other: max allowable building, fencing and yard wall height calculations; previous cases: H-14-091; H-15-097

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

__X__ Other: Exception criteria

STAFF RECOMMENDATION:

Staff does find that the applicant meets the design standards for 14-5.2(H) Don Gaspar Area Historic District. Staff does not find that the applicant has met all criteria for exceptions to Sections 14-5.2 (D)(9)(d) regarding the pitch design or for 14-5.2 (D)(9) with respect to overall height of the structure on this streetscape.

BACKGROUND & SUMMARY:

302 Sena Street is a 2,874 sf vacant lot located in the Don Gaspar Area Historic District. The applicant proposes to construct a new residential structure on the lot. The lot is situated between a Mission Revival style residence and a Spanish-Pueblo Revival residence.

The applicant proposes to:

1. Build a new residential structure in a bungalow style with a hipped, intersecting gable pitched roof which will be 1,153 sf and have a 228 sf portal on the front north and west elevations with a shed roof.

2. The proposed height of the structure is 18'-2 ½" at the pitch where the maximum allowable height is 15'-8". The applicant is requesting an exception to the height standards in 14-5.2(D)(9). Fewer than 50% of the properties on the applicable streetscape have a pitch and an exception to construct a structure with a pitched roof per 14-5.2(D)(9)(d). The pitch is proposed to be an 8/12 pitch. See the discussion regarding the requested exceptions below.

3. Windows and entry door will be Sierra Pacific simulated divided light wood door, casements, and awnings, clad in the color "Linen," a neutral white. To match the windows, the exterior woodwork also will be painted "Linen."

4. Proposed roofing will be 24" metal panels Metal Sales "5V Crimp" panel in "Burnished Slate" color, a dark bronze. All exposed wood members (beams and posts) and fascias will be painted to match window finish in white or linen.

5. The applicant proposes three skylights on its east elevation; two skylights on its west elevation; and one skylight on its south elevation. The applicant has not provided details about the skylights.

6. The applicant proposes a 4'-8" coyote fence with irregular height tops. The fence will be punctuated by three 16" x 16" stuccoed pilasters at the same height (4'-10") and two pilasters of the same height surrounding a wooden gate located at the center, also of the same height. The maximum allowable height for fences and yardwalls is 4'-10". The fence will have a wooden gate at the same height. The applicant is proposing a vehicular gate of coyote fencing, also of the same height.

7. Exterior wall finish will be cementitious stucco, bull nosed in El Rey color "Adobe" for both the house and the pilasters.

EXCEPTIONS

The applicant has requested an exception to 14-5.2(D)(9) to exceed the maximum allowable height in the streetscape. This citation is provided below in order to address the overarching height requirements in the code.

The applicant has also requested an exception to 14-5.2(D)(9)(d) to construct a pitched roof where fewer than 50% of the structures within the applicable streetscape have a pitch. This provision of the code is called out in particular because it addresses pitched roofs in streetscapes where pitches are not the dominant roof type.

RELEVANT CODE CITATIONS

14-4.5(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks
The height, pitch, *scale* , and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability
The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)

(c) Height
(i) Official map of *building* heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting *building* heights in the historic districts to the *governing body* . This map shall be used for the purpose of regulating *building* height in the historic districts. The map shall be adopted at a public hearing of the *governing body* , which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the *governing body* by ordinance.

B. The official map of *building* heights in the historic districts may be amended from time to time. This historic districts review board shall make recommendations to the *governing body* for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The *governing body* shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected *property owners* and *owners* of *lots* or of land within one hundred (100) feet, excluding public right-of-way, of the *property* affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D.The official map is available in the *city* planning *office* and is accessible at all reasonable times for inspection.

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

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape* .

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape* .

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

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable*streetscape* , as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

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

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished*grade* , whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances* , the increased height of*walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have*street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade* , whichever is more restrictive. The height of *walls* and fences is measured from the*street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

(d) Pitch

If the determined *streetscape* includes over fifty percent *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof* . The pitch of the roof shall match the predominant pitch extant in the *streetscape* .

Exception to exceed maximum allowable height in the streetscape 14-5.2 (D)(9)

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

Applicant Response: The proposed building height of 18'-2-1/2" although higher than the maximum calculated allowable height of 15'-8" does not damage the character of the streetscape as there are other existing historic buildings that exceed the proposed height the highest being 19'-7".

Staff Response: The proposed building height exceeds the maximum allowable height of the *applicable* streetscape.

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

Applicant Response: The building area on the lot is extremely limited due to the nature of its size and zoning constraints that limit the size and space of the potential structure the additional height of the building allows for the addition of a loft to add useable square footage within a single-story structure common in the area of town as well as lofted ceiling space to encourage passive cooling without the need for rooftop appurtenance cooling and is the best option to mitigate these hardships.

Staff Response: Staff recognizes the lot's building constraints; however, it is not a hardship to the applicant nor an injury to the public welfare.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Applicant Response: The building is intended to be used as a family residence. The additional height which allows for additional living space creates a more functional space suited to family living as well as more spacious interior spaces on a smaller footprint that will add strength and character to the neighborhood as well as create interior and exterior spaces that will be lived in in an integrated manner thus strengthening the heterogeneous character of the city.

Staff Response: Staff agrees that the proposed square footage provides more options for multiple inhabitants to make this district their home.

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

Applicant Response: Due to the size of the lot (it is the smallest lot on the streetscape) the height allows for the expanded space while keeping the proportional house to lot size found in the neighborhood.

Staff Response: Staff agrees that the lot is subject to restrictions that limit the square footage of a building; however, the same zoning and building standards and requirements apply to all lands and structures in this streetscape.

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

Applicant Response: Due to the zoning constrictions, setbacks, open space requirements, storm water retention and traffic requirements the building footprint is extremely limited.

Staff Response: Staff disagrees that the special conditions and circumstances are not a result of the actions of the applicant.

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

Applicant Response: The additional height is the best and easiest solution to make the project work by not building out additional lot space or proposing a second story this option has the least negative impact.

Staff Response: Staff believes the owner has design alternatives within the maximum allowable height in this streetscape.

Exception 14-5.2 (D)(9)(d)to have a pitch roof where fewer than 50% of the houses in the street scape have pitched roofs. If the determined streetscape includes over fifty percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

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

Applicant Response:

The proposed pitched roof is in keeping with the character of the neighborhood. Several pitched roof houses of varying pitch and scale exist on the streetscape and thus the design dose not damage the character of the streetscape.

Staff Response: The neighborhood's character is defined by traditional Spanish Pueblo Revival style and slight variations of Spanish Pueblo style and mission and bungalow single story buildings with a few pitched roofs and elements of shallow-pitched portal overhangs. The proposed pitch does not meet the over 50% of pitched roofs standard in the applicable streetscape.
There are very few pitched roofs in this applicable streetscape.

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

Applicant Response:

The pitch roof is required to allow for the additional loft space and will add useable square footage within a single-story structure. The vaulted ceiling space will encourage passive cooling without the need for rooftop appurtenance cooling and is the best option to mitigate these hardships.

Staff Response: Staff recognizes the energy-savings advantage of providing passive cooling. Staff disagrees that a roof pitch is the only alternative to achieve this.

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

Applicant Response: The intention is to occupy the house as a family residence and the pitched roof accommodates the owner's desire to create a house that has enough space for two bedrooms and additional home office space in conjunction to integrated indoor/outdoor living area in the front yard indicative of the neighborhood and thus strengthening the heterogeneous character of the city.

Staff Response: Staff agrees.

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

Applicant Response: Due to the size of the lot (it is the smallest lot on the streetscape) the pitch roof allows for the expanded space while keeping the proportional house to lot size as well as the mass and scale in keeping with those found in the neighborhood.

Staff Response: Staff acknowledges the small lot's building constraints, however, the lot was created according to standards and building codes that affect everyone in the neighborhood.

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

Applicant Response:

Due to the zoning constrictions, setbacks, open space requirements, storm water retention, and traffic requirements, the building footprint is extremely limited.

Staff Response: Staff disagrees.

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

Applicant Response: The pitched roof is the best and easiest solution to make the project work as it extends the least amount of additional roof mass into the exceeded height area of any other option while not building out additional lot space or proposing a second story, this option has the least negative impact.

Staff Response: Staff supports design alternatives to second stories in this streetscape; however, staff believes there are alternatives with respect to lot coverage to address this lot's condition.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Site Address: 302 Sena St. Santa Fe, NM 87505

Property Owner of Record: Julie Gallegos

Applicant/Agent Name: Scott Cherry

Contact Person Phone Number: (505 577-9546

Proposed Construction Description: +/- 1200 sqft. Construction

TOTAL ROOF AREA: 1,608

Zoning District: R-21

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Don Gaspar HD

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 48 %
☒ Open Space Required: 30% of GFA

Setbacks:
Proposed Front: 7' Minimum: 7' (20 FOR GARAGE)
2nd Front? N/A
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L 5' R 8'-6" Minimum: 5'

Height: Proposed 18'-3"
Maximum Height: 24'-0 or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible____
Minimum: 2

Bicycle Parking:**
Proposed:_____ Minimum:_____ N/A
** 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.

Scott Cherry [☐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 _____ DATE 2/12/21

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: Lee Logston **DATE:** 3/15/21

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

Revised 1-14-13

LIGHTFOOT inc.
High Performance Natural Building and Design

Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Angela Boredegaray
Senior Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: March 15, 2021

Re. 302 Sena St., Santa Fe, NM 87501

To: **Historic Districts Review Board**

Owner is seeking board approval to Construct new residence at 302 Sena St. In the Santa Fe Don Gaspar Historic District. Proposed Residence to be constructed per plan with and exception for height and pitched poof as outlined below.

1. Construction of new 1153 sf. Residence with an attached 228sf. Portal
2. The building has a proposed height of 18'-2-1/2 and will require an exception as the maximum allowable height has been calculated at 15'-8".
3. The roof will be a hipped gable pitched roof with an 8/12 pitch which will also require an exception.
4. The exterior wall finish will be cementitious stucco, "Bullnosed" in the El Rey color Adobe
5. The windows and entry door will be Sierra Pacific simulated divided light wood door, casements, and awnings, clad in the color "Linen" which is a neutral white.
6. The exterior woodwork will be painted "Linen" (neutral white) to match the windows.
7. The Roofing will be 24" metal panels Metal Sales "5V Crimp" panel in "Burnished Slate" color which is a Dark Bronze.
8. The fence will be 16' pilasters stuccoed in the El Rey color "Adobe" with 4'-10" cedar Latillas with erratic height tops.

Thank you for your consideration.

R.L. Scott Cherry (Agent)

LIGHTFOOT inc.
High Performance Natural Building and Design

Lightfoot Inc.
R.L. Scott Cherry (Agent)
2351 Fox Rd.
Santa Fe, NM 87507

Angela Boredegaray
Senior Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: March 15, 2021

Re. 302 Sena St., Santa Fe, NM 87501

To: **Historic Preservation Planner**

Owner is seeking board approval to Construct new 1153sf. Residence at 302 Sena St. In the Santa Fe Don Gaspar Area. Proposed Residence to be constructed per plan with and exception for height and pitched poof.

Thank you for your consideration.

R.L. Scott Cherry (Agent)

777034

AFFIDAVIT

CERTIFICATE PURSUANT TO SANTA FE, NEW MEXICO LAND SUBDIVISION REGULATIONS, SECTION 3-20-2, N.M.S.A., 1978

KNOW ALL MEN BY THESE PRESENTS .....

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LOTS SHOWN HAVE CAUSED THE LINE BETWEEN THE SAID LOTS TO BE ADJUSTED, AS SHOWN. ALL THAT APPEARS ON THIS PLAT THAT PERTAINS TO THE SAID LOTS, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THE LOTS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

MARK SARGON KHANO, Owner: Lot 1 and Lot 2

JULIE A. GALLEGOS, Owner: Lot 1 and Lot 2

State of New Mexico)
County of Santa Fe)ss

The foregoing instrument was subscribed, sworn to and acknowledged before me by MARK SARGON KHANO and JULIE A. GALLEGOS, this 4th day of August, 2014.

My Commission Expires 3/28/2017

Notary Public

OFFICIAL SEAL
Sharon Gallegos
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

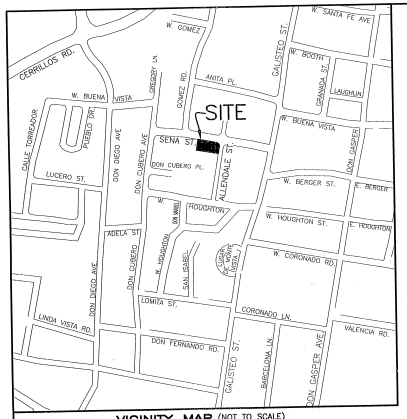
CITY OF SANTA FE

APPROVED BY:

CITY ENGINEER FOR LAND USE — DATE 8/12/14

CITY PLANNER — DATE 8/14/14

SANTA FE, COUNTY TREASURER — DATE: 8/12/2014



VICINITY MAP (NOT TO SCALE)

NOTES AND REFERENCE DOCUMENTS

1) THE BASIS FOR BEARINGS FOR THIS SURVEY WAS DERIVED FROM A PLAT OF SURVEY TITLED "SPARKS ADDITION," AS SAID PLAT PREPARED BY EDGAR D. SMITH, NMPS 145, DATED DECEMBER 6, 1922, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 001, PAGE 029, ON MAY 13, 1925.

2) REFER TO THE PLAT OF SURVEY TITLED "BOUNDARY SURVEY PREPARED FOR DOMINICK LACAPRA, LOTS 1&2, BLOCK B, SPARKS ADDITION...." AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 684, PAGES 039.

3) RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTY.

4) THE LANDS SHOWN HEREON ARE SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD AND NOT OF RECORD THAT PERTAIN TO THE SAID PROPERTY.

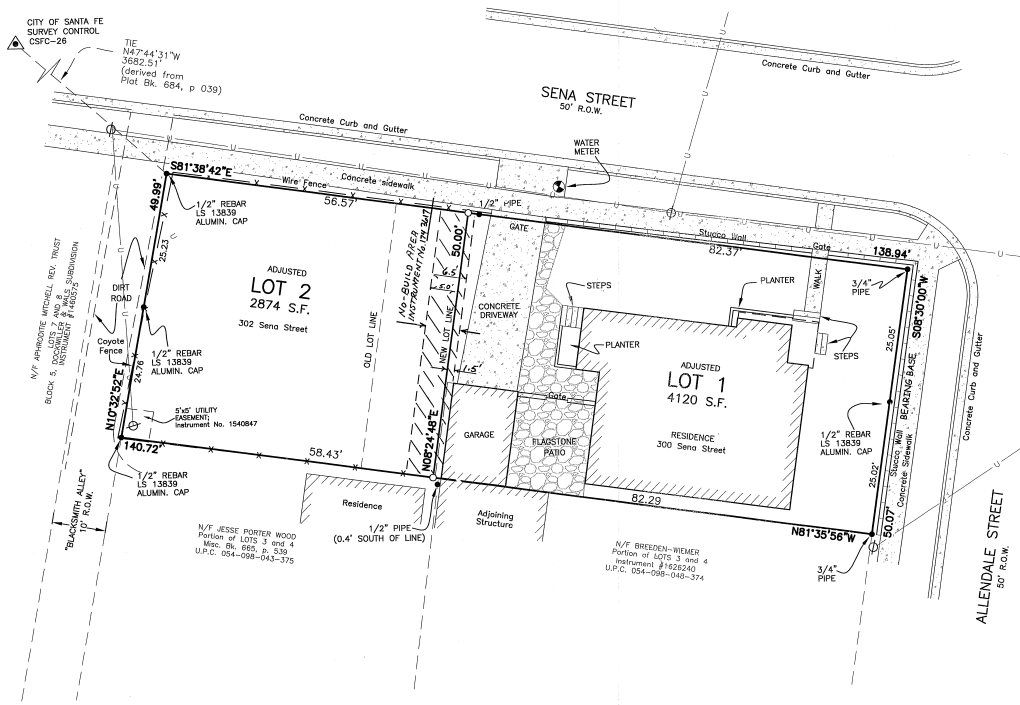
5) THE PERIMETER BOUNDARY PORTION OF THIS PLATTING IS INTENDED TO REPRESENT A RETRACEMENT SURVEY OF THE LOTS SHOWN ON THE PLAT OF SURVEY DESCRIBED IN NOTE 1, USING FOUND AND ACCEPTED MONUMENTATION, AS NOTED.

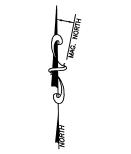
6) REFER TO THE PREVIOUS PLATTING OF LOT 1 AND LOT 2, AS SHOWN ON THE PLAT OF SURVEY TITLED PLAT OF SURVEY OF A LOT LINE ADJUSTMENT PREPARED FOR CHRISTOPHER W. BENSON AND KATHRYN CYBELE LEVERETT BETWEEN LOT 1 AND LOT 2, BLOCK B, SPARK'S ADDITION," AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 746, PAGE 024 AS INSTRUMENT NO., 1672141.

7) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

8) THE LANDS SHOWN HEREON LIE IN A ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. F.I.R.M. PANEL 35049C0412E; EFFECTIVE DATE 12-04-12.

9) THE LANDS SHOWN HEREON LIE IN A ZONING DESIGNATION OF R-21.





LEGEND

- ● SURVEY MONUMENT; Found, as noted
- ○ SURVEY MONUMENT; Established this survey; 1/2 inch rebar, YAGER 8123 aluminum cap
- —U—Ø— UTILITY POLE AND OVERHEAD UTILITY LINES

INST. # 1743016

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the 14th day of August A.D. 20 14, at 4:22 o'clock P M., and was duly recorded in Book 777, Page 34 of the records of Santa Fe County.
Witness my hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, NM
By: Stephanie Garcia
Deputy

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: MARK SARGON KHANO and JULIE A. GALLEGOS
RECORD DEED: Instrument No. 1716710

LOT 1: U.P.C.: 1-054-098-048-368
LOT 2: U.P.C.: 1-054-098-041-369

SURVEYOR CERTIFICATE

I hereby certify that this plat and the field survey that it represents were completed by me or under my direction, are true and correct to the best of my knowledge and belief and comply with the standards set for Land Surveyors practicing in the State of New Mexico.
Dates of field surveys: June, 2014

SCOTT YAGER NMLS 8123 — DATE 8/04/14

PURPOSE: THIS PLAT AMENDS EXISTING LOT BOUNDARIES

(Projected) SECTION 25	PLAT OF SURVEY OF A LOT LINE ADJUSTMENT
TOWNSHIP 17 N	PREPARED FOR MARK SARGON KHANO and JULIE A. GALLEGOS Between LOT 1 and LOT 2 Block B SPARK'S ADDITION SANTA FE, NEW MEXICO
RANGE 9 E NMPM	YAGER LAND SURVEYS LLC 2387 RIOTULPH ROAD SANTA FE, NEW MEXICO 505-983-8172
SANTA FE GRANT	DATE: 08-04-14 SCALE: 1"= 10' SHEET 1 of 1

PLAT-SITWORK_SFNA_ST_LOT_LINE_ADJUSTMENT_08-12-14\PLAT\PLAT_VAR_SFNA_2014-08-05 REVISION LOT_LINE ADJUSTMENT\S.dwg, 8/5/2014 7:38:17 PM

Building Setback Affidavit

City of Santa Fe Land Use Department

I/We, the undersigned owner(s) of the property located at 300 SENA STREET in the City of Santa Fe (City), New Mexico (Adjoining Property), state(s) that:

☐ No building currently exists on my/our property within six (6) feet of the proposed building

☒ A building is currently located 6.5 feet of the proposed building

to be constructed on property adjoining mine at 302 SENA STREET (Applicant's Property).

I/We understand that this Building Setback Affidavit is made to assure compliance with the building setback and building separation requirements of City Code Table 14-7.2-1, Dimensional Standards for Residential Districts and City Code, Article 7-1, Building Code; General Provisions, SFCC 1987, and may result in increased setbacks for buildings constructed on my property in the future.

☒ I/We specifically consent to the construction of the proposed building on the Applicant's Property, 5.0 feet from my/our property line as shown on the attached site plan, and understand that as a result, any building constructed afterward on my/our property must be at least 1.5 feet from the property line in order to create a non-buildable minimum fire separation distance of at least six (6) feet.

☐ I/We specifically consent to the construction of the proposed building on the Applicant's Property, zero (0) feet from my/our property line as shown on the attached site plan, and understand that as a result, any building constructed afterward on my/our property must be at six (6) feet from the property line in order to create a non-buildable minimum fire separation of at least six (6) feet or must be constructed at zero (0) feet from that property line,

This Building Setback Affidavit shall be binding on my/our heirs, successors, and assigns, and may not be modified except in accordance with applicable City requirements.

Adjoining Property Owner(s)

MARK SARGON KHANO JULIE A. GALLEGOS — PRINT NAME

505-310-8546 — Phone Number

SIGNATURE(S)

SUBSCRIBED AND SWORN BEFORE ME THIS 12th **DAY of** August, 2014

Notary Public

My Commission Expires: 4/22/2017

Print Name

Applicant Property Owner(s)

MARK SARGON KHANO JULIE A. GALLEGOS — PRINT NAME

505-310-8546 — Phone Number

SIGNATURE(S)

SUBSCRIBED AND SWORN BEFORE ME THIS 12th **DAY of** August, 2014 **BY**

Notary Public

My Commission Expires: 4/22/2017

Print Name

OFFICIAL SEAL
Sharon Gallegos
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/17

SFC CLERK RECORDED 08/14/2014

COUNTY CLERK SANTA FE COUNTY GERALDINE SALAZAR NEW MEXICO

RECORDING INFORMATION:

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

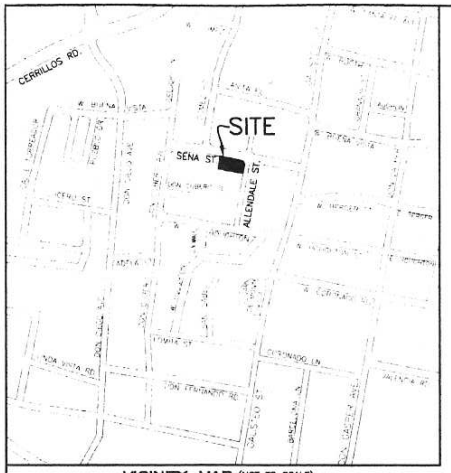
AFFIDAVIT
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 14TH Day Of August, 2014 at 04:32:56 PM And Was Duly Recorded as Instrument # 1743617 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Stephanie Rivera County Clerk, Santa Fe, NM

PLAT BK. 777, P. 034

SFC CLERK RECORDED 08/14/2014



VICINITY MAP (NOT TO SCALE)

NOTES AND REFERENCE DOCUMENTS

1) THE BASIS FOR BEARINGS FOR THIS SURVEY WAS DERIVED FROM A PLAT OF SURVEY TITLED "SPARKS ADDITION;" AS SAID PLAT PREPARED BY EDGAR D. SMITH, NMPS 145, DATED DECEMBER 6, 1922, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 001, PAGE 029, ON MAY 13, 1925.

2) REFER TO THE PLAT OF SURVEY TITLED "BOUNDARY SURVEY PREPARED FOR DOMINICK LACAPRA, LOTS 1&2, BLOCK B, SPARKS ADDITION...;" AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 884, PAGES 039.

3) RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTY.

4) THE LANDS SHOWN HEREON ARE SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD AND NOT OF RECORD THAT PERTAIN TO THE SAID PROPERTY.

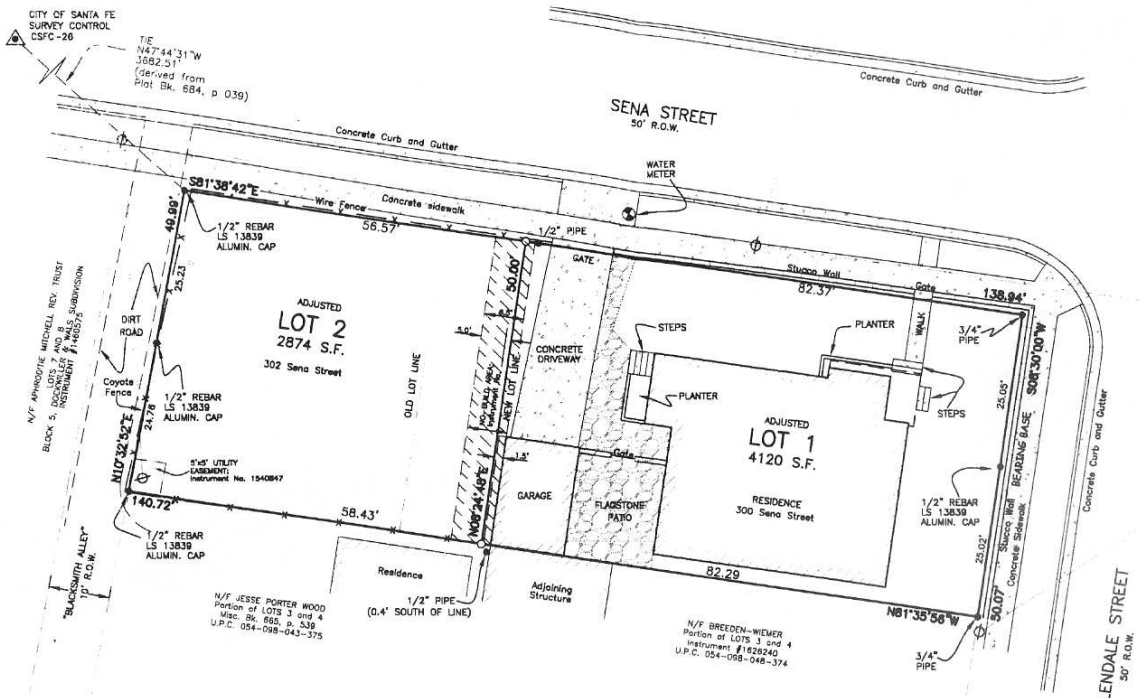
5) THE PERIMETER BOUNDARY PORTION OF THIS PLATTING IS INTENDED TO REPRESENT A RETRACEMENT SURVEY OF THE LOTS SHOWN ON THE PLAT OF SURVEY DESCRIBED IN NOTE 1, USING FOUND AND ACCEPTED MONUMENTATION, AS NOTED.

6) REFER TO THE PREVIOUS PLATTING OF LOT 1 AND LOT 2, AS SHOWN ON THE PLAT OF SURVEY TITLED PLAT OF SURVEY OF A LOT LINE ADJUSTMENT PREPARED FOR CHRISTOPHER W. BENSON AND KATHRYN CYBELE LEVERETT BETWEEN LOT 1 AND LOT 2, BLOCK B, SPARK'S ADDITION," AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 746, PAGE 024 AS INSTRUMENT NO., 1672141.

7) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

8) THE LANDS SHOWN HEREON LIE IN A ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. F.I.R.M. PANEL 35049C0412E; EFFECTIVE DATE 12-04-12.

9) THE LANDS SHOWN HEREON LIE IN A ZONING DESIGNATION OF R-21.



LEGEND

- ● SURVEY MONUMENT; Found, as noted
- ○ SURVEY MONUMENT; Established this survey; 1/2 inch rebar, YAGER 8123 aluminum cap
- ϕ UTILITY POLE AND OVERHEAD UTILITY LINES

SURVEYOR CERTIFICATE

I hereby certify that this plat and the field survey that it represents were completed by me or under my direction, are true and correct to the best of my knowledge and belief and comply with the standards set for Land Surveyors practicing in the State of New Mexico.
Dates of field surveys: June, 2014

SCOTT YAGER NMLS 8123 DATE

SCOTT YAGER NEW MEXICO 8123 REGISTERED LAND SURVEYOR

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20 ____, at _____ o'clock ____ M., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.
Witness my hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, NM

Deputy

AFFIDAVIT

CERTIFICATE PURSUANT TO SANTA FE, NEW MEXICO LAND SUBDIVISION REGULATIONS, SECTION 3-20-2, N.M.S.A., 1978

KNOW ALL MEN BY THESE PRESENTS .....

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LOTS SHOWN HAVE CAUSED THE LINE BETWEEN THE SAID LOTS TO BE ADJUSTED, AS SHOWN. ALL THAT APPEARS ON THIS PLAT THAT PERTAINS TO THE SAID LOTS, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THE LOTS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

MARK SARGON KHANO, Owner: Lot 1 and Lot 2

JULIE A. GALLEGOS, Owner: Lot 1 and Lot 2

State of New Mexico)
County of Santa Fe)ss

The foregoing instrument was subscribed, sworn to and acknowledged before me by MARK SARGON KHANO and JULIE A. GALLEGOS, this

_____ day of _____, 20 ____.
My Commission Expires _____

Notary Public

CITY OF SANTA FE

APPROVED by:

CITY ENGINEER FOR LAND USE DATE

CITY PLANNER DATE

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: MARK SARGON KHANO and JULIE A. GALLEGOS
RECORD DEED: Instrument No. 1716710

LOT 1: U.P.C.: 1-054-098-048-368
LOT 2: U.P.C.: 1-054-098-041-369

PURPOSE: THIS PLAT AMENDS EXISTING LOT BOUNDARIES

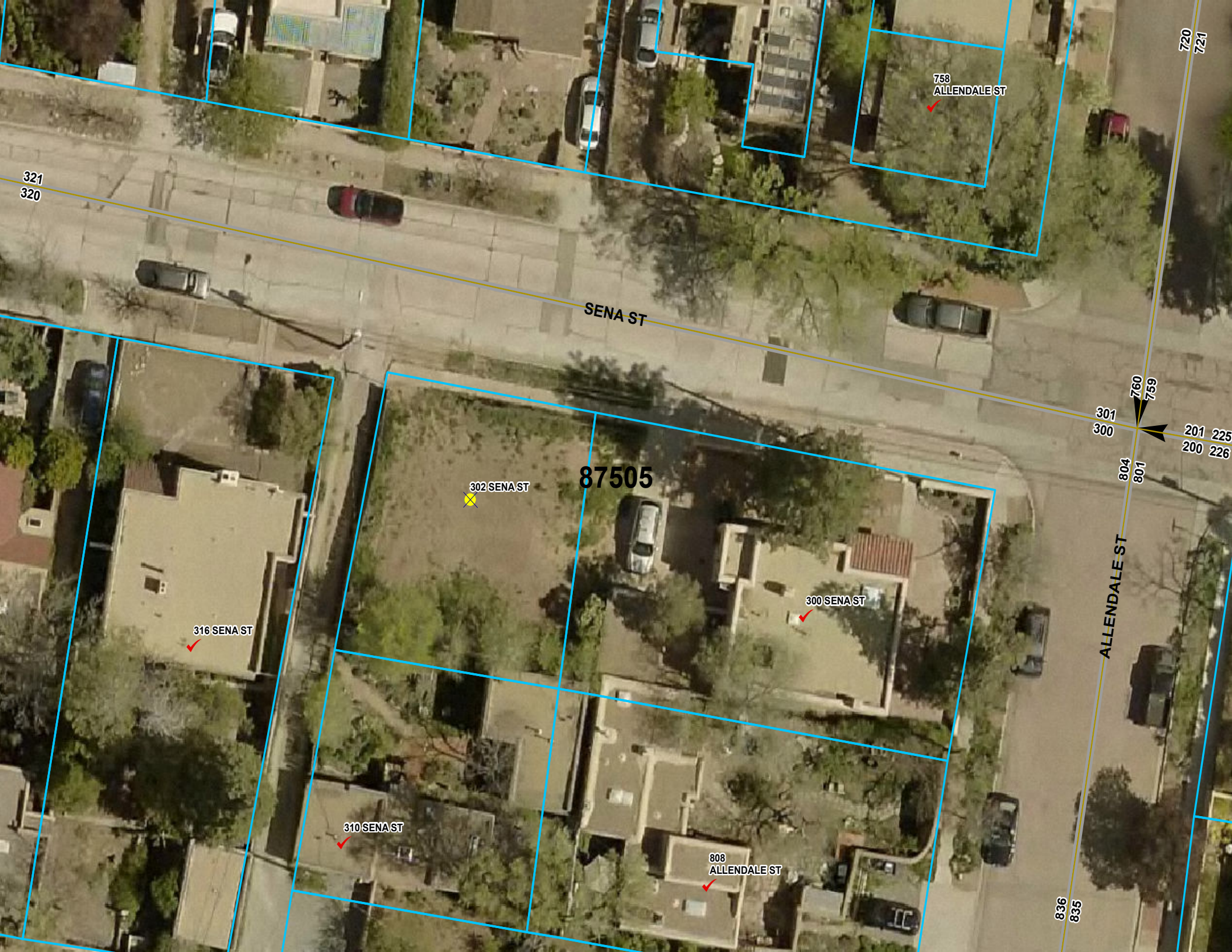
(Projected) SECTION 25
TOWNSHIP 17 N
RANGE 9 E NMPM
SANTA FE GRANT

PLAT OF SURVEY OF A LOT LINE ADJUSTMENT

PREPARED FOR
MARK SARGON KHANO and
JULIE A. GALLEGOS
Between
LOT 1 and LOT 2
Block B
SPARK'S ADDITION
SANTA FE, NEW MEXICO

YAGER LAND SURVEYS LLC
2307 BUTLER ROAD SANTA FE, NEW MEXICO
505-983-8172

DATE: 08-04-14
SCALE: 1"= 10'
SHEET 1 of


758
ALLENDALE ST
720
721
321
320
SENA ST
760
759
301
300
201
200
225
226
804
801
87505
302 SENA ST
300 SENA ST
316 SENA ST
ALLENDALE ST
310 SENA ST
808
ALLENDALE ST
836
835

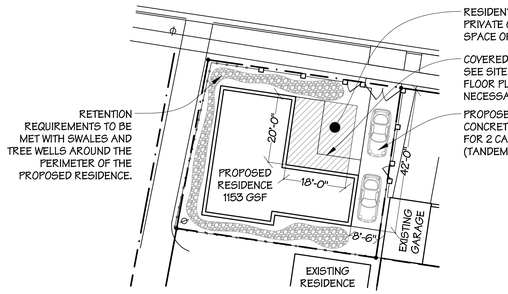
302 Sena St. Santa Fe NM 87501

GALLEGOS-KHANO RESIDENCE

302 SENA ST. SANTA FE, NM 87505

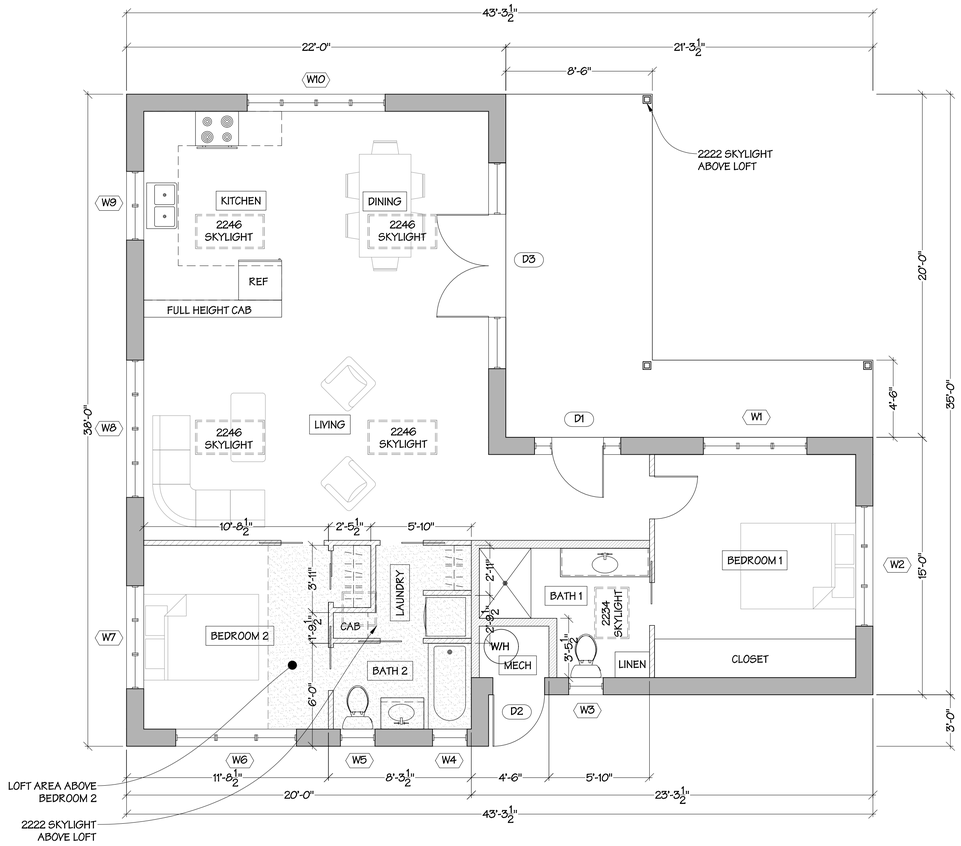
1 A1 PERSPECTIVE RENDERING
SCALE: NTS

2 A1 PERSPECTIVE RENDERING
SCALE: NTS

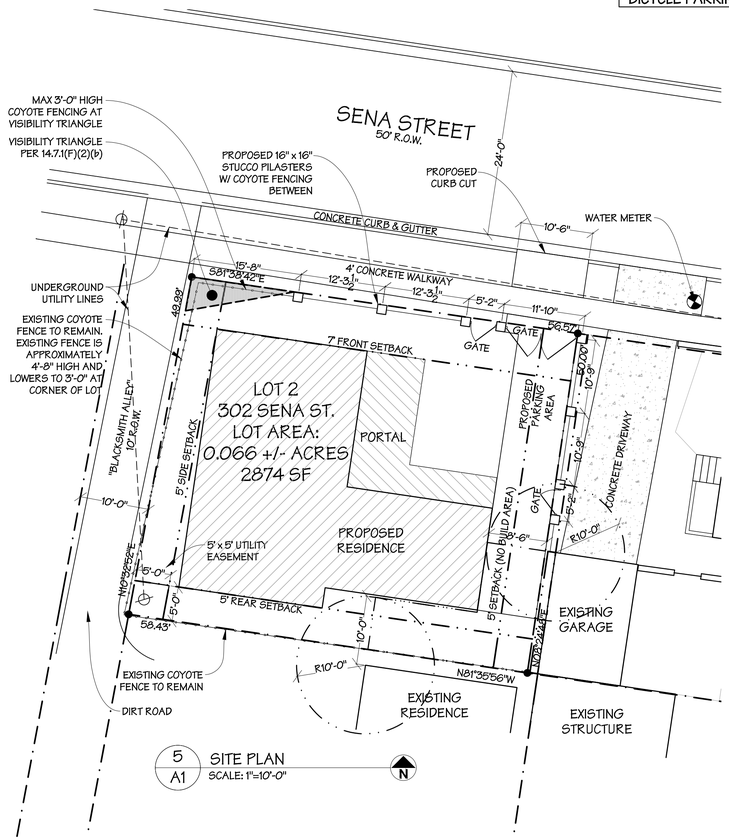


3 A1 LOT COVERAGE & PARKING PLAN
SCALE: 1"=20'-0"

ZONING REVIEW	
ZONING DISTRICT:	R-21
OVERLAY:	DON GASPAR HD
SUPPLEMENTAL SUBMITTALS:	N/A
ACCESS & VISIBILITY:	N/A
USE OF STRUCTURE:	RESIDENTIAL
TERRAIN:	N/A
LOT COVERAGE:	SEE LOT COVERAGE CALCULATIONS
OPEN SPACE REQUIRED:	NONE
SETBACKS*:	
PROPOSED FRONT:	7'
MINIMUM FRONT:	7' (20' FOR GARAGE)
SECOND FRONT:	N/A
PROPOSED REAR:	5'
MINIMUM REAR:	5'
PROPOSED SIDES:	5' (LEFT) 8'-6' (RIGHT)
MINIMUM SIDES:	5' (OR 10' STEPBACK HEIGHT REQ.)
* See also City of Santa Fe Land Use Department Building Setback Affidavit dated 08/14/14.	
HEIGHT:	RESIDENTIAL
PROPOSED:	18'-3"
MAXIMUM HEIGHT:	24'-0"
REGULATED BY HR:	YES (DON GASPAR HD)
REGULATED BY ESCARPMENT:	N/A
PARKING SPACES:	2 MINIMUM
BICYCLE PARKING:	N/A



4 A1 FLOOR PLAN
SCALE: 1/4"=1'-0"



5 A1 SITE PLAN
SCALE: 1"=10'-0"

AREA & LOT COVERAGE CALCULATIONS	
PROPOSED RESIDENCE	1,153 HEATED
PROPOSED PORTAL	228
TOTAL	1,381
TOTAL ROOFED AREA	1,608

LOT COVERAGE (IN ACRES)

LOT SIZE: 0.066 ACRES / 2,874 SQUARE FEET

PERCENT OF LOT COVERAGE
(1,381 SQ.FT. / 2,874 SQ.FT. x 100 = 48%

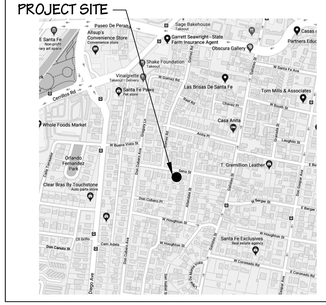
MAX COVERAGE FOR R-21:
40% OR 55% IF PRIVATE OPEN SPACE IS PROVIDED

14-7.5-C-1(b): LOT COVERAGE INCREASE IF PRIVATE OPEN SPACE IS PROVIDED THAT IS NOT LESS THAN 30% OF TOTAL GROSS FLOOR AREA. 30% OF 1,153 = 346 SQFT

SEE LOT COVERAGE PLAN FOR SKETCH

VICINITY MAP

PROJECT SITE



LIGHTFOOT inc.
High Performance Natural Building and Design

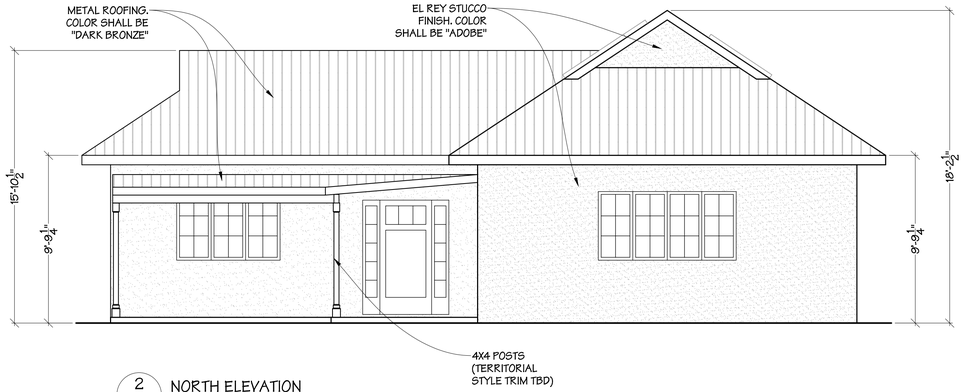
GALLEGOS-KHANO RESIDENCE
302 SENA ST. SANTA FE, NM 87505

REV	DATE

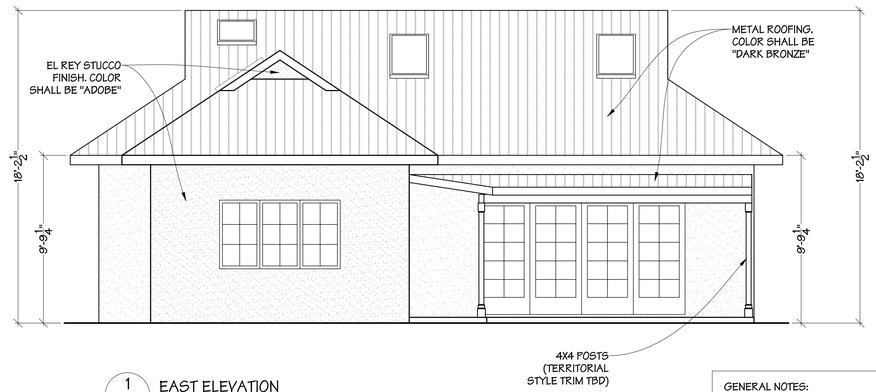
March 17th, 2021

SITE PLAN & FLOOR PLAN

A1

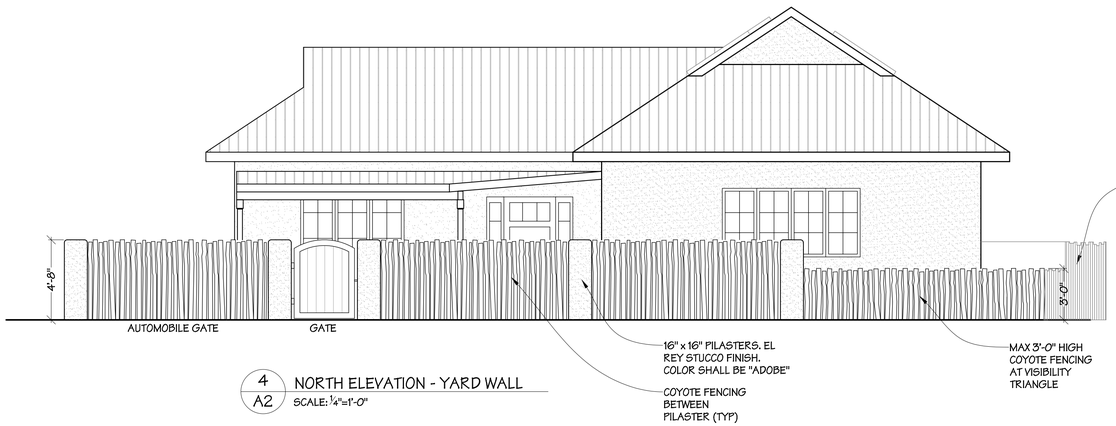


2 / A2 NORTH ELEVATION
SCALE: ¼"=1'-0"

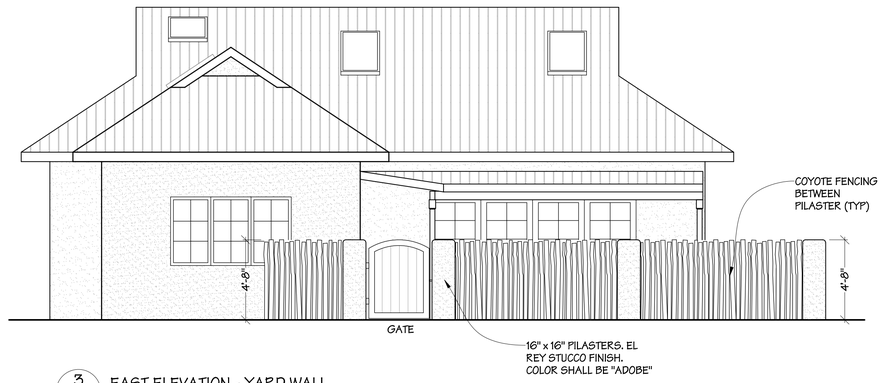


1 / A2 EAST ELEVATION
SCALE: ¼"=1'-0"

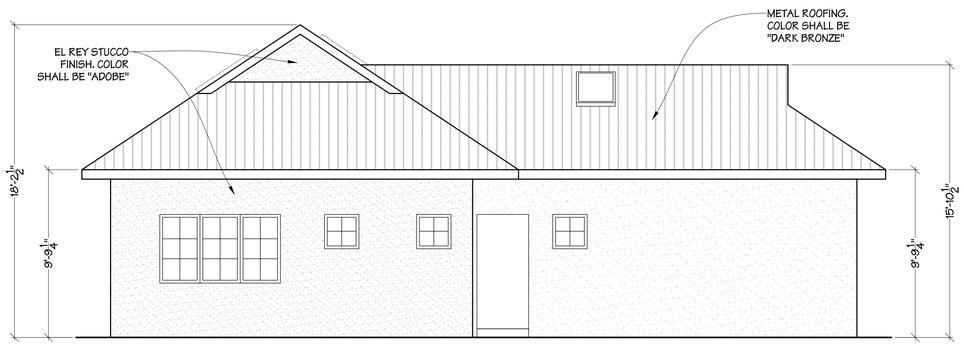
GENERAL NOTES:
1. ALL EXPOSED WOOD MEMBERS (BEAMS & POSTS), FASCIAS, AND RAKES SHALL BE PAINTED "WHITE" OR "LINEN" TO MATCH WINDOW FINISH.
2. ALL WINDOWS SHALL BE SIERRA PACIFIC WOOD CLAD WINDOWS. EXTERIOR FINISH SHALL BE "LINEN"



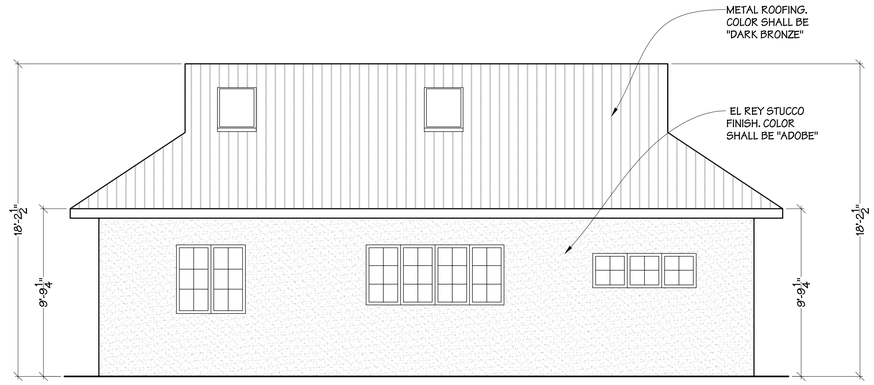
4 / A2 NORTH ELEVATION - YARD WALL
SCALE: ¼"=1'-0"



3 / A2 EAST ELEVATION - YARD WALL
SCALE: ¼"=1'-0"



6 / A2 SOUTH ELEVATION
SCALE: ¼"=1'-0"



5 / A2 WEST ELEVATION
SCALE: ¼"=1'-0"

LIGHTFOOT inc.
High Performance Natural Building and Design

GALLEGOS-KHANO RESIDENCE

302 SENA ST. SANTA FE, NM 87505

REV	DATE

March 17th, 2021

EXTERIOR ELEVATIONS

A2

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003387-HDRB

Project Description: Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure, a remodel of and an addition of 575 sq ft to a contributing structure, and to construct a 1,218 sq ft casita. Exceptions are requested for the remodel and addition on the contributing structure to add to a primary facade (14-5.2(D) (2)(c)) and for removal of historic material (14-5.2(D)(5)(a)(ii)).

Project Location(s): 220 Otero Street

Contacts:

Property Owner: Otero Partners, LLC

Applicant: Architectural Alliance

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: See facade map in packet

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1950s

Project Type: Remodel and New Construction

Historic Building Name: McKee Office Building, Garage, and Annex

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021

TO: Historic Districts Review Board Members

FROM: Nicole A. Ramirez Thomas, Interim Historic Preservation Division Manager

---

Case 2021-003387-HDRB

Address: 220 Otero Street
Historic Status: Contributing & 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**

__X__ **Other**: Façade diagram and 2017 Board Action Letter.

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other:** Exception responses.

STAFF RECOMMENDATION:

Staff recommends approval of the application and finds that it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside Historic District. Staff did not agree with all exception responses, but the applicant can provide further response at the hearing to expand on their design considerations.

BACKGROUND & SUMMARY:

220 Otero Street is a property with two Territorial Revival style buildings which were reviewed by the HDRB for historic status in 2017. The McKee Office Building (a.k.a. the "McKee Building") was built in 1953 by Robert McKee's construction company. The other building on the property was the caretaker's residence and garage annex built in 1953. The garage and annex building has been significantly modified since the time of construction.

The Board designated the McKee Office Building as contributing and made the east (façade/ elevation 1), north (façades/ elevations 2 and 3), the west (façade/ elevation 4), and the south (façade 5) as primary. Please note that in 2017 elevations were designated not façades, hence description used in the previous sentence. A façade/ elevation diagram is provided with this report. The garage and annex building was designated as non-contributing.

HISTORY

McKee General Contractors, Inc. constructed the Manhattan Project buildings as well as other World War II era and post-war private and governmental development in New Mexico, Arizona, Colorado, Utah, California, and Hawaii. McKee constructed the original St. Vincent's Hospital (now the Drury Plaza Hotel) in Santa Fe.

The property was originally the location of Levi A. Hughes estate. Hughes was the former vice president of First National Bank. The Hughes estate was demolished in 1952 to make way for the McKee Building and caretaker's residence. The McKee Office Building was designed by W.C. Kruger and built by McKee.

McKee Office Building (Contributing)

The McKee Office Building is an L-shaped building of approximately 8,589 square feet with 5,705 square feet composing the ground floor and 2,545 square feet composing the finished basement. From Washington Ave. there is a long concrete walkway to the west entry of the building. Flagstone steps and iron railing lead to a wood portal which was built in the 1990s. The west entry has double doors with side lites and the doors are not historic.

The east entry from Otero Streets enters from an open courtyard and a small Territorial style portal covers the entry. The glass entry door with top transoms is non-historic. A 150 square-foot addition to the east elevation at the south of the courtyard was added in the 1990s.

Mr. Murphey describes the style of the building as a "modernistic interpretation of the Territorial Revival style." The exterior materials of the building are painted brick, unpainted brick, and split-face sandstone. The building foundation is concrete, and the windows are double hung, multi-lite wood windows. The current trim is blue. One bay window exists at the southeast corner and is original to the building.

Known changes that occurred to the building are from 1993 and include replacement of windows and doors, addition to the south elevation at the courtyard, new entry at the courtyard, and addition of a portal and porch to the west elevation at the entry.

The character-defining features of the building are the brick coping and simple portal at the east entry which is modern in design and harkens to the Territorial Revival style. In addition, the design and shape of the building was intended to reflect midcentury modern ideals of efficiency with its cross-axial layout. The west entry, while its character has changed due to an addition of a portal, retains the steps and stoop. It is also important to the character of the property as it is the entrance visible from the long path leading to the building from Washington Avenue and the general balance of design can be gleaned from this elevation. A historic retaining wall lines the south perimeter of the property along the walkway as well. The walkway to the west entrance is not of historic material but is a defining character of the property and is inherent to the design of the building. The window and door replacement in the 1990s does not seem to have affected the massing of the building at the east and west elevations as the symmetry of windows and doors appears to remain.

McKee Caretaker's Residence and Garage Annex (Non-contributing)

The caretaker's residence and garage are located to the northeast of the office building. The building is approximately 3,054 square feet and is built in the Territorial Revival style. Additions to the building have Territorial Revival details. The residence and the garage were once separate buildings. They may have been joined together in the 1980s. The second story addition was also added in the 1980s and the doors and windows were replaced at that time as well. This building, formerly two buildings, has undergone a great degree of change over the course of its history though an attempt has been made to create continuity between it and the office building through the Territorial Revival character noted on the building.

CLARIFICATIONS/CORRECTIONS TO THE APPLICATION

The applicant responded to exception criteria for four exceptions where only three exceptions are required. This was due to a misunderstanding regarding the primary façade designations. A review of the primary façade diagram/map and the Board Action Letter from the historic status review case clarified this. As such the three exceptions required are: addition to a primary façade for the addition to the south elevation of the McKee Office building and for the creation of an exit on the south elevation for the basement stairs (14-5.2(D)(2)(c)) and for removal of historic material/creating an opening where one does not currently exist (14-5.2(D)(5)(a)(ii)). To sum up, exception responses 1, 2, and 4 as provided by the applicant are needed. Exception response 3 can be disregarded.

PROPOSED REMODEL

The applicant now proposes to remodel the property so that it may serve as a hotel.

Proposed McKee Office Building remodel:

1. Addition of 513 square feet to the south side of the building. An exception is requested to add to a primary façade (14-5.2(D)(2)(c) (see exception section below).
2. Addition of a window on the south side of the building. **Note: An exception response was provided for this however one is not required.*
3. Remove a window on the south side of the building. An exception is requested to remove historic material.
4. Addition of a door to the north side of the building where a window exists. An exception is requested to alter an opening on a primary façade by removing material below from the sill and below (14-5.2(D)(5)(a)(ii)).
5. Addition of a detached pergola on the north side of the building.

Proposed Casita west of the McKee Office Building:

1. The casita will be a 994 square foot structure with a 224 square foot portal built in a simple Territorial Revival style to a height of 12'-9".

Proposed Garage and Annex remodel:

1. Addition of 11,175 square feet (addition to footprint) to the existing 2,152 square foot (existing footprint) of the garage and annex building. The garage an annex is an existing two-story structure. The proposed addition is also two-stories. The height of the addition will be 24'-0" which is 10" lower than the existing height of the existing garage and annex.

Proposed Finishes for All Structures:

- Stucco will be Sto "Suede."
- Window and door cladding, facia, metal columns, and railings will be Pella "Iron Ore."
- Paint color for existing brick on the McKee Office Building and the garage and annex will be Sherwin Williams "Utaupeia."
- New brick coping will be Kenney Brick "Charcoal and Chocolate Blend."
- Areas with stone veneer will be "Suede Rubble."

EXCEPTIONS

The applicant has requested exceptions to alter the McKee Office Building which is a contributing structure to the Downtown and Eastside Historic District. The relevant code citations are provided at the end of this report.

1. **Exception #1:**

   The client would like to request an exception to 14.-5.2(D)(2)(c): Additions are not permitted to primary facades. We are proposing a 513 sf addition to the south façade (*façade 5 of primary façade map*) of the existing main building which will be (2) additional bedrooms.

   (i) Do not damage the character of the district

   Response: The proposed addition will not damage the character of the district because it is not publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. The addition will have no effect on the contributing status of the building. The 513sf addition is only 6% of the entire building square footage and has been designed so that it is located on the only façade that can't been seen from any surround public areas.

   Staff Response:

   Staff agrees with this response. The addition is on the least visible façade and the addition is in keeping with the style of the building and the styles acceptable to the district.

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

   Response: The addition would prevent a hardship to the applicant by providing additional necessary bedrooms in the main building.

   Staff Response:

   Staff does not agree with the response however staff does recognize that the change in use of the building may require remodel to the building. For the applicant not to be able to adapt the reuse of the property in a meaningful manner would create a hardship. The applicant may be able to provide testimony at the hearing that expands upon their response.

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

   Response: The addition would strengthen the unique heterogeneous character of the city by providing additional opportunities for visitors to stay in the main historic building on the property.

   Staff Response:

Staff agrees that the resuse of this property as lodging is appropriate for the location within the district and does offer something to the economic base of the city.

Exception #2:

The client would like to request an exception to 14.-5.2(D)(5)(a)(i). Remove the sill and wall below an existing window on the north side of existing main building (*façade 2 of the primary façade map*) and add a new door assembly in this location. The existing window is not historic, as it was replaced in 1993. The wall below the window is considered historic material.:

(i) Do not damage the character of the district

Response: The proposed new door does not damage the character of the district because it is on the north side of the existing structure and will not be publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the status of the building.

Staff Response:

Staff agrees with this response. The removal of the window to create an opening for a door is of minimal impact to the façade and does not take away from the overall contributing elements of the building.

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

Response: The new door will prevent a hardship to the applicant or an injury to the public welfare because the proposed occupancy requires (2) means of egress by code. The exit access travel distance necessitates these locations for safe egress for all occupants in the case of an emergency.

Staff Response:

Staff agrees with this response. A door is required for egress.

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

Response: The new door will strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the conference room will provide space for intimate events in the downtown area which strengthens the heterogeneous character of the city. This helps to bring people together in the heart of the city, the plaza area. With the proper egress, having an assembly area on the site will offer this amenity.

Staff Response:

Staff does not agree with the response but does find that a door for egress is required and that the location chosen is the best location on the building. The applicant can provide testimony at the hearing regarding consideration of other locations for the door.

Exception #3: ***THIS EXCEPTION IS NOT REQUIRED***

The client would like to request an exception to 14.-5.2(D)(5)(ii): We are proposing a new window on the existing south side of the structure which require creating a new opening.

(i) Do not damage the character of the district

Response: The proposed window does not damage the character of the streetscape because it is not visible from adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the status of the building.

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

Response: This window element in the design will prevent a hardship to the applicant or an injury to the public welfare because it allows passive, natural lighting as well as natural ventilation in a bathroom. Both elements, lighting and natural ventilation, can reduce the use of mechanical air conditioning. Embracing sustainability in every design is a current goal for the city of SF and is directly related to public welfare.

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

Response: This window strengthens 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. An active downtown supports the residents in the historic districts. While a single window on the south side of a structure that is not visible by the public does not necessarily affect the character of the city, it does help create a uniform beautiful design encouraging people to come and visit and activate the downtown area.

Exception #4:

The client would like to request an exception to 14.-5.2(D)(5)(a)(i): We are proposing a new exit door in an existing window location in the basement of the main building.

(i) Do not damage the character of the district

Response: The proposed new door does not damage the character of the streetscape because it is on the south side of the existing structure which is completely blocked by buildings from all the surrounding streets and will not be publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the contributing status of the building. The door is also mostly below grade.

Staff Response:

Staff agrees with this response. The addition of a door where a window exists at the basement does not damage the character of the district.

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

Response: The new door will prevent a hardship to the applicant or an injury to the public welfare because the basement requires (2) means of egress by code. The exit access travel distance necessitates these locations for safe egress for all occupants in the case of an emergency.

Staff Response:

Staff agrees with this response.

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

Response: The new door will 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 and experience the historic basement of this building. Without a second exit, the basement would not be occupiable space.

Staff Response:

Staff agrees with this response.

RELEVANT CODE CITATIONS

14-5.2(D)(2)(c) General Design Standards for all H Districts, Additions

(c) Additions are not permitted to primary façades .

14-5.2(D)(5) General Design Standards for all H Districts, Windows, Doors and Other Architectural Features

(a)For all facades of significant and *landmark structures* and for the primary facades of contributing *structures* :

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: 05160408 (1985 #) H-2821
Robert E. McKee General Contractor Inc. McKee Office Building The McKee Building	220 Otero Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe

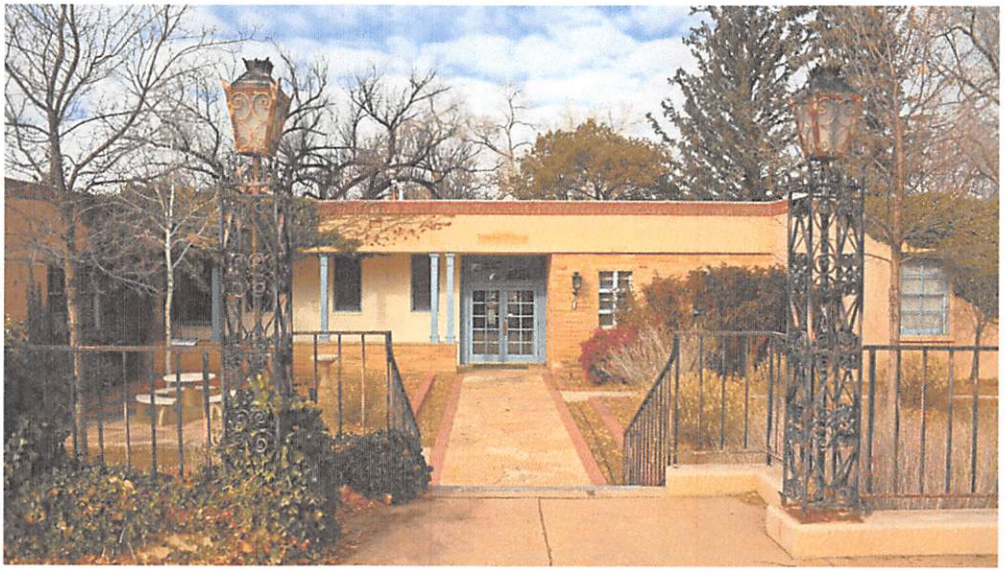
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
December 5, 2016

7. Previous Survey Date(s):
_x_Yes: March 1985
___No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.685427, -105.931364



10. Photo Information Negative: FirstLight View of: Partial east elevation, facing northwest.

11. Brief Description of the Property:

Situated on a terraced pad between Otero Street and Washington Avenue, the McKee Building is a large commercial structure totaling approximately 8,589 sq. ft. The terraced site is tied together by low concrete retaining walls creating beds planted with xeric shrubs. Large paved parking areas dominate the east and northwest portions of the property. A few mature cottonwoods, Chinese elms and firs are found along the west elevation.

The roughly L-plan, flat-roof building contains two levels: an approximately 5,705 sq. ft. first floor and a smaller 2,545 sq. ft. finished basement. The building, through three transitions, rises from east to west on a concrete foundation, reaching its maximum height above grade (80") at the southeast corner. Painted brick, laid in a running bond, continues above the foundation to the parapet, which is capped with a decorative brick cornice. Areaas of split-face sandstone are found across the principal elevations.

Continued

12. Who uses the property? Not in use

13. Construction Date:
Date: 1952-53
_x_Known __ Estimated Source: period newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ 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)

North

Source:
Google Imagery, 2016

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Architectural Alliance, Inc.

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

N/A

19. Is Property Endangered? __ Unknown _x_ 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? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, January 18, 2017

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Robert E. McKee General Contractor Inc.
McKee Office Building
The McKee Building

2. Location:

220 Otero Street
Santa Fe:
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: 05160408(1985 #)

4. County: Santa Fe

5. Date of Survey: December 5, 2016

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone _x_Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: _x_1 over basement __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade _x_ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __
_x_ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Single-Hung	Wood	4/4	24
Double-Hung	Wood	2/2	5
Double-Hung	Aluminum	2/2	5
Fixed	Wood	12	1
Projected	Steel	12	10

11. Doors __ N/A

Type	Style	Material	Number
Double	"French"	Wood	3
Single-Leaf w/sidelight	Glass	Wood	2
Single-Leaf	Flush/Solid	Steel	1

12. Chimneys N/A
(describe whether interior or exterior and material) N/A

13. Porches __ N/A
Type: _x_ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: c.1993; replacement of majority of original windows and doors; previous owner and visual and material evidence.
#2 Date: c 1993; addition and new entry at courtyard; previous owner and visual and material evidence.
#3 Date: c. 1993; introduction of porch across west elevation entry; previous owner and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__x Territorial Revival – Modernistic interpretation
__ 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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Portion of 1993 survey; Applied Surveying Services.

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		
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Description, Continued

The walls are divided into bays holding large single or grouped windows. These are framed by precast concrete surrounds, creating a horizontal emphasis. The majority of openings are filled with large double-hung, multi-light wood units painted blue. Installed in c.1993, these replaced earlier multi-light casements. Jutting from the southeast corner is a bay window, original to the building, but reconstructed with recent sash. The exposed south and west basement elevations show original 12-light commercial projected windows, several penetrated by AC units.

The building presents two distinct public elevations. The historic entry from Washington Avenue is approached by a long concrete walkway, working its way up the hill through three grade changes. The public doors the higher façade are reached by seven flagstone steps, flanked by decorative iron railing. The entry holds non-historic double glass doors bracketed by sidelights, surmounted by transoms. It is sheltered by a simple wood portal constructed in c.1993.

Below grade, and approached by descending stairs and a short walkway, the Otero Street elevation is focused around a courtyard. A small (339 sq. ft.) portal with miniaturized Territorial Revival details covers a portion of the east elevation. The portal shelters the entry which holds a set of non-original glass doors topped with transoms. To the south, spanning the north wall, is an approximately 150 sq. ft. addition constructed in c.1993.

Built in 1953, after a design by Willard C. Kruger & Associates, the building reveals a transitional, modernistic interpretation of the Territorial Revival style, containing more of a contemporary plan and design than historic picturesque details.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

When the McKee Office Building opened to the public in December 1953, Robert E. McKee General Contractors Inc. was the largest contracting firm in New Mexico. Starting with the rushed construction of the Manhattan Project, and continuing with the post-war development of Los Alamos Scientific Laboratory, Robert E. McKee's company would be awarded over $100 million in contracts just for its work on the Hill.

Robert Eugene McKee

Born on June 15, 1889, in Chicago, Illinois, Robert Eugene McKee was the youngest son of James David and Alice Elizabeth McKee. His father, a structural engineer, moved the family to St. Louis, Missouri, where Robert attended the Manual Training School of Washington University.[i]

Upon graduation McKee worked his way west, before settling in El Paso, Texas, where he took a job as a draftsman with the city's engineering department. Within a few years, he left city government to become an independent contractor. Headquartered in El Paso, the company first named R. E. McKee, General Contractor would construct more than $1 million projects during its first seven years of operation.[ii] The sphere of the McKee company expanded throughout the 1930s into Arizona, New Mexico and California, as it began to win lucrative military contracts, including building Hickman Field at Pearl Harbor.

The company shifted its efforts to New Mexico in 1944, when it was selected by the Army to develop the second phase of technical buildings for a secret facility at that time called Project Y, or the Manhattan District Project. Responding to the extreme housing shortage at the secret facility, McKee additionally trucked in dozens of prefabricated dwellings that were dubbed "McKeeville."[iii]

After World War II, the company, now named Robert E. McKee, General Contractor, Inc., virtually took over the postwar development of Los Alamos. Soon after V-J Day, the Army awarded McKee a contract to build 350 housing units in the Western Area, creating a Levittown of stripped-down frame-and-cinder-block single family and duplex dwellings.[iv]

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Monopoly Construction

After the war, the possibility that the Army would discontinue management of the post, McKee was approached to take over Los Alamos, in essence to "perform the function of operating the town."[v] The comany agreed to the task, forming the separate Zia Company which managed all civilian aspects of the town, including the Fuller Lodge, the library, and even the veterinary clinic.[vi]

As the sole conveyor of contracts, the Zia Company greatly benefited McKee's construction company, as the construction company was repeatedly awarded contracts to replace buildings it had hastily erected during the Manhattan Project. Before the Atomic Energy Commission (AEC) took over operations of the Los Alamos Scientific Laboratory in 1947, the awarding of contracts, as editorialized in the *Santa Fe New Mexican*, was mostly a "closed affair," benefitting McKee and other lucky contractors.[vii]

Robert E. McKee would additionally reap rewards in post-war development of the Sandia Base in Albuquerque, through contracts "negotiated" with the government, rather than won through open bidding.[viii] Even after an open bidding process was enforced by the AEC, Robert E. McKee, General Contractor, Inc., would continue to dominate construction, due to its history and its large presence at Los Alamos.

Santa Fe Presence

Beginning in the late 1940s, the McKee corporation started to pursue private and government work in Santa Fe, riding a wave of post-war development. In 1950 this included a project in the heart of the city, to demolish and replace a two-story brick high school designed by Isaac Hamilton Rapp. This work was followed the same year by a major project to redevelop the state capitol, constructing additional wings on what is now the Bataan Memorial Building.[ix]

The next year, McKee won a $3.4 million contract to build the 200-bed St. Vincent's Hospital on Marcy Street, a project designed by architect John Gaw Meem. These and other civilian projects coincided with multiple contracts awarded to develop large tech areas at Los Alamos as well as facilities at Kirtland Airfield and Fort Wingate Ordnance Depot.

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

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During this rapid period of expansion, the McKee corporation worked primarily out of a field office in Los Alamos with a similar office in Albuquerque. The company's administrative operations were located in a leased space overlooking the Santa Fe Plaza. Seeking more room for its expanding role in New Mexico, the corporation searched for a large tract of available land in Santa Fe to build a permanent office.

It found a suitable three-acre sloped site located between Washington Avenue, Hillside (Paseo de Peralta) and Marcy streets. It purchased the property in c.1950 for $165,000, representing one of the largest real estate transactions at the time.[x] The property was originally the estate of Levi A. Hughes, a prosperous wool buyer and former vice president of the First National Bank who died in 1934. Demolition of the Hughes estate started on October 15, 1952 with a crane knocking out a swimming pool and other structures.[xi]

W. C. Kruger

To design the new building, estimated to cost $1 million, McKee hired Willard Kruger, a Santa Fe-based architect that had worked with the company on projects in Los Alamos, including the Los Alamos Medical Center, competed in 1951.

Born in 1910, and raised in Raton, Willard C. Kruger, earned his architect's degree from Oklahoma A. and M. College in 1934. After graduation, Kruger returned to New Mexico to work for the State Planning Board from 1934 to 1936, and later as the State Architect between 1936 and 1937.[xii] He entered private practice in 1937, establishing Willard & Clark Architects with fellow architect Kenneth S. Clark.

In his role as State Architect, and later with Clark, Kruger oversaw the state's Works Progress Administration and Public Works Administration building projects, personally designing (sometimes in collaboration with Clark), dozens of public buildings, including courthouses, schools and municipal buildings, as well as the campus for the Carrie Tingley Hospital for Crippled Children (1938) in Hot Springs (Truth or Consequences). Most of these were designed in the then-popular Spanish-Pueblo Revival or Territorial Revival styles.

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During World War II, the Army hired Kruger to oversee the design of the Manhattan District Project. As the only private architect-engineer company hired to work on the project, Kruger (like McKee) benefited from the near-monopoly arrangement.[xiii]

After the war, the architect formed Willard C. Kruger and Associates, which continued to dominate design in Los Alamos, including developing its master plan (1947) and numerous civil and technical area commissions, many built by Robert E. McKee. Willard C. Kruger and Associates is probably best known for its design of the Capitol State Capitol Building/Roundhouse (1964-66), also erected by McKee.

"The Hub of a Four Spoke Pattern"

For the new headquarters, McKee envisioned the site would be developed as a four-spoke hub, with primary entrances off Washington and Otero streets, with entries contemplated from Marcy and Hillside streets. It would be designed in what the *Santa Fe New Mexican* termed a "Santa Fe territorial or colonial" appearance similar to the New Mexico Supreme Court Building.[xiv]

On June 11, 1953, personnel started moving from the leased office on Lincoln Avenue to the new building, which was given the address of 221 Washington Avenue. A reporter for the newspaper marveled at its layout, especially its cross-axial plan, which promoted "top efficiency."[xv] As reported, the main entrance from Washington Avenue led to a lobby ornamented with wood grille paneling, "with touches of color in traditional Indian style."[xvi]The office space had acoustic tile ceiling, and walls finished in decorative panels, that in the reporter's estimation produced "an overall mosaic-like design of contrasting smooth and textured surfaces."[xvii]

The space was divided into sections containing the administrative, accounting, estimating and drafting functions of the now-named Santa Fe Division, which covered McKee's operations in New Mexico, Colorado, Arizona, Utah, Nevada and Tennessee.[xviii] To reflect this function, the floor plan included large accounting and estimating rooms, a double-loaded corridor flanked by offices, and a 126 sq. ft. vault used to protect plans developed for Los Alamos.[xix] The basement contained another vault, a dark room, and spaces to hold telephone equipment and a boiler, and what was most likely the first bomb shelter in Santa Fe.[xx] The company hosted an open house six months later. Nearly 500 attended the December 5 event to tour what the *Santa Fe New Mexican* hailed as a "model of modern office planning."[xxi]

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: **Robert E. McKee General Contractor Inc.** **McKee Office Building** **The McKee Building**	**2. Location:** **220 Otero Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 05160408(1985 #)** **4. County: Santa Fe** **5. Date of Survey: December 5, 2016**

Robert Eugene McKee died on October 21, 1964, having mostly turned over the company to his sons in 1950. At the time of his death, McKee was the sixth largest contractor in the United States, responsible for nearly $1 billion in projects since 1950. Reporting on his death, the *El Paso Herald-Post* estimated that just the work at Los Alamos represented over $100 million in contracts.[xxii]

Post-McKee Activities

The Santa Fe Division continued to maintain a presence in the state capital for another three years. In the fall of 1967, McKee transferred the Santa Fe Division staff to an office in Atlanta, Georgia.[xxiii] For a few years, what was then known as the McKee Building maintained a few tenants, including a small engineering firm, a physician, a bookkeeping service and an investment planner.[xxiv] It was around this time that it gained the 220 Otero Street address.

At some point in the early 1970s, the McKee corporation sold the property to the Goodwin Trust, which in turn leased it the law firm of White, Koch, Kelly & McCarthy.[xxv] The law firm remained in the building until about 1976, after which time it sat mostly unused.[xxvi] In the mid-1980s, the Territorial Abstract & Title Company leased the building, which included additional tenants. Dan Terrell, one of its former employees, who came back to company in 1990 to serve as president, purchased the property from the Goodwin Trust in 1992.[xxvii]

The same year, Terrell hired Malcom Worby, a British-born architect, to develop a plan to renovate the main building and former garage to the north. Worby, who would design many high-end residences before leaving Santa Fe in 2003, produced an existing floor plan, but didn't do further work.[xxviii] The following year, the McKee Building gained an addition across the north elevation facing the courtyard. Around the same time, a portal was added to the Washington Avenue entrance. Most likely coinciding with these renovations, the majority of windows and doors were replaced with new units. This included swapping groupings of transom-headed casement windows with large, double-hung, multi-light units.

The project came before the Historic Districts Review Board in 1992, and apparently received approval (Cases H-92-046 and H-93-176).[xxix]

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Quickly erected in 1953 after a design by Willard C. Kruger and Associates, the McKee Building is an example of a short-lived modernistic interpretation of the Territorial Revival style. In plan, material and execution, it is mostly a contemporary structure, with its strong horizontal lines and modernistic bands of stone veneer. Territorial elements were expressed modestly as a brick cornice and a shallow, almost miniaturized, portal across part of the east elevation. Regardless, the building is more than 50 years old and retains historic integrity. It holds more importance for its association with the Robert E. McKee, General Contract, Inc., and its extensive work building what is now Los Alamos National Laboratory as well numerous private and governmental buildings in Santa Fe and throughout New Mexico.

For these reasons, it is recommended a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

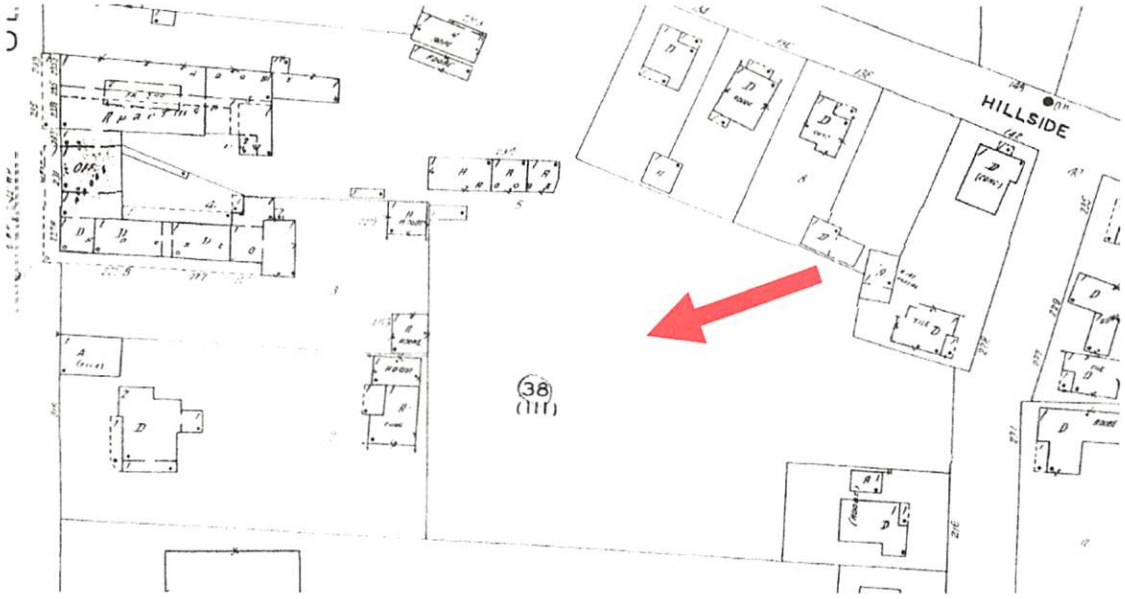

Figure 1: Arrow indicates location of future building, 1948 Sanborn Fire Insurance Map.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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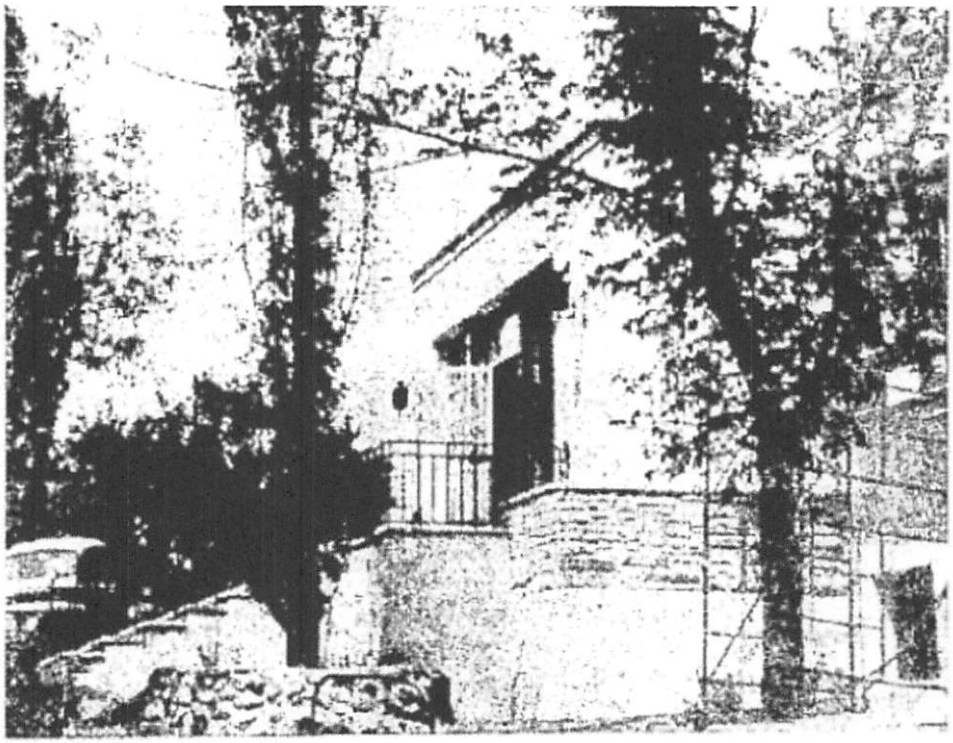

Figure 2: West elevation of building, nearing completion, June 1953. Courtesy Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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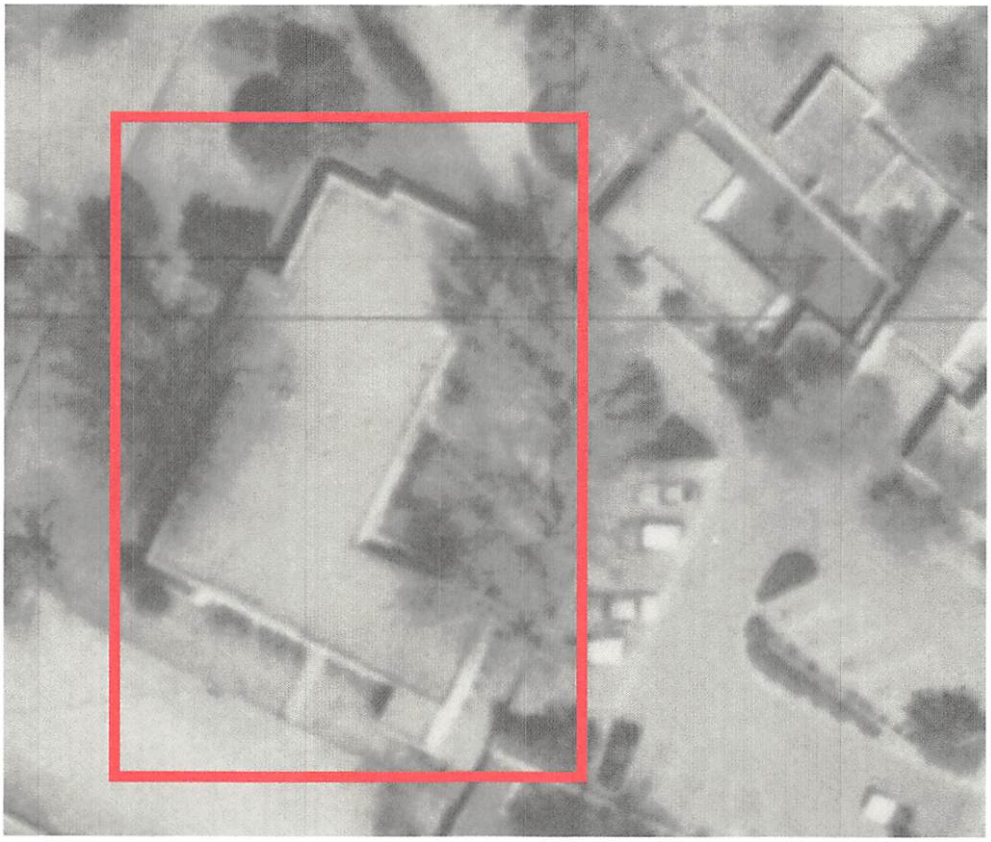

Figure 3: 1975 aerial photograph of building with relatively its current footprint. Courtesy of the City of Santa Fe.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

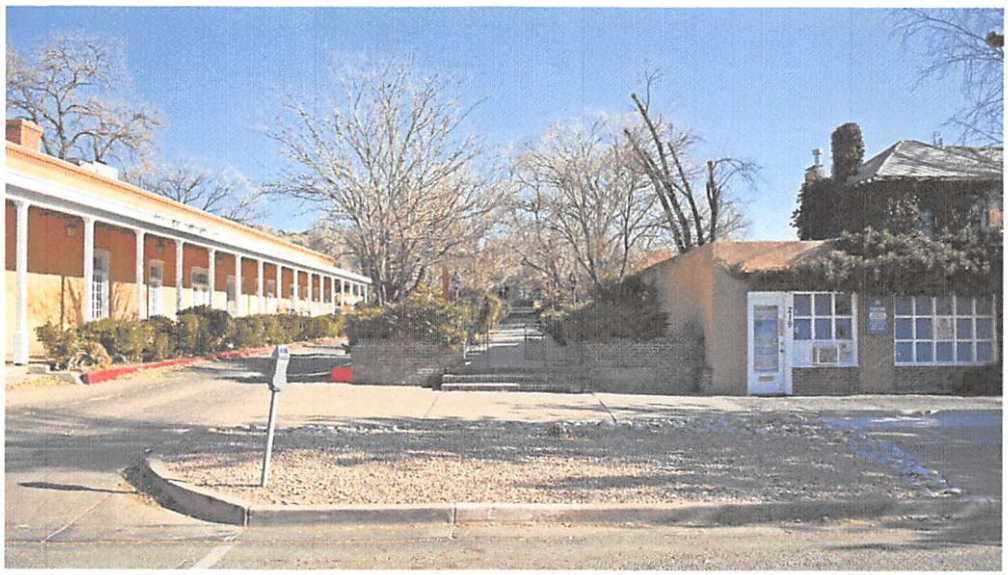

Figure 4: View from Washington Street, looking east.

Figure 5: View from Otero Street, looking west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: Partial north and east elevations, viewed from Annex, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: c.1993 addition at courtyard, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: Partial north elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 9: West elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 10: Partial west elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 11: c.1993 portal at west elevation entry, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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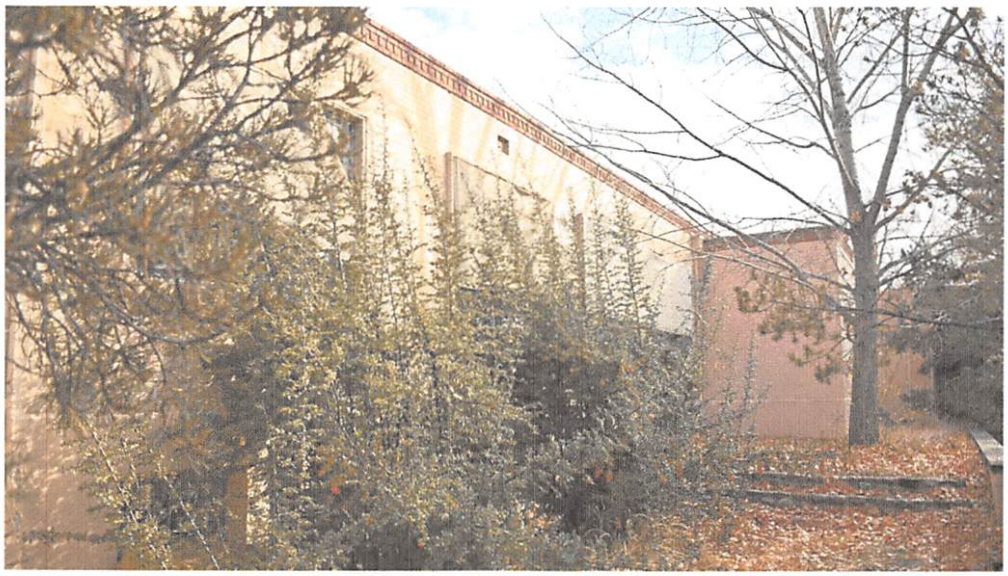

Figure 12: Partial south elevation, facing east.

Figure 13: Partial south elevation, northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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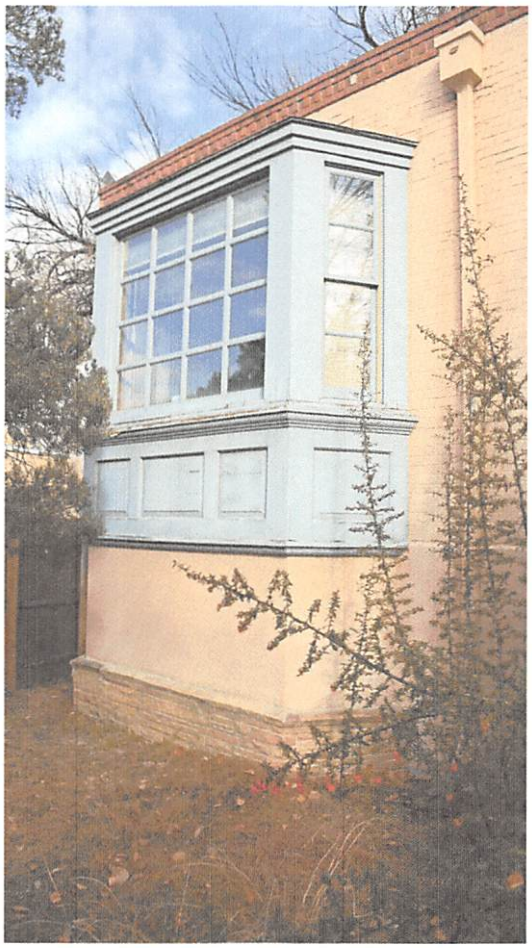

Figure 14: Bay window at southwest corner, facing northwest.

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[i] Texas State Historical Association, "McKee, Robert Eugene Sr.," *The Handbook of Texas*, https://tshaonline.org/handbook/online/articles/fmcnv.

[ii] "Robert E. McKee: From Rags to Riches in Philanthropy," *EPCC Borderlands*, Vol. 30, 2012, 8, http://lgdata.s3-website-us-east-1.amazonaws.com/docs/2368/577947/2012_mckee.pdf.

[iii] Jon Hunner, *Inventing Los Alamos: The Growth of an Atomic Community*, Norman, University Oklahoma Press, 2004, 33.

[iv] Ibid., 102.

[v] As quoted in Ibid, 109.

[vi] Ibid.

[vii] *Santa Fe New Mexican*, January 8, 1950, 1.

[viii] Necah Stewart Furman, *Sandia National Laboratories: The Postwar Decade*, Albuquerque, University of New Mexico Press, 1990, 224.
[ix] *Santa Fe New Mexican*, November 29, 1950, 1; August 2, 1950, 1.
[x] Dan Terrell, proxy communication to John Murphey, December 20, 2016.
[xi] *Santa Fe New Mexican*, October 16, 1952, 24.
[xii] Jan Dodson Barnhart, "W. C. Kruger," biographical entry, *Directory of Historic New Mexico Architects*, 1988, 59.
[xiii] Ibid.
[xiv] *Santa Fe New Mexican*, October 5, 1952, 21.
[xv] Ibid., June 11, 1953, 7
[xvi] Ibid.
[xvii] Ibid.
[xviii] While the sub-offices in these states reported to the Santa Fe Division, the company's main offices were located in El Paso, Dallas and Los Angeles.
[xix] Willard C. Kruger & Associates, "McKee Office Building," architectural drawings, December 5, 1952; Terrell, December 20, 2016.
[xx] Ibid.
[xxi] *Santa Fe New Mexican*, December 6, 1953, 2.
[xxii] As quoted in, "Robert E. McKee: From Rags to Riches in Philanthropy,"9.
[xxiii] *Santa Fe New Mexican*, September 28, 1967, 1.
[xxiv] Hudspeth Directory Company, *Santa Fe City Directory, 1971*, 180.
[xxv] Terrell, December 20, 2016.
[xxvi] Ibid.
[xxvii] Ibid.
[xxviii] Malcom Worby, email communication to John Murphey, December 31, 2016.
[xxix] These cases were not reviewed as part of this study.

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:

Robert E. McKee General Contractor Inc.
Caretaker's Residence/Garage
Annex

2. Location:

220 Otero Street
Santa Fe:
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: 05160408(1985 #)

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:

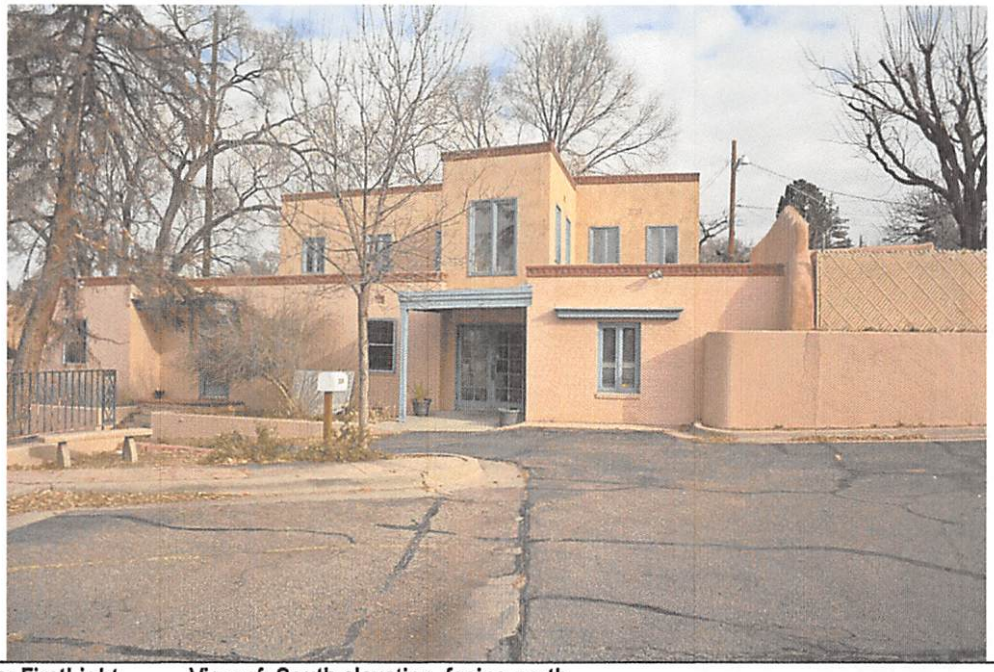
December 8, 2016

7. Previous Survey Date(s):
_x_Yes: January 3, 1985
___No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689622, -105.935178



10. Photo Information Negative: FirstLight View of: South elevation, facing north.

11. Brief Description of the Property:

Situated on a slight rise overlooking the McKee Building, the former Caretaker's Residence/Garage is a roughly 3,054 sq. ft. structure developed over at least three iterations. The lower, older portion of the building is faced with painted brick and presents an L-plan holding approximately 2,152 sq. ft. It is fenestrated with an array of openings holding non-historic windows and doors. The principal south façade contains two entries, each sheltered by a small, flat-roof wood porch showing modest Territorial Revival details. The older portion is topped by a brick cornice, recalling a territorial influence. Above this, and set back from the parapet, is a taller stucco-faced frame addition constructed in the c.1980s, holding roughly 902 sq. ft. Its south, west, and a portion of the east elevation are fenestrated with a symmetrical pattern of tall wood casement windows. The north elevation, fronting onto an adjacent property, presents a blank wall. A straight run of steel stairs leads to an exterior entry on the west elevation. Like the older section, it is crowned with a Territorial Revival style brick cornice. Partly constructed into the hillside, the building rises at the southwest corner several feet above grade on fill retained by a concrete wall. Its east elevation backs directly onto a tall wall separating it from the adjoining property. The north elevation sits close to the property line.

12. Who uses the property? Not in use

13. Construction Date:
Date: 1952-53
_x_Known __ Estimated **Source:** period newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ 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)

North

Source:
Google Imagery, 2016

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Architectural Alliance, Inc.

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

N/A

19. Is Property Endangered? __ Unknown _x_ 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 Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, January 18, 2016

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: 05160408(1985 #)
Robert E. McKee General Contractor Inc. Caretaker's Residence/Garage Annex	220 Otero Street Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: December 8, 2016

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: __ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: Frame

7. Number of Stories: __ N/A
Number: __1 __11/2 _x_ 2
__21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x _ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	1-1	12
Double-Hung	Wood	2/2	7

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Full-Glass	Wood	1
Single-Leaf	Flush/Solid	Steel	1
Double	French	Wood	1

12. Chimneys N/A
(describe whether interior or exterior and material) N/A

13. Porches __ N/A
Type: _x_ Entry: 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1Date: c.1980s; probable joining of once separate residence and garage; 1953 plan and earlier survey photograph.
#2 Date: c.1980s; construction of second story addition; previous owner and visual and material evidence.
#3 Date: c. 1980s wholesale replacement of windows and doors; previous owner and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	_x_ 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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Portion of 1993 survey; Applied Surveying Services.

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: **Robert E. McKee General Contractor Inc. Caretaker's Residence/Garage Annex**	**2. Location:** **220 Otero Street Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number: Santa Fe ID #: 05160408(1985 #)** **4. County: Santa Fe** **5. Date of Survey: December 8, 2016**

Historical Overview

See HCPI forms for Robert E. McKee Building for overview.

The building, now called the Annex, was originally constructed in c.1953 and associated with the Robert E. McKee Contractor Inc. office, to the southeast.

From period drawings, it appears it was first built as two separate structures: one holding a caretaker's residence, and the other a free-standing garage (Figure 2). Robert E. McKee used the former as a temporary residence while conducting business in Santa Fe.[1] At some point after 1985, the once separate buildings were joined together (Figures 3 and 4). This most likely coincided when Territorial Abstract & Title Company, which leased the property during this period, renovated the structures for office use. Work consisted of connecting the two buildings, adding a second story and replacing the majority of windows.

Evaluation of Historical Status

While a portion of the original footprint is over 50 years old, major alterations, including the connection of most likely once two separate structures, a second story addition and alteration of fenestration, have negatively affected the historic integrity of the building. For these reasons, it is recommended to designate it Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Robert E. McKee General Contractor Inc. Caretaker's Residence/Garage Annex**	**2. Location:** **220 Otero Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: 05160408(1985 #)** **4. County: Santa Fe** **5. Date of Survey: December 8, 2016**

Illustrations

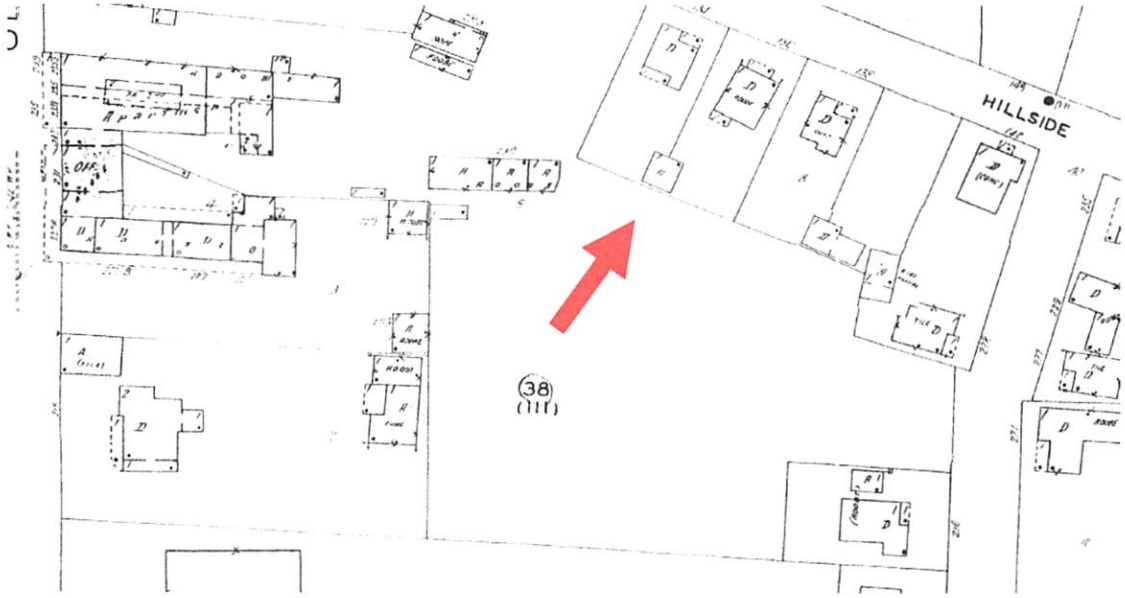

Figure 1: Arrow indicates location of future building, 1948 Sanborn Fire Insurance Map.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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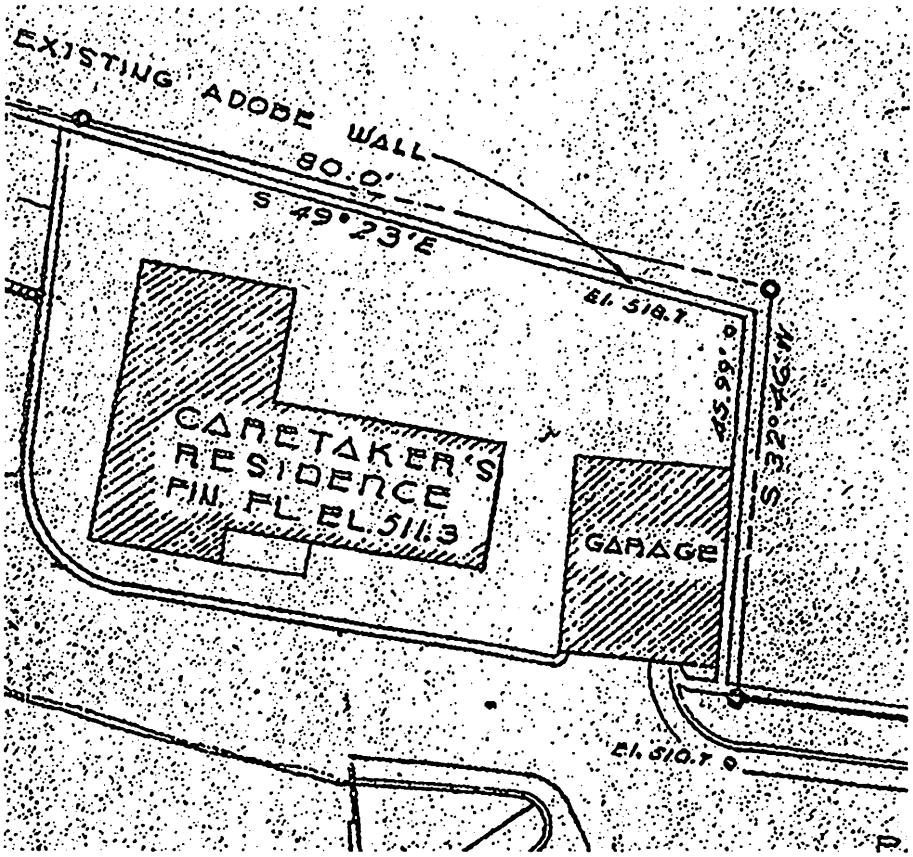

Figure 2: Portion of June 6, 1953, site plan. Willard C. Kruger & Associates.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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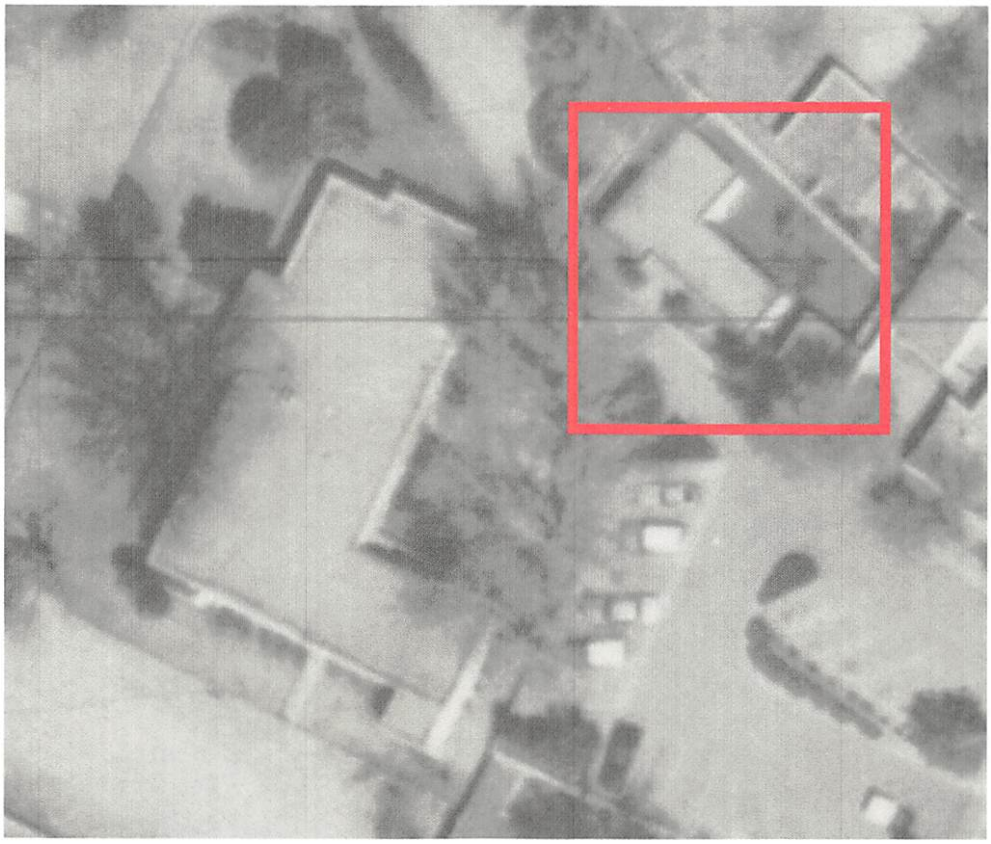

Figure 3: 1975 aerial photograph showing two separate structures. Courtesy of the City of Santa Fe.

Figure 4: Copy of January 1985 Historic Buildings Inventory photograph showing single-story form and location of garage door.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

Figure 5: South elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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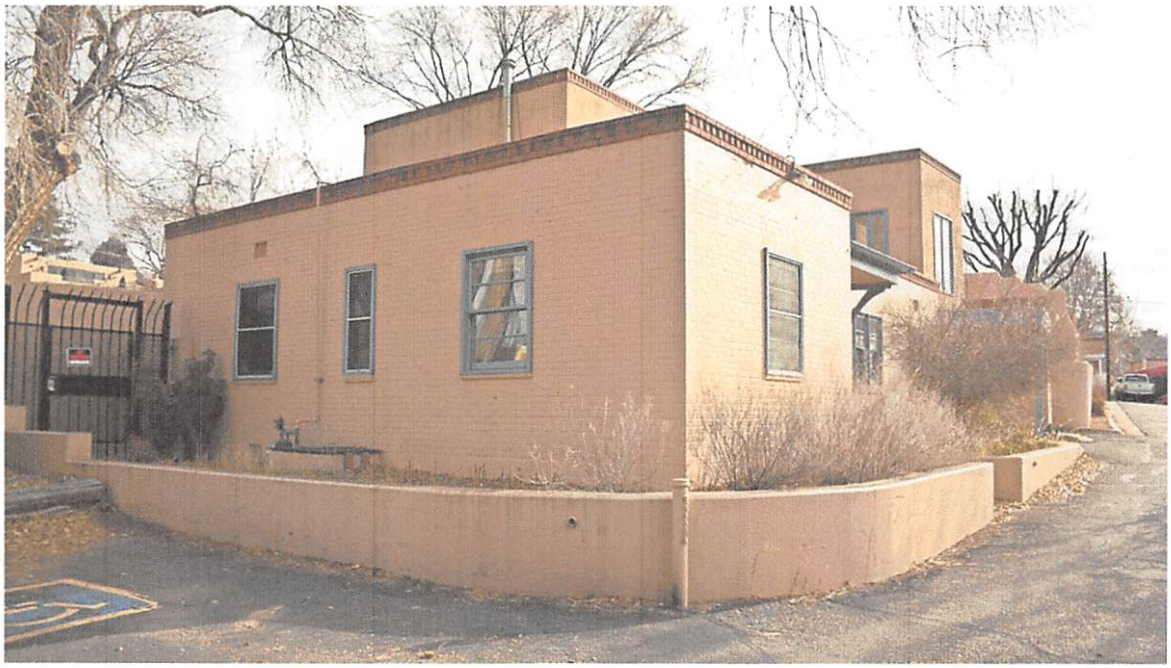

Figure 6: West elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: North and east elevations, facing northeast.

Figure 8: North elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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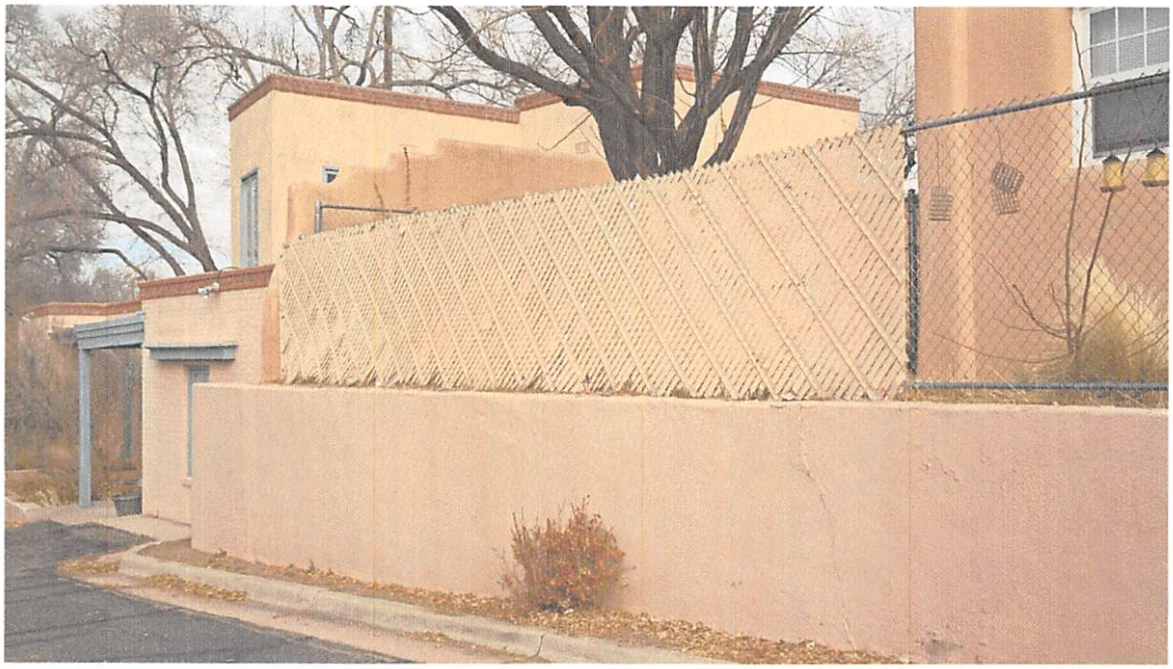
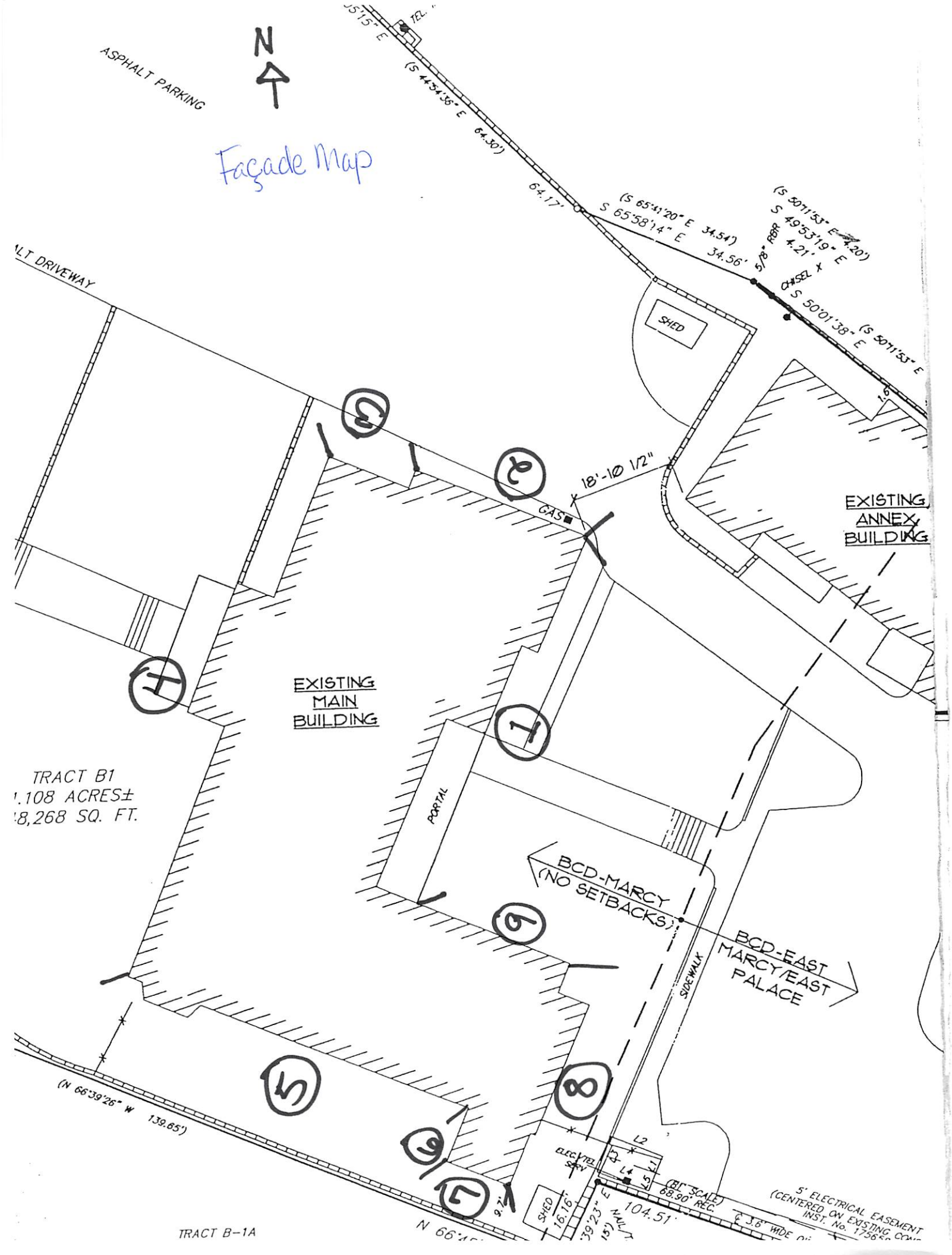


Figure 9: East elevation, facing northwest.

[i] Dan Terrell, proxy communication to John Murphey, December 20, 2016.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ASPHALT PARKING
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(S 65°41'20" E 34.54')
S 65°58'14" E 34.56'
(S 50°11'53" E 4.20')
S 49°53'19" E 4.21'
5/8" REBAR & CAP SET
S 50°01'38" E
(S 50°11'53" E
SHED
18'-10 1/2"
GAS
EXISTING ANNEX BUILDING
EXISTING MAIN BUILDING
PORTAL
BCD-MARCY (NO SETBACKS)
BCD-EAST MARCY/EAST PALACE
SIDEWALK
TRACT B1
1.108 ACRES±
48,268 SQ. FT.
(N 66°39'26" W 139.65')
104.51'
SHED
16.16'
ELECTRIC SERV
68.90' REC.
5' ELECTRICAL EASEMENT
(CENTERED ON EXISTING CONDUIT)
INST. No. 1756
TRACT B-1A
1
2
3
4
5
6
7
8
9

N
1
2
3
4
5
6
7
8

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2821

building threatened? yes	surveyed date 1/3/85 by HMW	county SANTA FE	ID no. 051610408
field map SFHD #1	number 408	UTM reference zone 12 13 easting	northing

location description: 220 OTERO

city/town: SANTA FE

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

building name: WHITE, KOCH, KELLY & MCCARTHY LAW ('85)

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

film roll by HMW no. SFHD 17	negative nos. 33, 34	loc. of neg. HPB

plan shape

date of construction: P 45 estimate ___ actual

source

use
present: residential
other: LAW OFFICE
historic: residential
other:

condition
___ excellent ___ x good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

type: T.R.

wall material/surface

architectural features

surroundings: COMMERCIAL / RESIDENTIAL

relationship to surroundings
___ similar ___ x not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ___ x none

if eligible, why?

comments

associated buildings? ___ x yes
what type? SMALL BLDG @ N END OF PKG LOT.
if inventoried, list ID nos.

see back? ___ yes

Case# H-87-130
220 Otero St.

H-87-130

H-87-130

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 03/02/2021

Property Owner of Record: OTERO PROPERTIES LLC

Applicant/Agent Name: HUNTER REDMAN

Contact Person Phone Number: 505 988-5269

Site Address: 220 OTERO ST.

Proposed Construction Description: ADDITION TO MAIN BLDG & ANNEX & FREESTANDING STRUCTURE.

TOTAL ROOF AREA: 39,810 SF

Zoning District: BCD-MARCY & BCD-EAST MARCY/EAST PALACE

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: HOTEL

Terrain: ☐ 30% slopes _____

Lot Coverage: 47.8 %
☐ Open Space Required: _____

Setbacks: BCD-MARCY – NONE
Proposed Front: NA Minimum: 14'-6"
2nd Front? _____
Proposed Rear: NA Minimum: _____
Proposed Sides: L___ R___ Minimum: 5'

Height: Proposed MATCH (EX) - 24' CITY
Maximum Height: 23'-6" or 17'-3"
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 31 Accessible 2
Minimum: 31

Bicycle Parking:**
Proposed: 8 Minimum: 8

** Commercial Requirement

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

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

HUNTER REDMAN [☐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 3/2/21 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: *Proposed development will require Planning Commission approval of a development plan and variance to front yard requirements of BCD East Marcy/East Palace. Parking agreement required at the time of building permit.*

REVIEWER: Lee Logston **DATE:** 3/4/21

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

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

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

PROJECT DESCRIPTION: Architectural Alliance, agent for Reex Investments LLC, owner, requests a historic status review with designation of primary elevations, if applicable, of two non-contributing residential strucutres.

Case number:	**H-17-008**
Project Type:	HDRB
PROJECT LOCATION (S):	**220 Otero Street**

PROJECT NAMES:

OW – Reex Investments LLC Fe, NM 87506	25 Bluebonnet Circle 505-603-7644	Santa
AP – Architectural Alliance Santa Fe, NM 87505	612 Old Santa Fe Trail 505-988-5269	

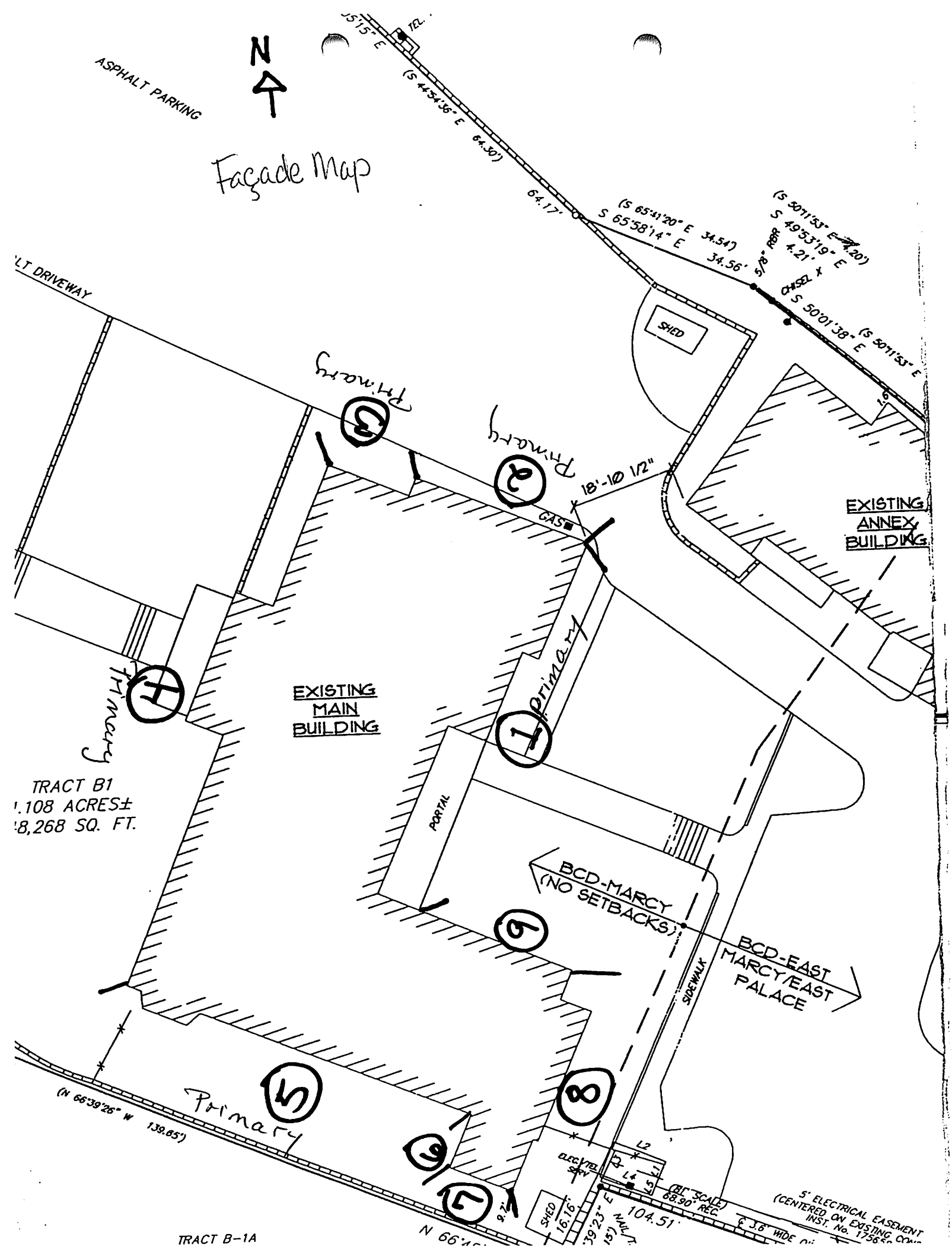
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 14, 2017. The decision of the Board was designate the McKee Office Building as contributing to the Downtown and Eastside Historic District with the elevations 1 (east), 2 (north), 3 (north), 4 (west), and 5 (south) per the façade map being designated as primary, and to designate the caretaker's residence and garage as non-contributing to the Downtown and Eastside Historic District. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**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S 50°01'38" E
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LT DRIVEWAY
Primary
Primary
18'-10 1/2"
CAST
EXISTING ANNEX BUILDING
EXISTING MAIN BUILDING
Primary
Primary
TRACT B1
1.108 ACRES±
48,268 SQ. FT.
PORTAL
BCD-MARCY (NO SETBACKS)
BCD-EAST MARCY/EAST PALACE
SIDEWALK
Primary
(N 66°39'26" W 139.65')
L2
L4
ELECTRIC SERV
(RC SCALE) 68.90' REC.
104.51
5' ELECTRICAL EASEMENT (CENTERED ON EXISTING CONDUIT INST. No. 1756
SHED
16.16'
9.2'
TRACT B-1A
N 66°

March 16, 2021

City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 220 Otero Street, Remodel & Additions

Dear Nicole:

Enclosed you will find our submittal documentation and drawings for the remodel and additions located at 220 Otero Street to convert the site into a hotel.

We propose the following additions, new construction and alterations:

- A 513sf addition to the south side of the existing contributing main building. This addition will require an exception. See Exception #1.
- Add a new window in a proposed bathroom on south side of existing main building. This alteration will require an exception. See Exception #3.
- Remove existing window in the south wall of the main building basement and add an exit door and stair. This alteration will require an exception. See Exception #4.
- Remodel the interior of existing main building.
- Remove the sill and wall below an existing window on the north side of existing main building and add a new door assembly in this location. The existing window is not historic, as it was replaced in 1993. The wall below the window is considered historic material. See Exception #2.
- Paint existing wall field brick of the main building to match proposed stucco color.
- Paint existing window trim, door trim, and wood trim of main building to match window and door cladding at proposed additions.
- Remodel existing walkway paths and steps from parking area to main building entry.
- New detached pergola to north side of main building.
- New freestanding "casita" structure in the south portion of the site.
- Remodel the interior of the existing annex building.
- Paint wall field existing brick of annex building to match proposed stucco color and re-stucco the existing annex walls that are currently stucco.
- Paint existing window trim, door trim, and wood trim to match iron ore at proposed addition
- Construct a new 2-story addition to the east side of the existing annex building.

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

Proposed square footages:

BUILDING SQUARE FOOTAGE	
MAIN BUILDING (EX) HEATED MAIN LEVEL	5,705 SF
MAIN BUILDING (EX) HEATED BASEMENT	2,545 SF
MAIN BUILDING ADDITION	513 SF
MAIN BUILDING PORTALS	339 SF
TOTAL MAIN BUILDING SQUARE FOOTAGE	9,102 SF
ANNEX (EX) HEATED FIRST FLOOR	2,152 SF
ANNEX (EX) HEATED SECOND FLOOR	819 SF
ANNEX ADDITION HEATED FIRST FLOOR	11,175 SF
ANNEX ADDITION HEATED SECOND FLOOR	11,932 SF
ANNEX (EX) PORTALS	109 SF
ANNEX PROPOSED PORTALS	3,303 SF
TOTAL ANNEX SQUARE FOOTAGE	29,490 SF
CASITA HEATED	994 SF
CASITA PORTAL	224 SF
TOTAL CASITA SQUARE FOOTAGE	1,218 SF
TOTAL HEATED ON SITE	35,835 SF
TOTAL SQUARE FOOTAGE ON SITE	39,810 SF
TOTAL FOOTPRINT	23,096 SF

Allowable building heights:

Historic District Review Department	17'-2" Above finish grade (AFG)
BCD-Marcy	42'-0" AFG
BCD-East Marcy/East Palace	27'-0" AFG

Proposed building heights:

Proposed Addition to Main Building	Top of parapet to match existing
Proposed Detached Casita	12'-9" maximum AGF
Existing Annex Building @ East Elevation	24'-10" AFG
Proposed Addition to Annex Building	24'-0" maximum AFG

The Proposed Finishes are: (See the attached Exterior Color Document)

- Stucco – Sto "Suede"
- Paint Color on Main building & 1st Floor of Existing Annex Existing Brick wall – Sherwin Williams "Utaupeia"
- Cladding at New Windows and Doors – Pella "Iron Ore"
- Metal Columns, Fascia and railings – Finish to match "Iron Ore"
- Paint Color for Windows and Doors at Main Building & Existing Annex – Sherwin Williams "Iron Ore"
- New Brick Coping – Kenney Brick "Charcoal & Chocolate Blend"
- New Stone Veneer at Addition – Centurion Stone "Suede Rubble"

History of 220 Otero Street:

See attached HCPI Report for 220 Otero, McKee Office Building dated December 5, 2016

Exception #1:

The client would like to request an exception to 14.-5.2(D)(2)(c): Additions are not permitted to primary facades. We are proposing a 513 sf addition to the south façade of the existing main building which will be (2) additional bedrooms.

Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

(i) Do not damage the character of the streetscape

Response: The proposed addition will not damage the character of the streetscape because it is not publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. The addition will have no effect on the contributing status of the building. The 513sf addition is only 6% of the entire building square footage and has been designed so that it is located on the only façade that can't been seen from any surround public areas.

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

Response: The addition would prevent a hardship to the applicant by providing additional necessary bedrooms in the main building.

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

Response: The addition would strengthen the unique heterogeneous character of the city by providing additional opportunities for visitors to stay in the main historic building on the property.

Exception #2:

The client would like to request an exception to 14.-5.2(D)(5)(a)(ii). Remove the sill and wall below an existing window on the north side of existing main building and add a new door assembly in this location. The existing window is not historic, as it was replaced in 1993. The wall below the window is considered historic material.:

Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria
(i) Do not damage the character of the streetscape

Response: The proposed new door does not damage the character of the streetscape because it is on the north side of the existing structure and will not be publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the status of the building.

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

Response: The new door will prevent a hardship to the applicant or an injury to the public welfare because the proposed occupancy requires (2) means of egress by code. The exit access travel distance necessitates these locations for safe egress for all occupants in the case of an emergency.

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

Response: The new door will strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the conference room will provide space for intimate events in the downtown area which strengthens the heterogeneous character of the city. This helps to bring people together in the heart of the city, the plaza area. With the proper egress, having an assembly area on the site will offer this amenity.

Exception #3:

The client would like to request an exception to 14.-5.2(D)(5)(ii): We are proposing a new window on the existing south side of the structure which require creating a new opening.

Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria
(i) Do not damage the character of the streetscape

Response: The proposed window does not damage the character of the streetscape because it is not visible from adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the status of the building.

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

Response: This window element in the design will prevent a hardship to the applicant or an injury to the public welfare because it allows passive, natural lighting as well as natural ventilation in a bathroom. Both elements, lighting and natural ventilation, can reduce the use of mechanical air conditioning. Embracing sustainability in every design is a current goal for the city of SF and is directly related to public welfare.

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

Response: This window strengthens 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. An active downtown supports the residents in the historic districts. While a single window on the south side of a structure that is not visible by the public does not necessarily affect the character of the city, it does help create a uniform beautiful design encouraging people to come and visit and activate the downtown area.

Exception #4:

The client would like to request an exception to 14.-5.2(D)(5)(a)(ii): We are proposing a new exit door in an existing window location in the basement of the main building.

Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria
(i) Do not damage the character of the streetscape

Response: The proposed new door does not damage the character of the streetscape because it is on the south side of the existing structure which is completely blocked by buildings from all the surrounding streets and will not be publicly visible from any of the adjacent streets and will not have any effect on any of the surrounding the streetscapes. It will also have no effect on the contributing status of the building. The door is also mostly below grade.

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

Response: The new door will prevent a hardship to the applicant or an injury to the public welfare because the basement requires (2) means of egress by code. The exit access travel distance necessitates these locations for safe egress for all occupants in the case of an emergency.

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

Response: The new door will 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 and experience the historic basement of this building. Without a second exit, the basement would not be occupiable space.

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

Eric P. Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.

Cc: Otero Partners, LLC
File

220 Otero Photographs

East Main Building Elevation

220 Otero Photographs

North-East Main Building Elevation

220 Otero Photographs

North Main Building Elevation

220 Otero Photographs

West Main Building Elevation

220 Otero Photographs

West Main Building Elevation

220 Otero Photographs

West Main Building Elevation

220 Otero Photographs

South Main Building Elevation

South Main Building Elevation

220 Otero Photographs

South-West Main Building Elevation

220 Otero Photographs

South Main Building Elevation

220 Otero Photographs

East Main Building Elevation

220 Otero Photographs

South Annex Building Elevation

West Annex Building Elevation

220 Otero Photographs

West Annex Building Elevation

220 Otero Street – Remodel & Addition
Exterior Colors

Stucco Color:
Sto "Suede"

Brick Wall Paint Color:
SW "Utaopeia"

Window & Door Cladding Color:
Pella "Iron Ore"

Metal Color:
Finish to Match "Iron Ore"

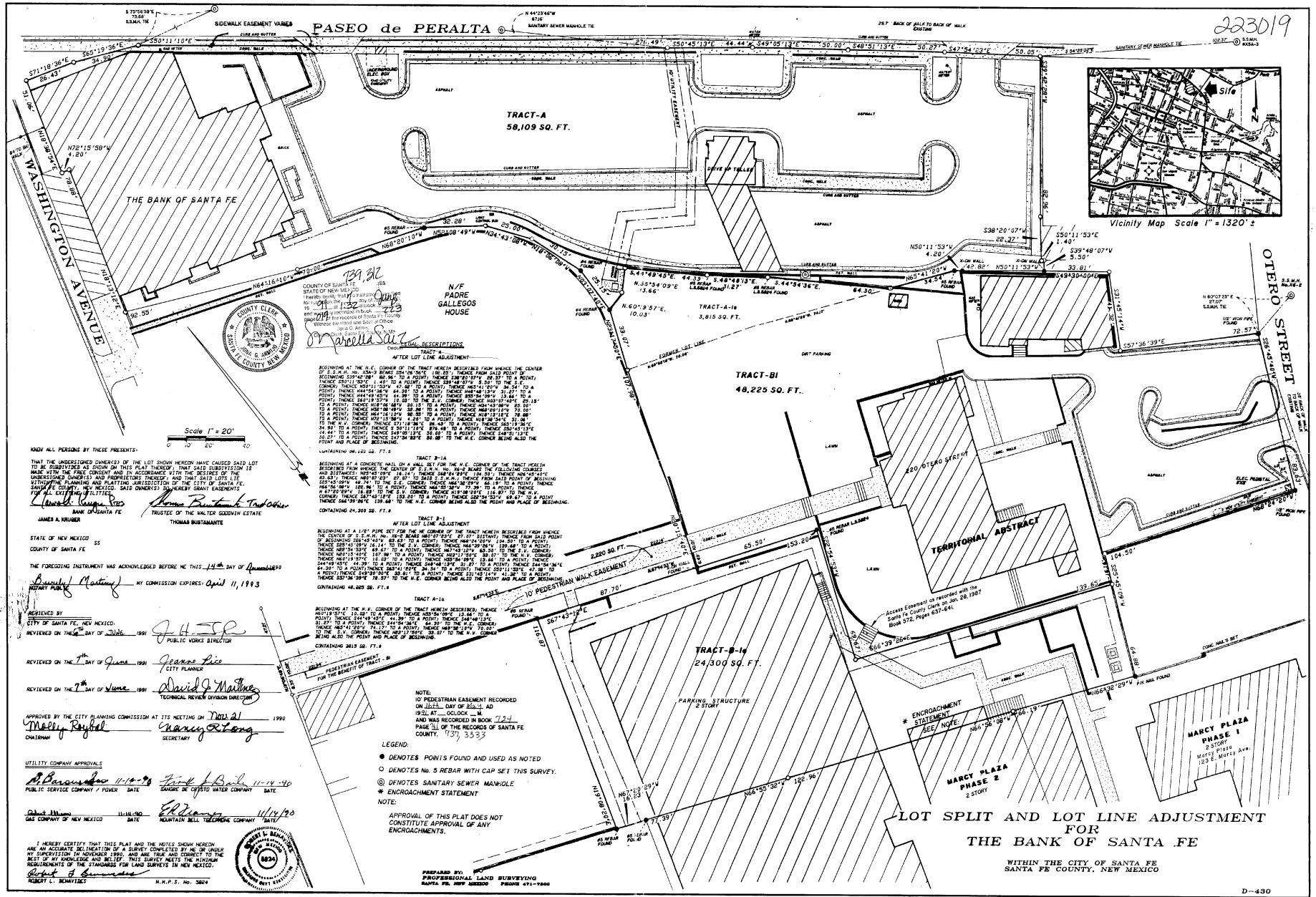
Window & Door Paint Color
SW "Iron Ore"

Brick Coping Color:
Kenney Brick "Charcoal Chocolate Blend"

Stone Veneer:
Centurion Stone "Suede Rubble"

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

223019



KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER(S) OF THE LOT SHOWN HEREON HAVE CAUSED SAID LOT TO BE SUBDIVIDED AS SHOWN ON THIS PLAT THEREOF, THAT SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS THEREOF, AND THAT SAID LOTS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO. SAID OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES.

Howard B. Cowgill Sec — BANK OF SANTA FE
JAMES A. KRUGER

Thomas Bustamante Trustee — TRUSTEE OF THE WALTER GOODWIN ESTATE
THOMAS BUSTAMANTE

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November 1990

Beverly J. Martinez — NOTARY PUBLIC — MY COMMISSION EXPIRES: April 11, 1993

REVIEWED BY
CITY OF SANTA FE, NEW MEXICO:

REVIEWED ON THE 6th DAY OF June 1991 — J. H. [illegible] — PUBLIC WORKS DIRECTOR

REVIEWED ON THE 7th DAY OF June 1991 — Jeanne Price — CITY PLANNER

REVIEWED ON THE 7th DAY OF June 1991 — David J. Martinez — TECHNICAL REVIEW DIVISION DIRECTOR

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING ON Nov 21 1990

Molly Rayfel — CHAIRMAN
Nancy R. Long — SECRETARY

UTILITY COMPANY APPROVALS

B. Barquez 11-16-90 — PUBLIC SERVICE COMPANY / POWER — DATE
Frank J. Bail 11-14-90 — SANGRE DE CRISTO WATER COMPANY — DATE
Robert Williams 11-14-90 — GAS COMPANY OF NEW MEXICO — DATE
Ed Bianco 11/14/90 — MOUNTAIN BELL TELEPHONE COMPANY — DATE

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 NOVEMBER 1990, 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.P.S. No. 5824

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 19th day of June A.D. 1991 at 11:52 o'clock A.M. and was duly recorded in Book 433 Page 014 of the records of Santa Fe County
Witness my Hand and Seal of Office
Joseph E. Armijo
County Clerk, Santa Fe, N.M.
Deputy

LEGAL DESCRIPTIONS

TRACT A
AFTER LOT LINE ADJUSTMENT

BEGINNING AT THE N.E. CORNER OF THE TRACT HEREIN DESCRIBED FROM WHENCE THE CENTER OF S.S.M.H. No. X34-3 BEARS S54°34'56"E, 196.85'; THENCE FROM SAID POINT OF BEGINNING S39°48'08" 60.96' TO A POINT; THENCE S38°20'07"E 28.37' TO A POINT; THENCE S50°11'53"E 1.40' TO A POINT; THENCE S39°48'07"E 5.50' TO THE S.E. CORNER; THENCE N50°11'53"W 42.82' TO A POINT; THENCE N65°41'20"W 34.54' TO A POINT; THENCE N64°34'36"W 64.30' TO A POINT; THENCE N49°30'04"W 31.07' TO A POINT; THENCE N44°49'45"W 44.39' TO A POINT; THENCE N35°54'09"E 13.66' TO A POINT; THENCE N60°19'57"E 10.03' TO THE S.W. CORNER; THENCE N53°45'49"E 93.15' TO A POINT; THENCE N18°06'08"W 30.15' TO A POINT; THENCE N34°43'08"W 85.93' TO A POINT; THENCE N38°08'49"W 32.86' TO A POINT; THENCE N68°20'10"W 79.05' TO A POINT; THENCE N64°16'10"W 90.55' TO A POINT; THENCE N18°13'12"E 79.88' TO A POINT; THENCE N72°15'58"W 4.20' TO A POINT; THENCE N18°36'54"E 91.06' TO THE N.W. CORNER; THENCE S71°18'36"E 86.43' TO A POINT; THENCE S65°19'36"E 34.90' TO A POINT; THENCE S 50°11'10"E 276.49' TO A POINT; THENCE S50°45'13"E 44.44' TO A POINT; THENCE S49°05'13"E 50.00' TO A POINT; THENCE S48°51'13"E 30.27' TO A POINT; THENCE S47°54'23"E 50.05' TO A POINT AND PLACE OF BEGINNING.

CONTAINING 58,109 SQ. FT.±

TRACT B-1A

BEGINNING AT A CONCRETE NAIL ON A WALL SET FOR THE N.E. CORNER OF THE TRACT HEREIN DESCRIBED FROM WHENCE THE CENTER OF S.S.M.H. No. X4-2 BEARS THE FOLLOWING COURSES AND DISTANCES: N25°45'09"E 16.24'; THENCE S68°04'09"E, 104.50'; THENCE N26°45'45"E 62.63'; THENCE N60°07'03" 67.07' TO SAID S.S.M.H.; THENCE FROM SAID POINT OF BEGINNING S65°45'09"E 180.96' TO THE S.E. CORNER; THENCE N66°39'26"E 66.19' TO A POINT; THENCE N66°56'08"E 180.96' TO A POINT; THENCE N64°55'38"E 77.39' TO A POINT; THENCE N25°45'09"E 16.69' TO THE S.W. CORNER; THENCE N19°08'09"E 116.87' TO THE N.W. CORNER; THENCE S67°43'12"E 153.20' TO A POINT; THENCE S26°54'53"W 69.67' TO A POINT; THENCE S66°39'26"W 139.65' TO THE N.E. CORNER BEING ALSO THE POINT AND PLACE OF BEGINNING.

CONTAINING 24,300 SQ. FT.±

TRACT B-1
AFTER LOT LINE ADJUSTMENT

BEGINNING AT A 1/2" PIPE SET FOR THE NE CORNER OF THE TRACT HEREIN DESCRIBED FROM WHENCE THE CENTER OF S.S.M.H. No. X6-2 BEARS N65°37'53"E, 81.27' (CALCULATED); THENCE FROM SAID POINT OF BEGINNING S26°45'45"W 69.63' TO A POINT; THENCE N68°04'09"W 104.50' TO A POINT; THENCE S25°45'09"W 16.16' TO THE S.E. CORNER; THENCE N64°39'26"W 180.96' TO A POINT; THENCE N65°56'08"W 66.19' TO A POINT; THENCE N64°55'38"W 77.39' TO A POINT; THENCE N25°45'09"E 16.69' TO A POINT; THENCE N19°08'09"E 116.87' TO THE N.W. CORNER; THENCE N66°19'57"E 16.03' TO A POINT; THENCE N53°54'09"E 13.66' TO A POINT; THENCE S44°49'45"E 44.39' TO A POINT; THENCE S48°48'13"E 31.27' TO A POINT; THENCE S64°54'36"E 64.30' TO A POINT; THENCE S65°41'20"E 34.54' TO A POINT; THENCE S50°11'53"E 42.82' TO A POINT; THENCE S39°30'07"E 31.07' TO A POINT; THENCE S38°20'07"E 28.37' TO A POINT; THENCE S39°48'07"E 5.50' TO A POINT; THENCE S50°11'53"E 1.40' TO A POINT; THENCE S39°48'07"E 60.96' TO A POINT; THENCE S54°34'56"W 196.85' TO THE N.E. CORNER BEING ALSO THE POINT AND PLACE OF BEGINNING.

CONTAINING 48,225 SQ. FT.±

TRACT A-1a

BEGINNING AT THE N.W. CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N60°19'57"E, 10.03' TO A POINT; THENCE N35°54'09"E, 13.66' TO A POINT; THENCE S44°49'45"E, 44.39' TO A POINT; THENCE S48°48'13"E, 31.27' TO A POINT; THENCE S64°54'36"E, 64.30' TO A POINT; THENCE S65°41'20"E, 34.54' TO A POINT; THENCE N49°30'04"W, 70.80' TO THE S.W. CORNER; THENCE N53°45'49"W, 93.15' TO THE N.W. CORNER BEING ALSO THE POINT AND PLACE OF BEGINNING.

CONTAINING 3815 SQ. FT.±

NOTE:
10' PEDESTRIAN EASEMENT RECORDED ON June 4, DAY OF May A.D. 1991 AT 4 OCLOCK P.M. AND WAS RECORDED IN BOOK 724 PAGE 31 OF THE RECORDS OF SANTA FE COUNTY. 739,3333

LEGEND:
- ● DENOTES POINTS FOUND AND USED AS NOTED
- ○ DENOTES No. 5 REBAR WITH CAP SET THIS SURVEY.
- ◎ DENOTES SANITARY SEWER MANHOLE
- * ENCROACHMENT STATEMENT

NOTE:
APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY ENCROACHMENTS.

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

* ENCROACHMENT STATEMENT SEE NOTE:

Access Easement as recorded with the Santa Fe County Clerk on Jan. 28, 1987 Book 572, Pages 637-641.

LOT SPLIT AND LOT LINE ADJUSTMENT FOR THE BANK OF SANTA FE

WITHIN THE CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

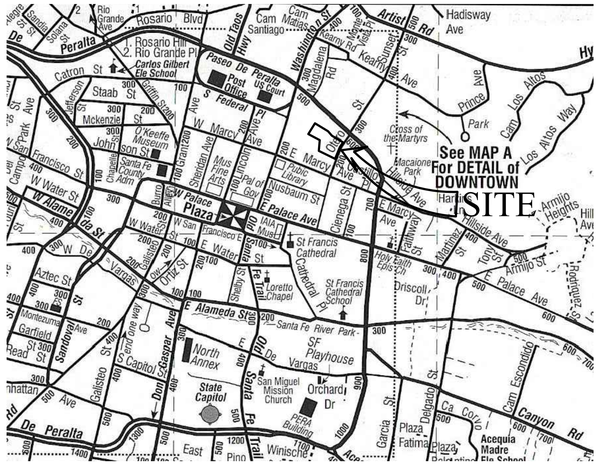
D-430

SD 1990-71

Land Records Corp. AT ALB11889 SF 223-19.001

Additions and Renovations for New Washington Inn

220 Otero Street
Santa Fe NM, 87501



Vicinity Map

NORTH
N.T.S.

Drawing Index

C-O	COVER SHEET
C-1	EXISTING SITE PLAN
C-2	PROPOSED SITE PLAN
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A-3	MAIN BUILDING - EXISTING BASEMENT FLOOR PLAN
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A-19	CASITA - PROPOSED ELEVATIONS

Building Criteria

SITE: 220 Otero St., Santa Fe New Mexico 87501

CONSTRUCTION STYLE: Territorial style with flat roofs

UTILTIES: Sewer: City Sewer / Water: City Water /
Gas: Gas Company of NM / Electrical Service / PNM

Building Code Information 2009 IBC

ZONING: BCD-MARCY & BCD-EAST MARCY/EAST PALACE

OCCUPANCY: GROUP R-1 RESIDENTIAL - SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS (HOTEL)

HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

LOT SIZE: 1.108 ACRES (48,268 SQ.FT.)

LOT COVERAGE: NO REQUIREMENTS

SETBACKS BCD-MARCY: FRONT= NONE
SIDE= NONE
REAR= NONE

SETBACKS BCD-EAST MARCY/EAST PALACE :
FRONT= Average Depth of yards on block
SIDE= 5'-0"
REAR= 10'-0"

LANDSCAPE REQUIREMENTS: Per Santa Fe City Code 14-8.4

ARCHEOLOGICAL DISTRICT: Historic Downtown Archeological District

FLOOD PLAIN: Existing & Proposed Structures out of flood plain

ALLOWABLE BUILDING HEIGHT: BCD-MARCY = 42', 1' Horiz.: 1" Vert. above 24';
wall stepbacks shall be a minimum of 10 horizontal feet.
BCD-EAST MARCY/EAST PALACE = 27'-0" Per City of Santa Fe Zoning
Historic District Review Department Height 17'-2"

YARD WALLS AND FENCES: Maximum 4'-0" in Height Per City of Santa Fe Zoning
Historic District Review Department Height 57"

OPEN SPACE REQUIREMENTS: Per 14-7.4, 10% of lot area shall be located adjacent to front property line.
REQUIRED: 48,268 x 10% = 4,827 sf
PROVIDED: 4,827 sf

PARKING REQUIREMENTS: REQUIRED:
(1) Parking Space per Rental Unit
(31) Spaces Required

PROVIDED:
(13) Parking Spaces on site
(2) Accessible Parking Spaces on site
(16) Parking Spaces per lease off site
TOTAL: (31) Parking Spaces

BICYCLE PARKING PROVIDED ON SITE: 8 Spaces on rack

BUILDING SQUARE FOOTAGE	
MAIN BUILDING (EX) HEATED MAIN LEVEL	5,705 SF
MAIN BUILDING (EX) HEATED BASEMENT	2,545 SF
MAIN BUILDING ADDITION	513 SF
MAIN BUILDING PORTALS	339 SF
TOTAL MAIN BUILDING SQUARE FOOTAGE	9,102 SF
ANNEX (EX) HEATED FIRST FLOOR	2,152 SF
ANNEX (EX) HEATED SECOND FLOOR	819 SF
ANNEX ADDITION HEATED FIRST FLOOR	11,175 SF
ANNEX ADDITION HEATED SECOND FLOOR	11,932 SF
ANNEX (EX) PORTALS	109 SF
ANNEX PROPOSED PORTALS	3,303 SF
TOTAL ANNEX SQUARE FOOTAGE	29,490 SF
CASITA HEATED	994 SF
CASITA PORTAL	224 SF
TOTAL CASITA SQUARE FOOTAGE	1,218 SF
TOTAL HEATED ON SITE	35,835 SF
TOTAL SQUARE FOOTAGE ON SITE	39,810 SF
TOTAL FOOTPRINT	23,096 SF

ROOM TYPE & COUNT	A	B	C	D	E	TOTAL ROOMS	TOTAL BEDS
MAIN BUILDING	2			2		4	6
ANNEX	2		1		1	4	6
ADDITION LOWER LEVEL	2	6		2	1	11	15
ADDITION UPPER LEVEL	2	6		2	1	11	15
CASITA				1		1	2
TOTAL						31	44

A = SMALL ONE BEDROOM
B = LARGE ONE BEDROOM
C= X-LARGE ONE BEDROOM
D = TWOBEDROOM
E = THREE BEDROOM

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269 FAX 505-986-1270

E-MAIL: architecturalalliance@archallinc.com
WEBSITE: www.archallinc.com

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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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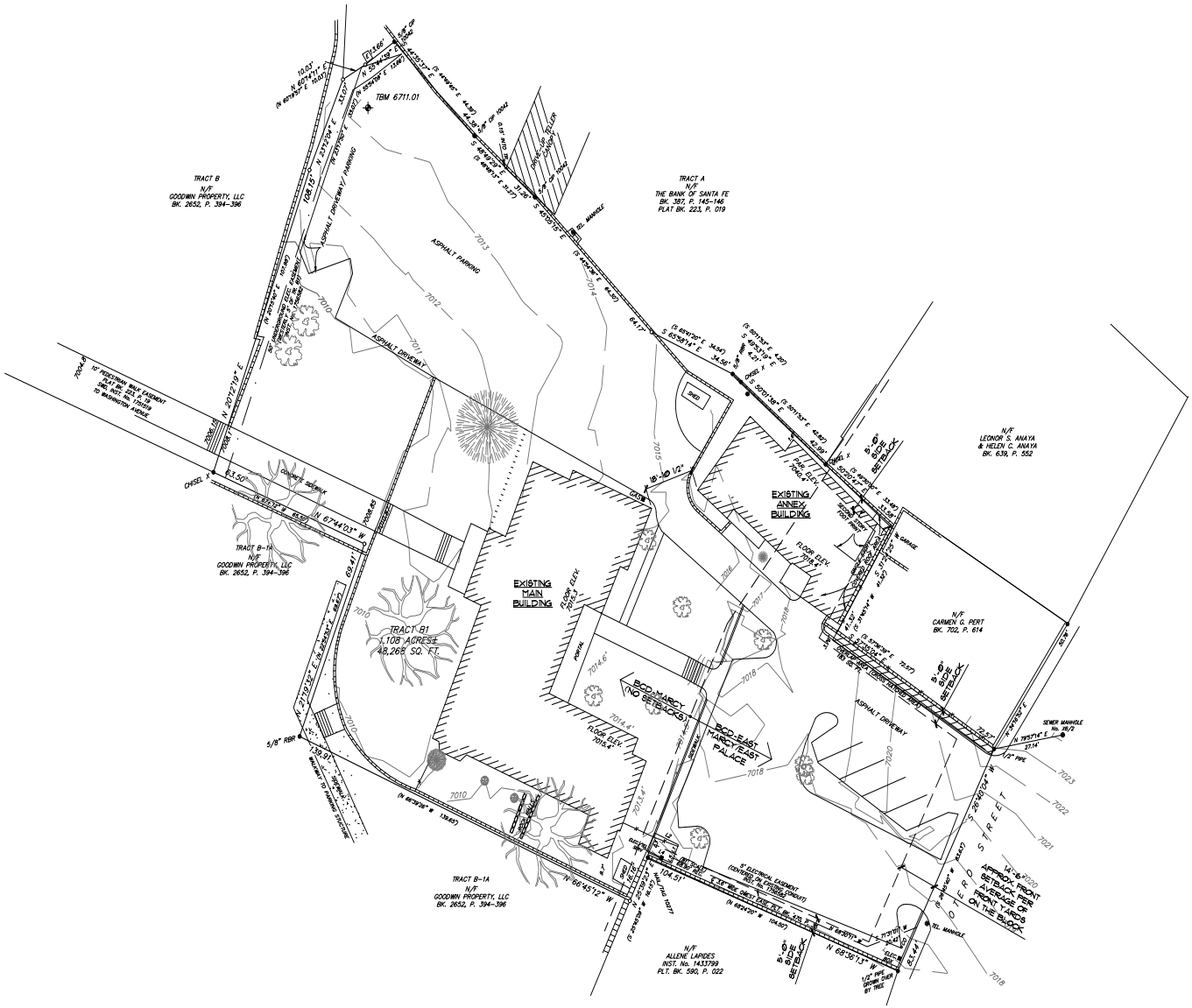
HISTORIC DISTRICT REVIEW BOARD DRAWINGS
DATED: FEBRUARY 2, 2021
ARCHITECT'S PROJECT NUMBER 06-07

220 Otero Street - Washington Inn



EXISTING SITEPLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

N

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero Street
Santa Fe, NM 87501

PROJECT NO. 06-07

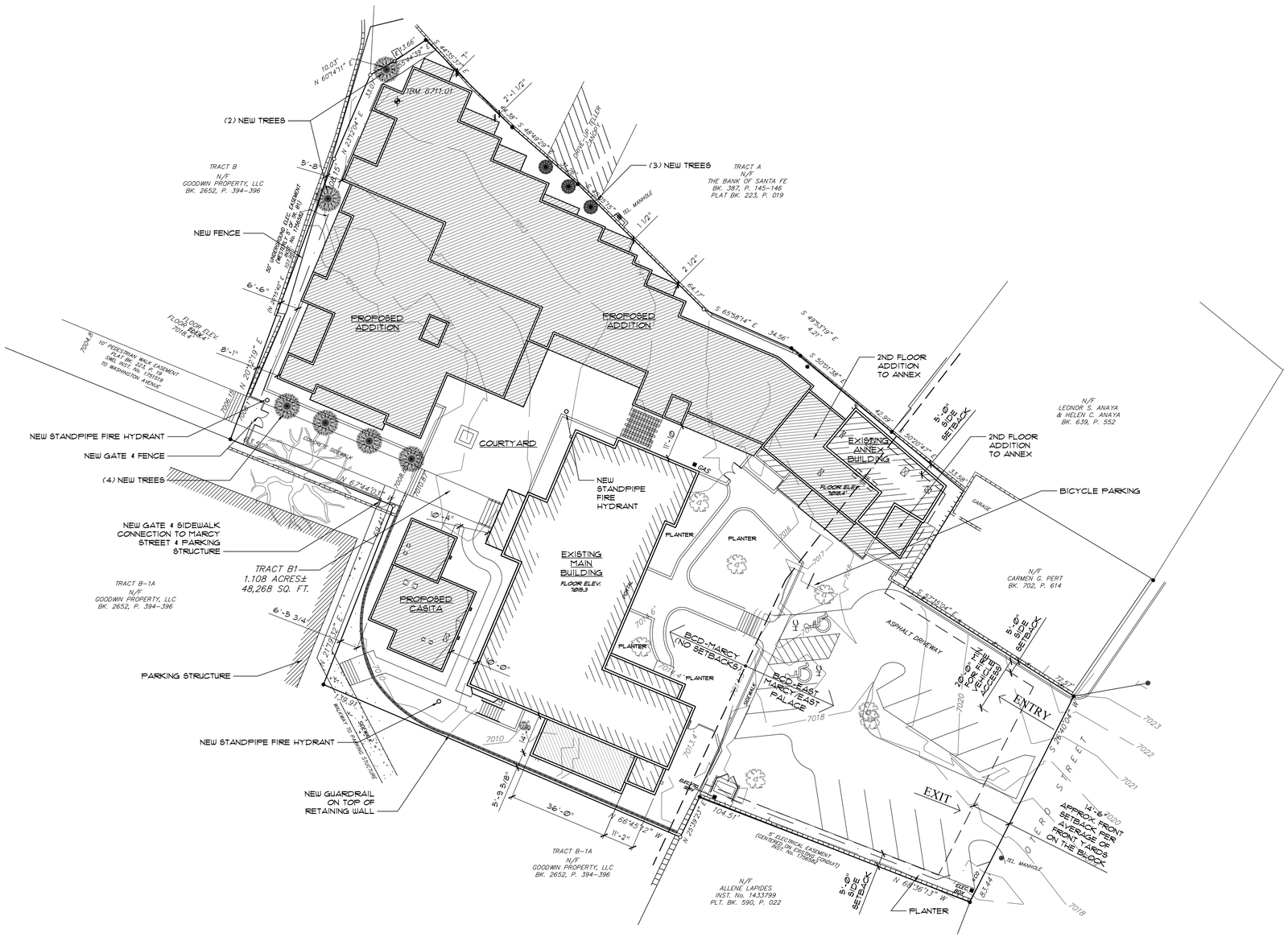
CHECKED BY	EE	DATE	1/10/17
DRAWN BY	HR	DATE	1/10/17

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



N

PROPOSED SITEPLAN

SCALE: 1" = 20'-Ø"

0' 10' 20' 40'

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ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero Street
Santa Fe, NM 87501

PROJECT NO. 06-07

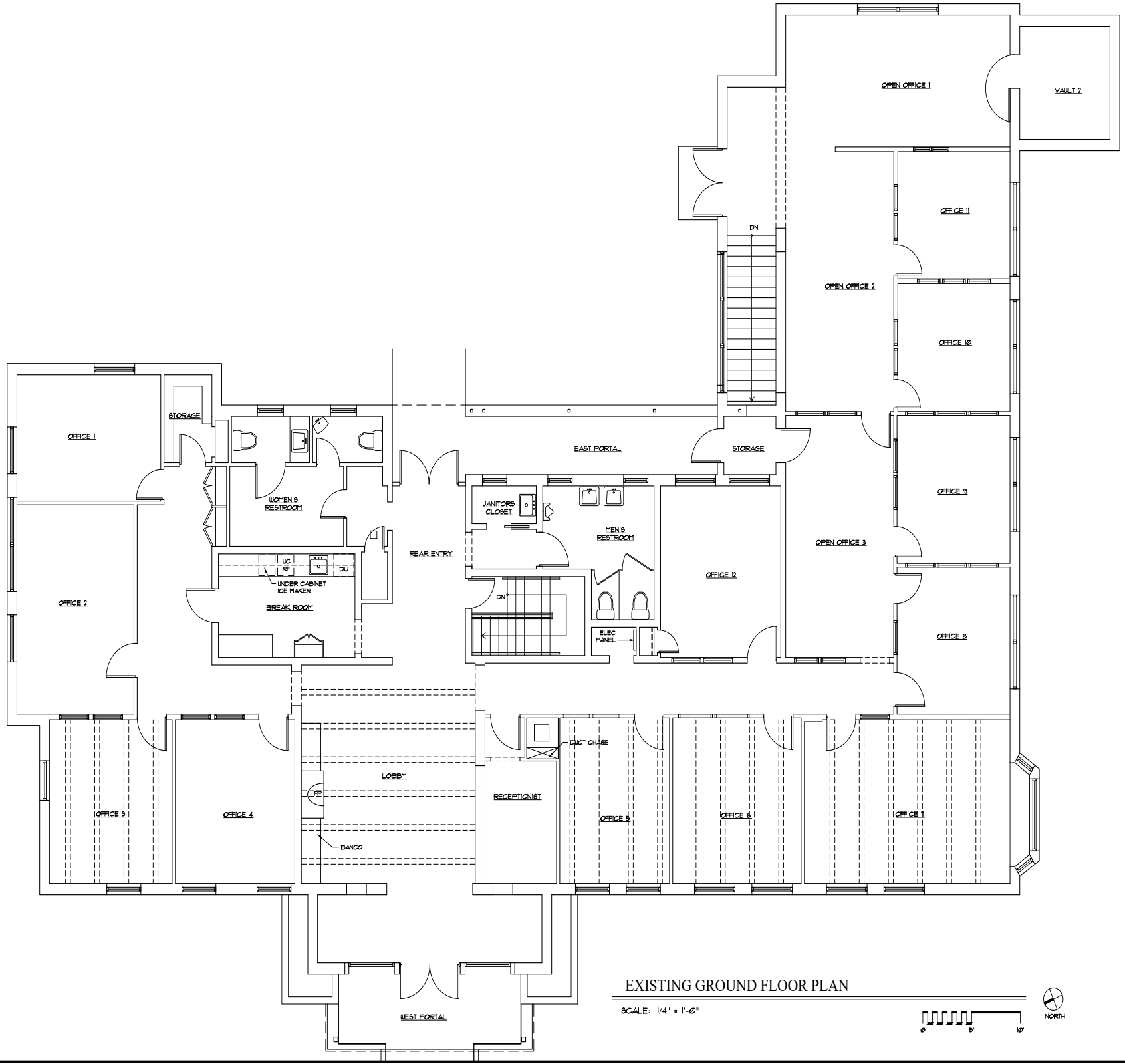
CHECKED BY	EE	DATE	01/29/21
DRAWN BY	HR	DATE	01/29/21

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2



EXISTING GROUND FLOOR PLAN

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

0' 5' 10'

NORTH

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ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero
Santa Fe, NM

PROJECT NO. 06-07

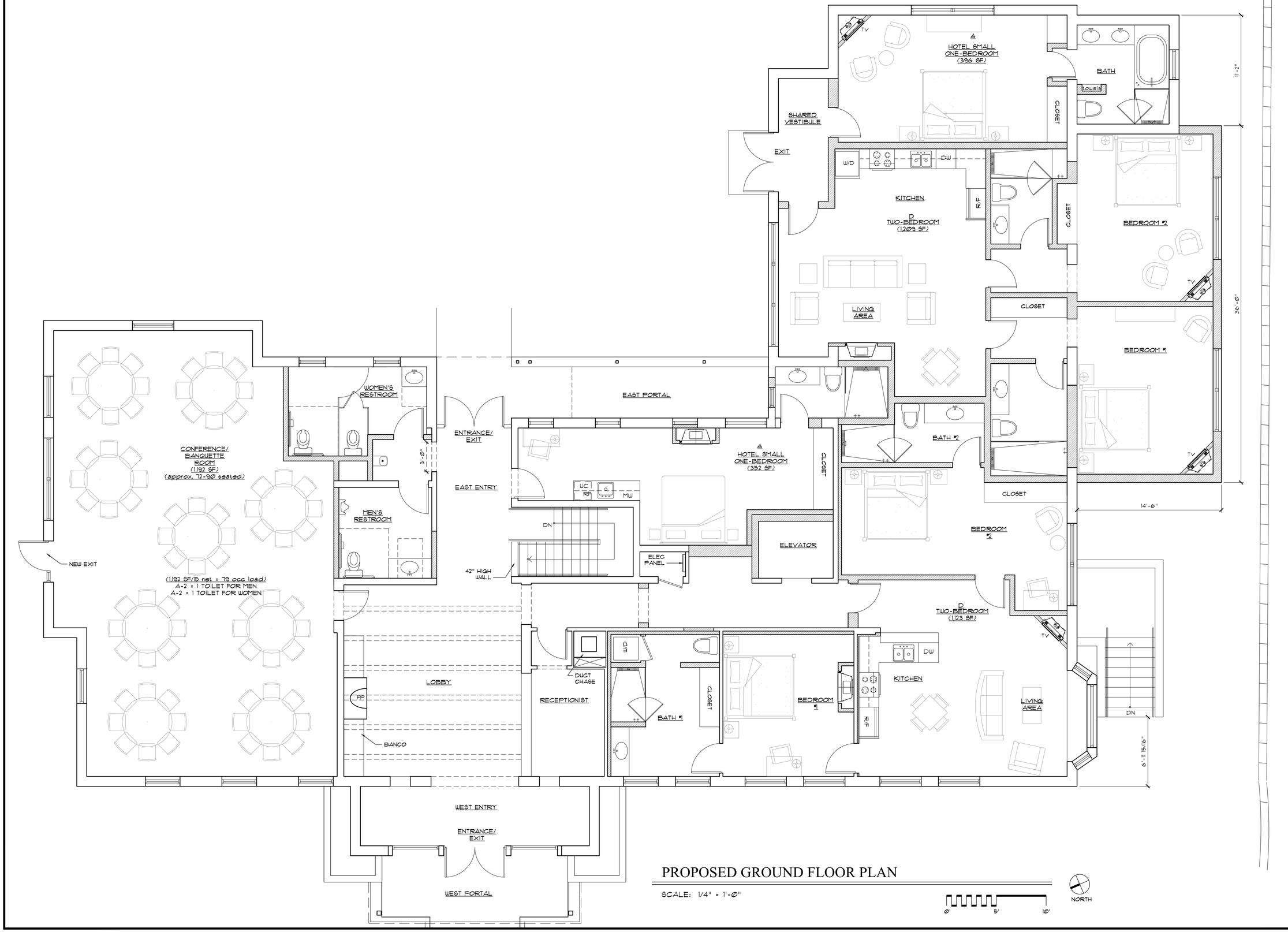
CHECKED BY	EE	DATE	1/10/17
DRAWN BY	BB	DATE	1/10/17

SHEET TITLE

EXISTING UPPER FLOOR PLAN

SHEET NO.

A-1



PROPOSED GROUND FLOOR PLAN

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

0' 5' 10'

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Santa Fe, NM

PROJECT NO. 06-07

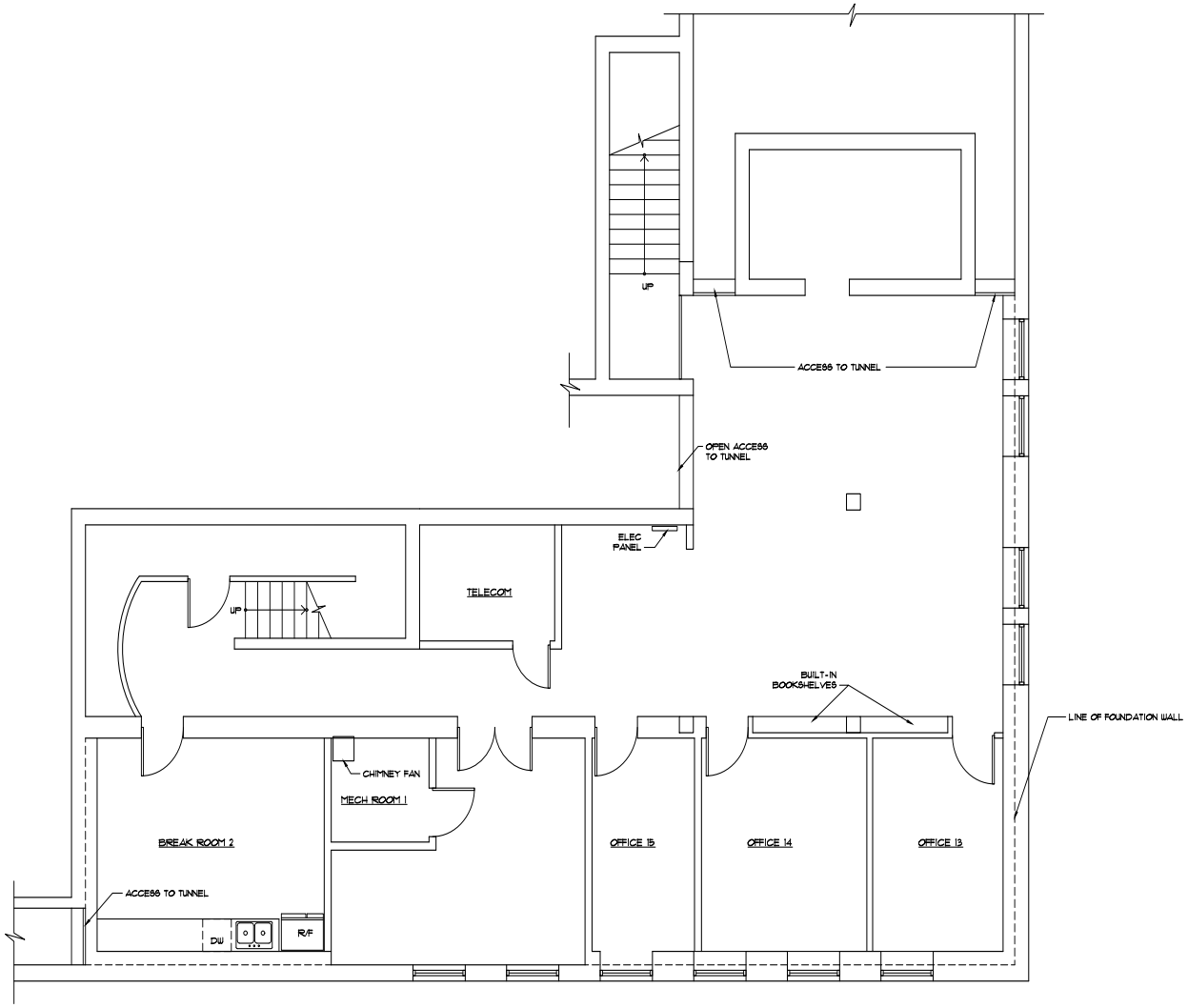
CHECKED BY	EE	DATE	01/29/21
DRAWN BY	HR	DATE	01/29/21

SHEET TITLE

PROPOSED UPPER FLOOR PLAN

SHEET NO.

A-2



EXISTING BASEMENT FLOOR PLAN

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

0' 5' 10'

NORTH

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Santa Fe, NM

PROJECT NO. 06-07

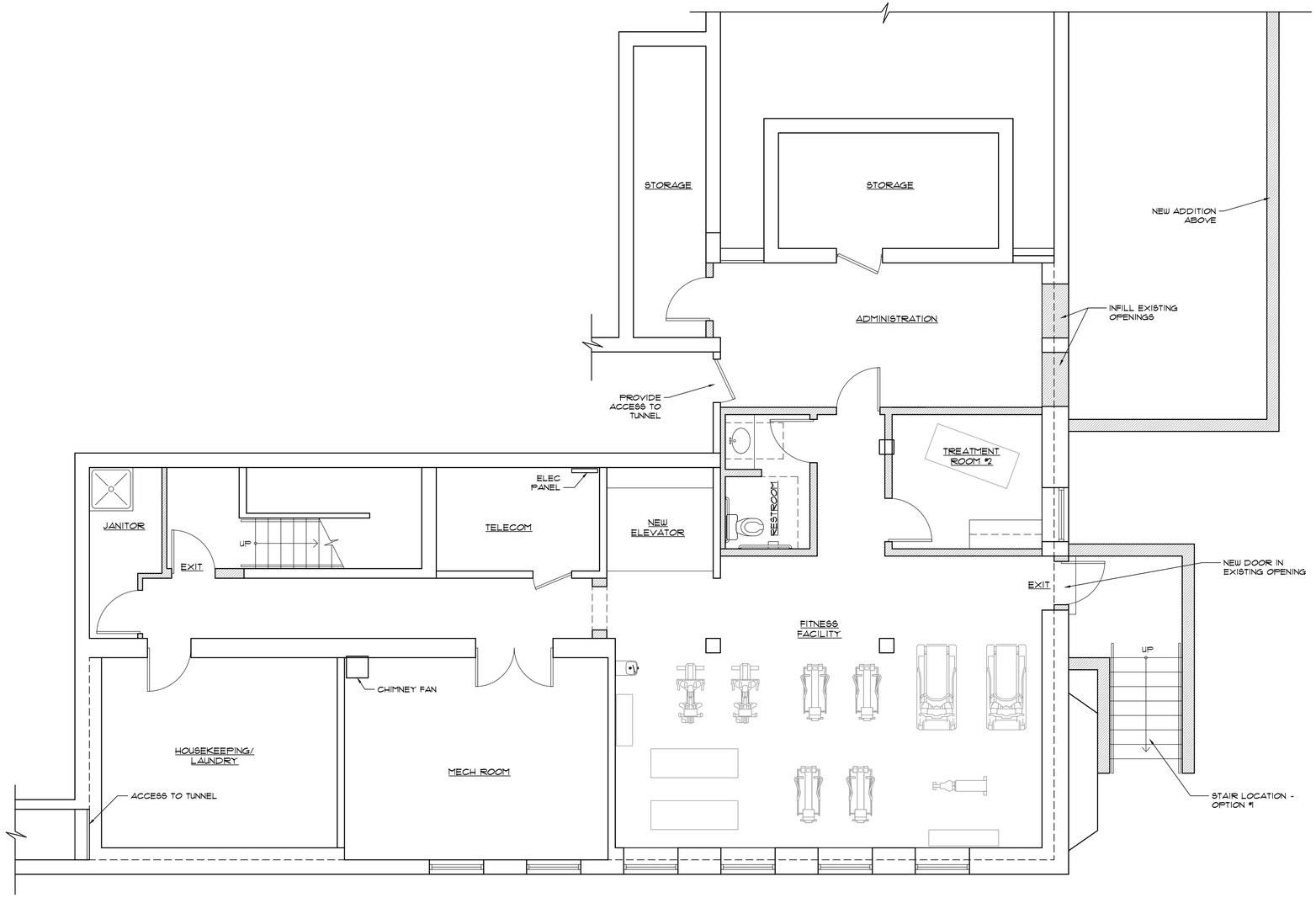
CHECKED BY	EE	DATE	1/10/17
DRAWN BY	BB	DATE	1/10/17

SHEET TITLE

EXISTING BASEMENT FLOOR PLAN

SHEET NO.

A-3



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

NORTH

Ø' 5' 10'

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero
Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY	EE	DATE	01/29/21
DRAWN BY	HR	DATE	01/29/21

SHEET TITLE

PROPOSED BASEMENT FLOOR PLAN

SHEET NO.

A-4

EXISTING WEST ELEVATION

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

0' 5' 10'

PROPOSED WEST ELEVATION

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

0' 5' 10'

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
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WEBSITE www.archallinc.com

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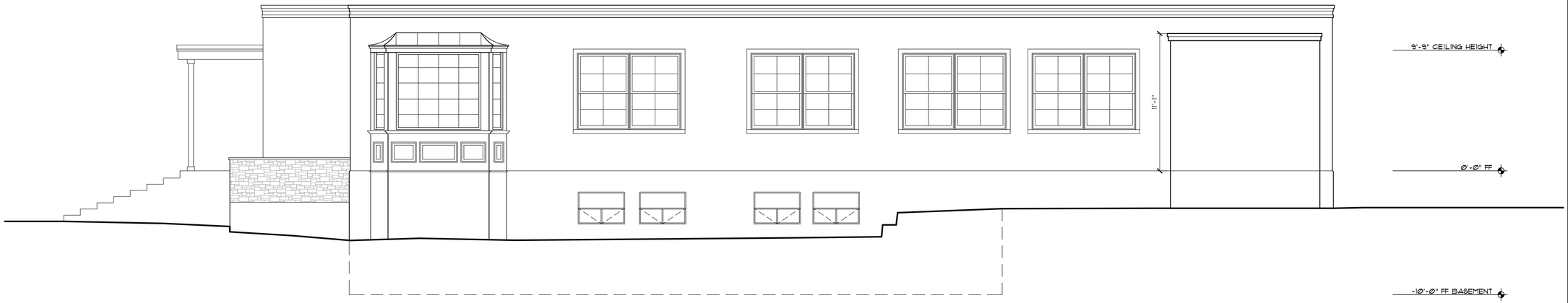
SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

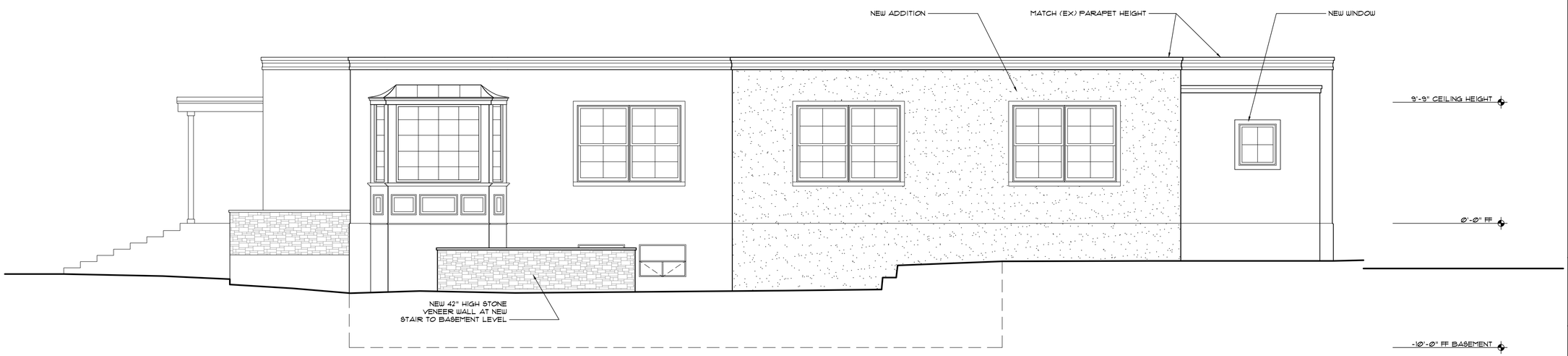
A-5



EXISTING SOUTH ELEVATION

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

0' 5' 10'



PROPOSED SOUTH ELEVATION

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

0' 5' 10'

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Santa Fe, NM

PROJECT NO. 06-07

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SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-6

EXISTING EAST ELEVATION

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

0' 5' 10'

PROPOSED EAST ELEVATION

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

0' 5' 10'

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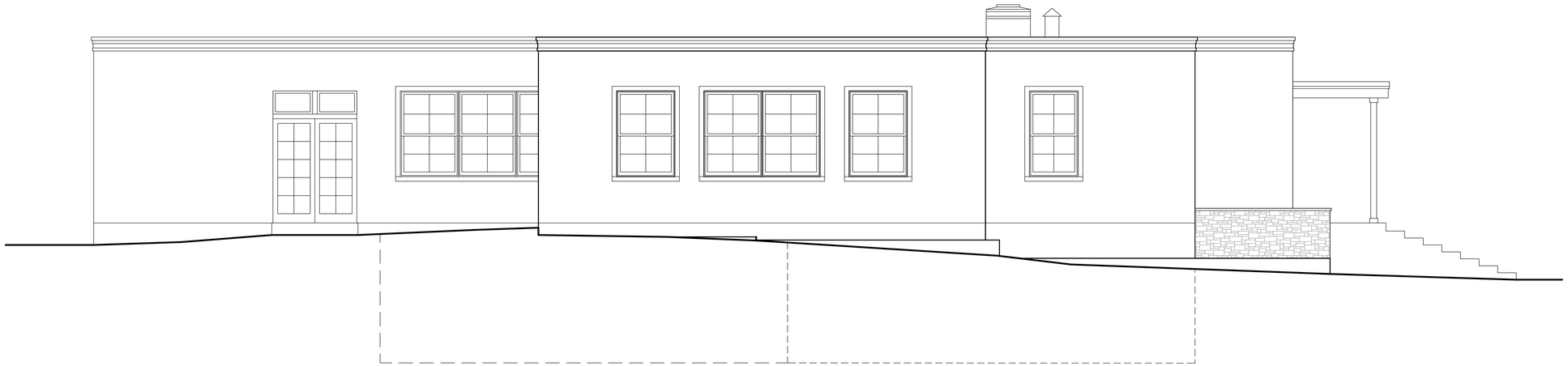
SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

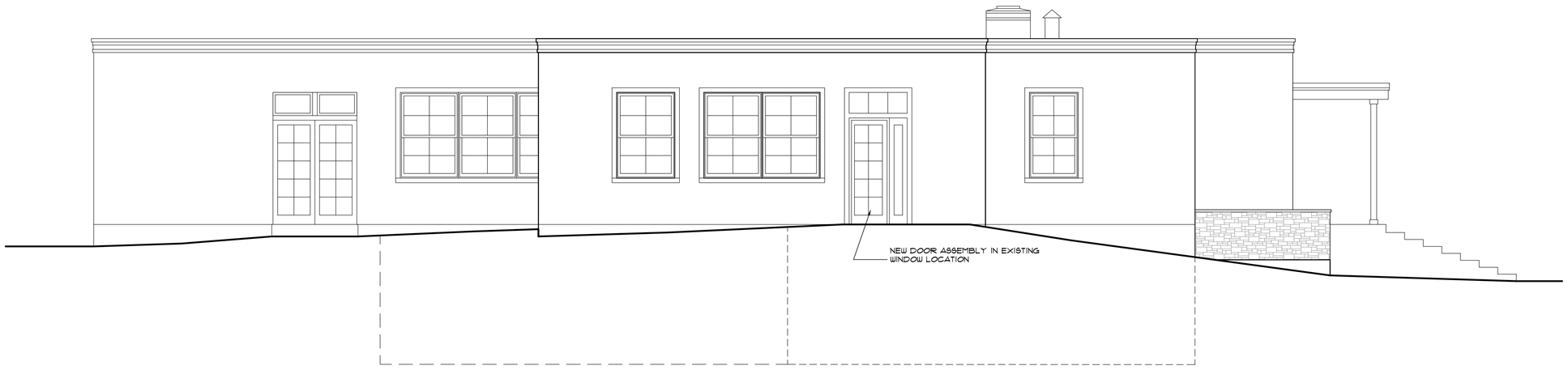
A-7



EXISTING NORTH ELEVATION

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

0' 5' 10'



PROPOSED NORTH ELEVATION

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

0' 5' 10'

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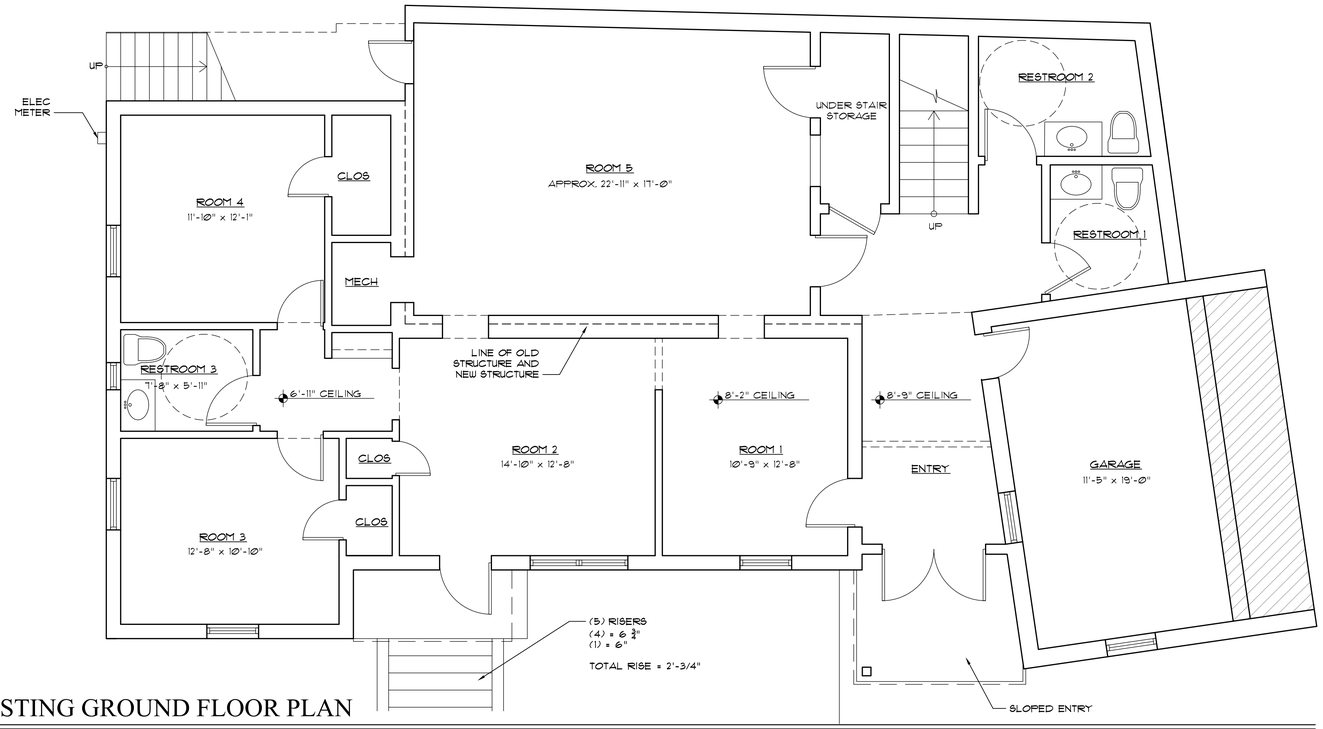
SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-8

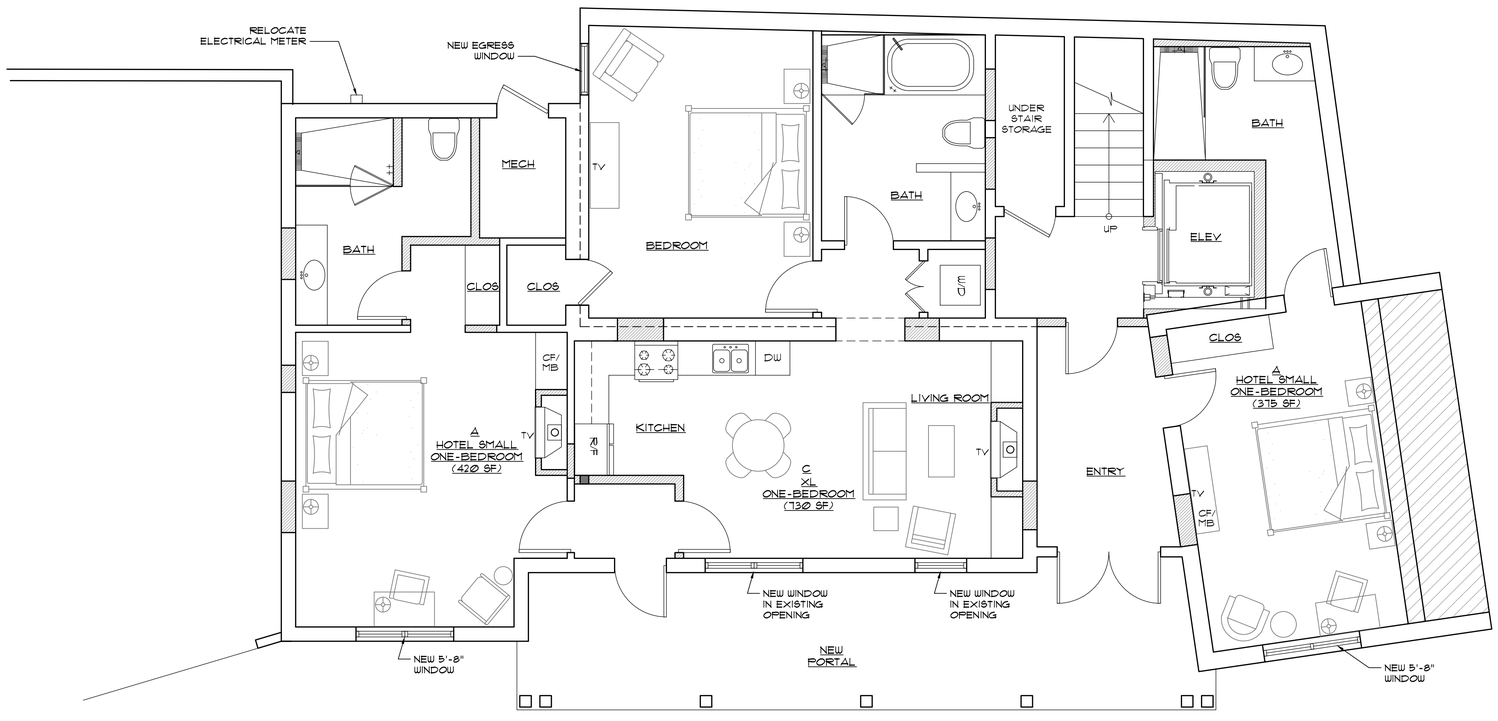


EXISTING GROUND FLOOR PLAN

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

0' 5' 10'

NORTH



PROPOSED GROUND FLOOR PLAN

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

0' 5' 10'

NORTH

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PROJECT NO. 06-07

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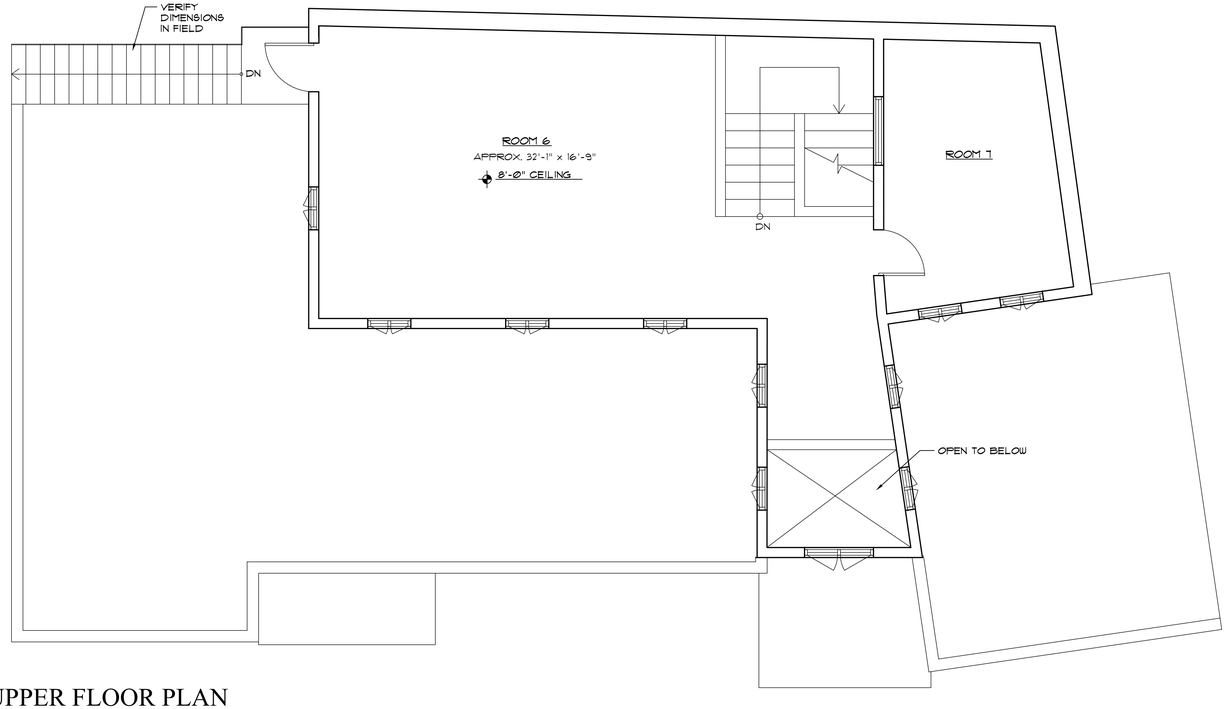
SHEET TITLE

ANNEX- EXISTING & PROPOSED GROUND FLOOR PLAN

SHEET NO.

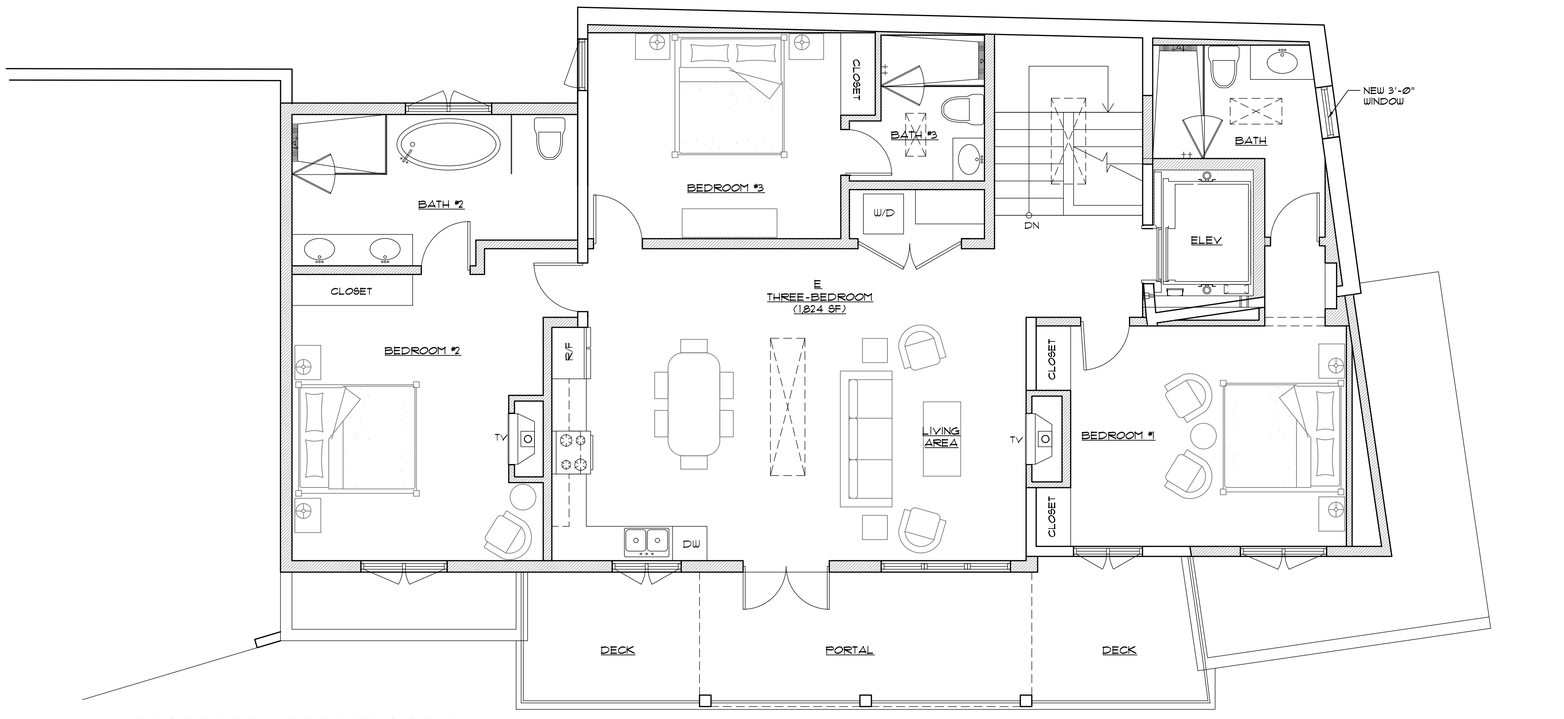
A-9



EXISTING UPPER FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

Ø' 5' 10' NORTH



PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

Ø' 5' 10' NORTH

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SHEET TITLE

ANNEX- EXISTING & PROPOSED UPPER FLOOR PLAN

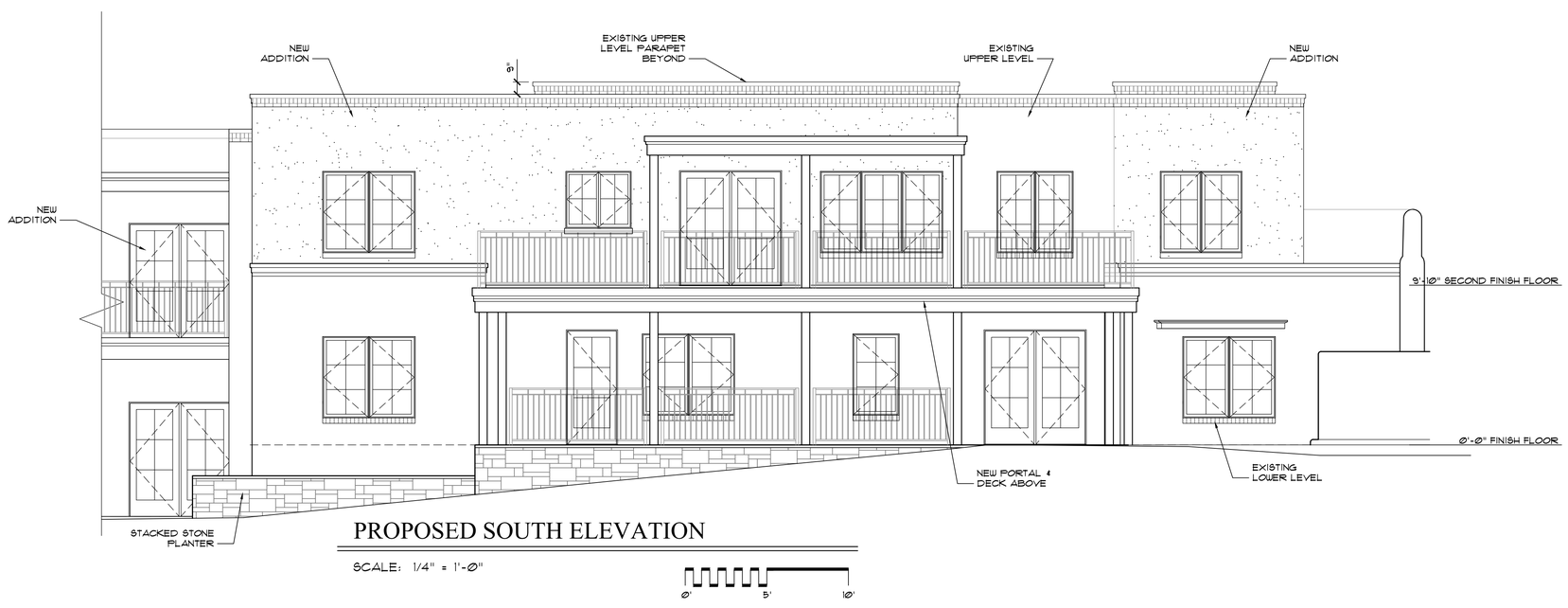
SHEET NO.

A-10

EXISTING SOUTH ELEVATION

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

0' 5' 10'



PROPOSED SOUTH ELEVATION

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

0' 5' 10'

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220 Otero
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PROJECT NO. 06-07

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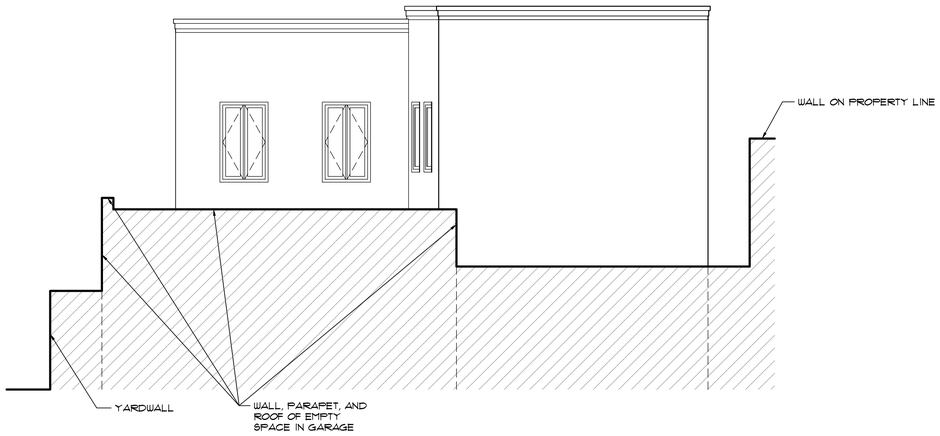
DRAWN BY	LZ/HR	DATE	2/2/21

SHEET TITLE

ANNEX - EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-11



EXISTING EAST ELEVATION

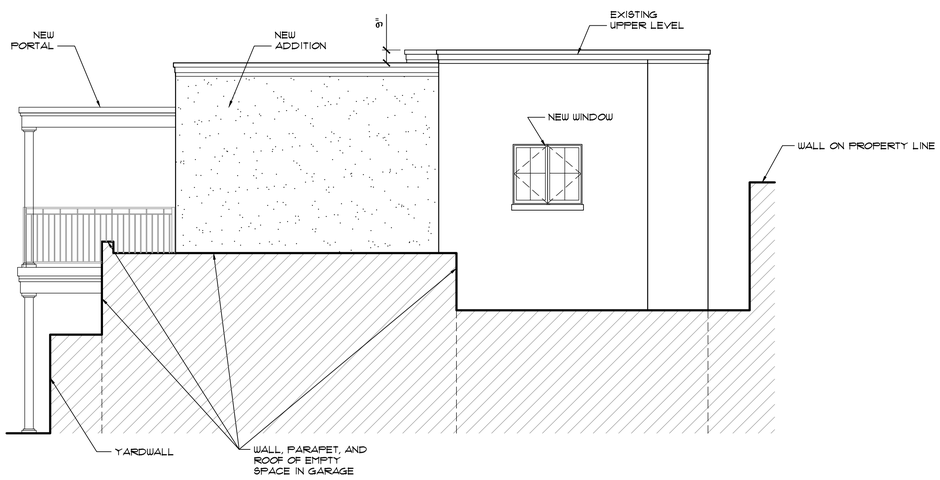
SCALE: 1/4" = 1'-Ø"

Ø' 5' 10'

EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

Ø' 5' 10'



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

Ø' 5' 10'

PROPOSED WEST ELEVATION - SEE SHEET A-16

SCALE: 1/4" = 1'-Ø"

Ø' 5' 10'

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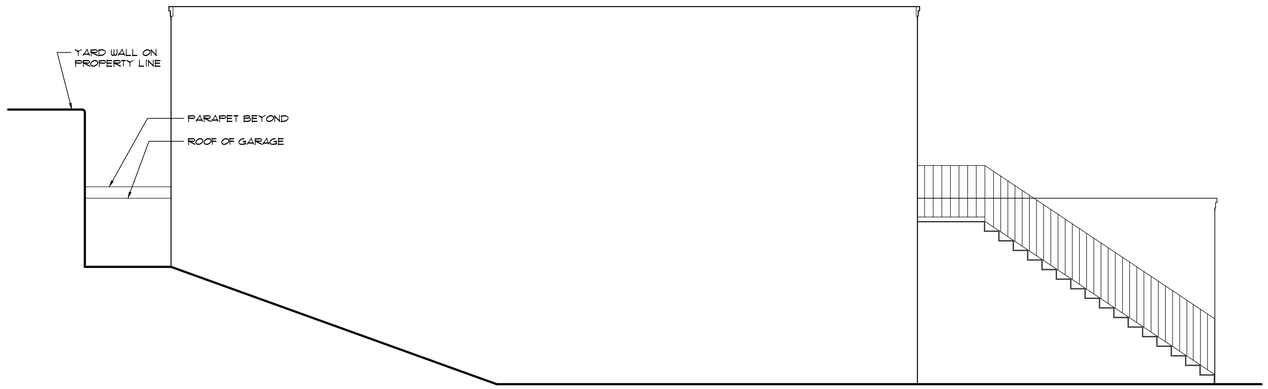
SHEET TITLE

ANNEX - EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-12



EXISTING NORTH ELEVATION

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

0' 5' 10'

PROPOSED NORTH ELEVATION

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

0' 5' 10'

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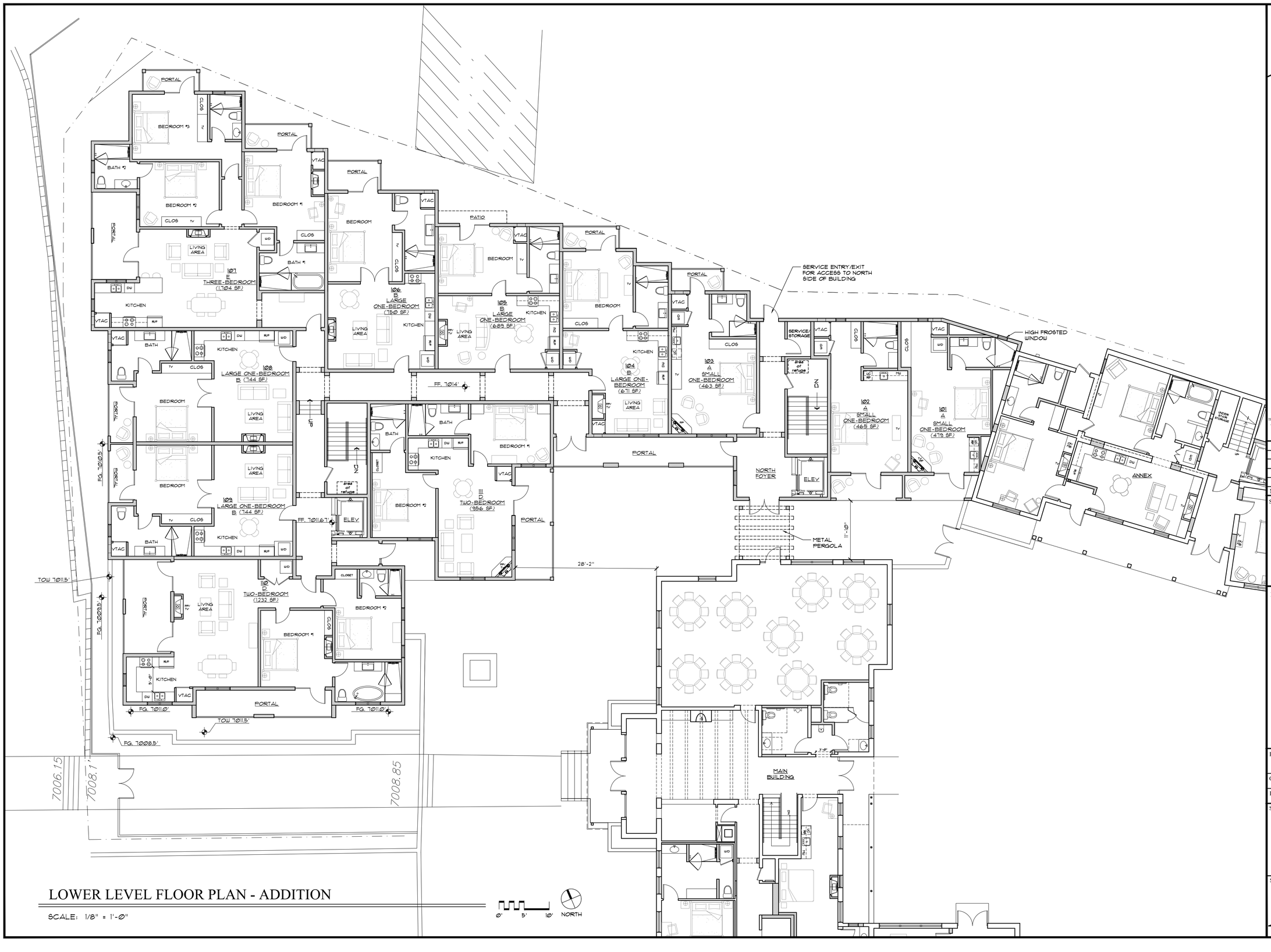
SHEET TITLE

ANNEX - EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-13



LOWER LEVEL FLOOR PLAN - ADDITION

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

0' 5' 10' NORTH

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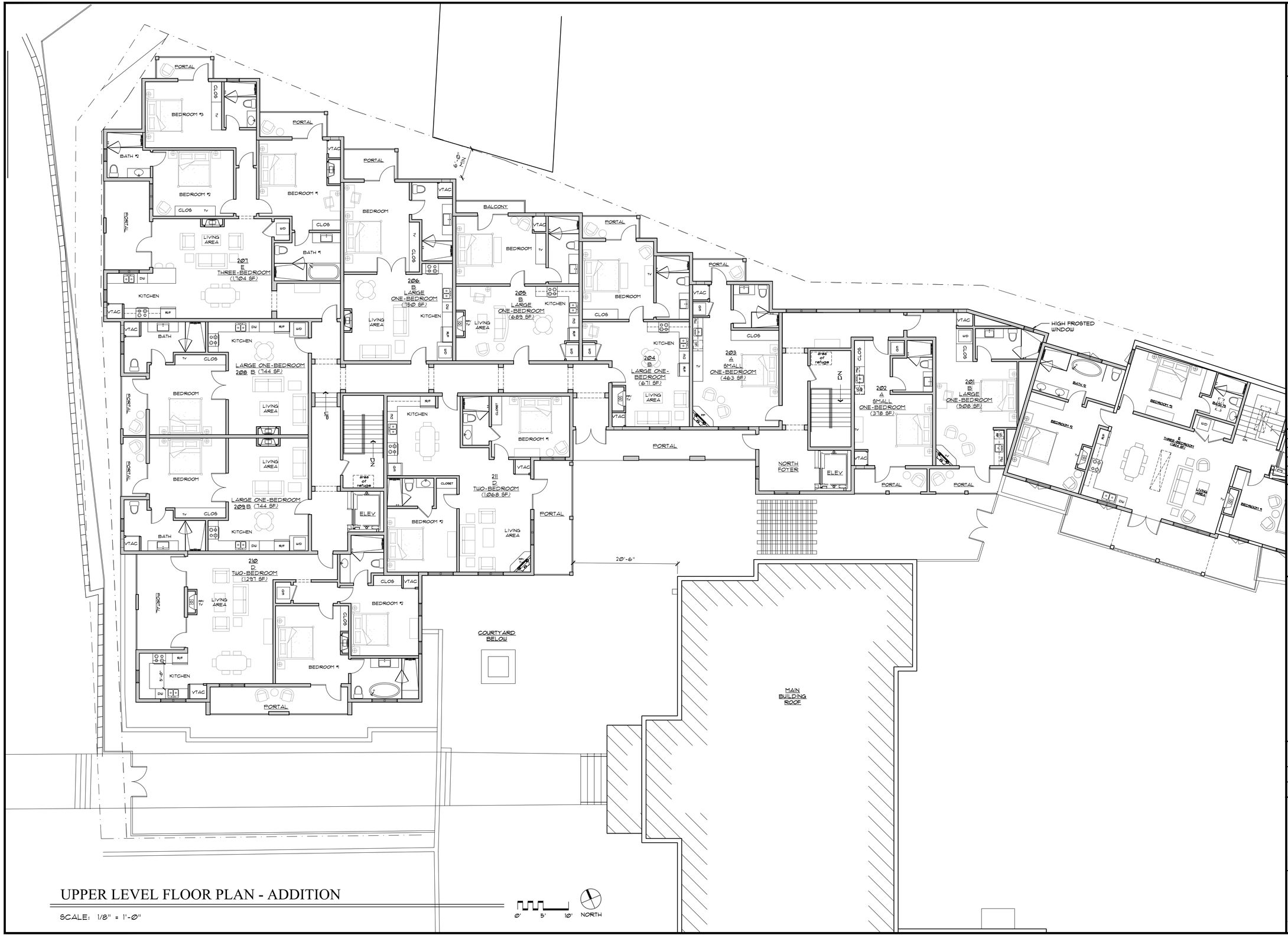
SHEET TITLE

PROPOSED ADDITION LOWER FLOOR PLAN

SHEET NO.

A-14



UPPER LEVEL FLOOR PLAN - ADDITION

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

0' 5' 10' NORTH

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SHEET TITLE

PROPOSED ADDITION UPPER FLOOR PLAN

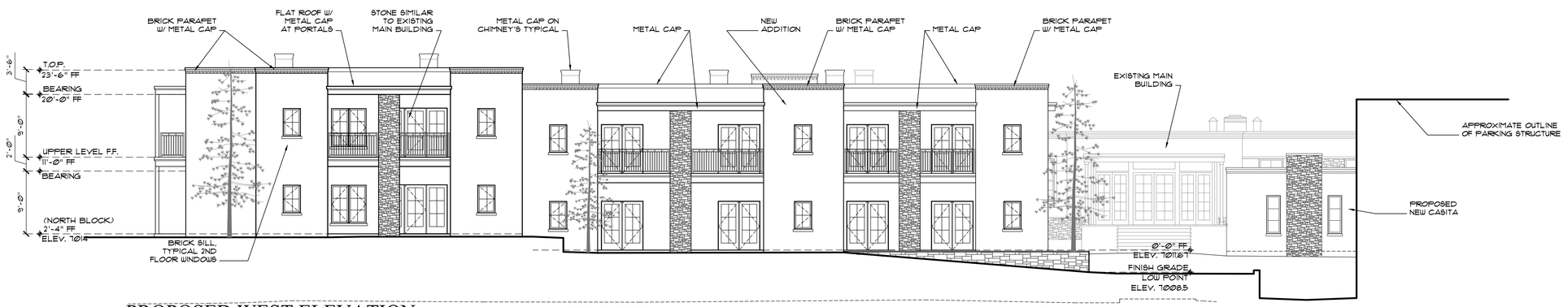
SHEET NO.

A-15

PROPOSED SOUTH ELEVATION

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

0' 5' 10'



PROPOSED WEST ELEVATION

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

0' 5' 10'

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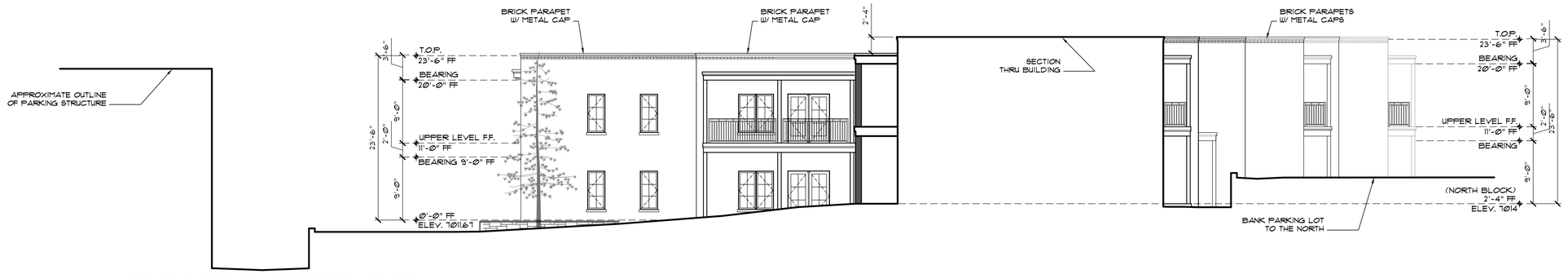
SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

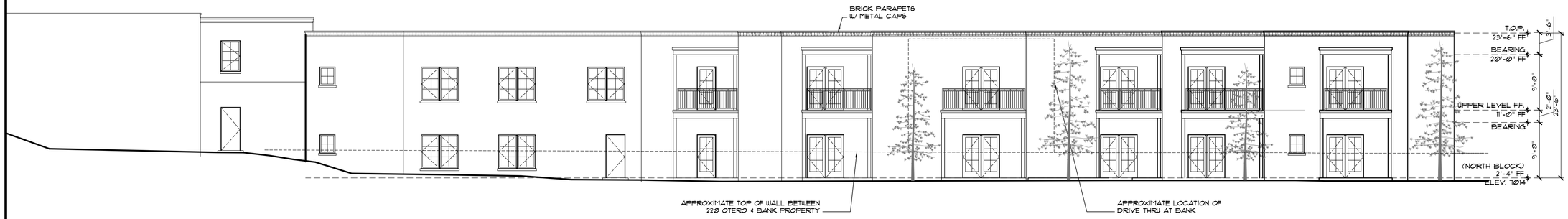
A-16



PROPOSED EAST ELEVATION

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

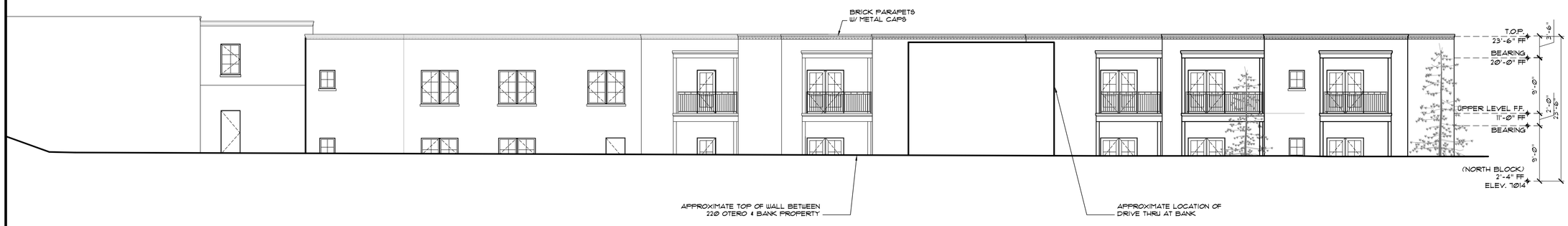
0' 5' 10'



PROPOSED NORTH ELEVATION AT PROPOSED BUILDING

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

0' 5' 10'



PROPOSED NORTH ELEVATION FROM PASEO DE PERALTA

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

0' 5' 10'

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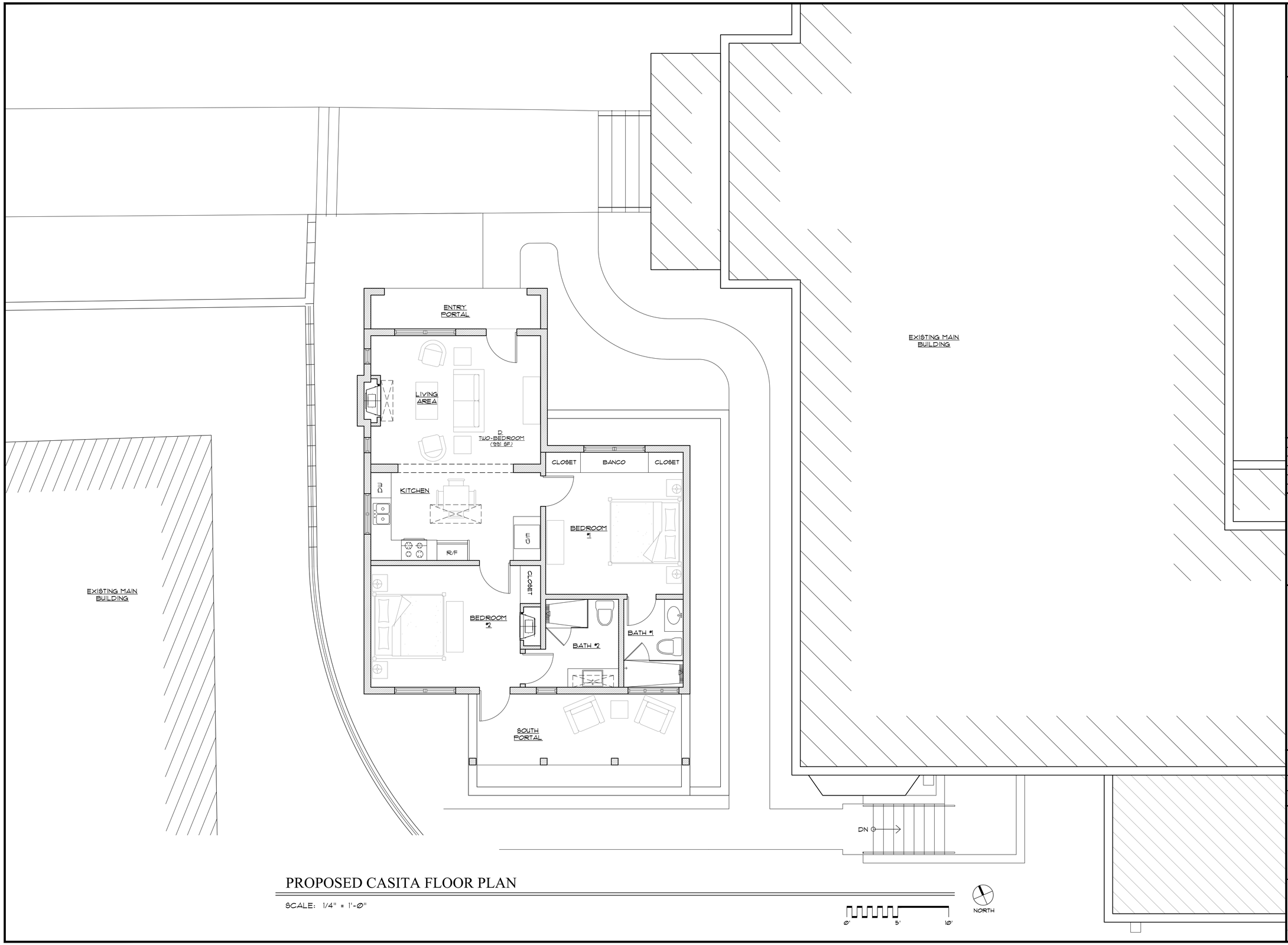
SHEET TITLE

PROPOSED ELEVATIONS

SHEET NO.

A-17



PROPOSED CASITA FLOOR PLAN

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

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL eroc@archallinc.com
WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS & REMODEL

220 Otero
Santa Fe, NM

PROJECT NO. 06-07

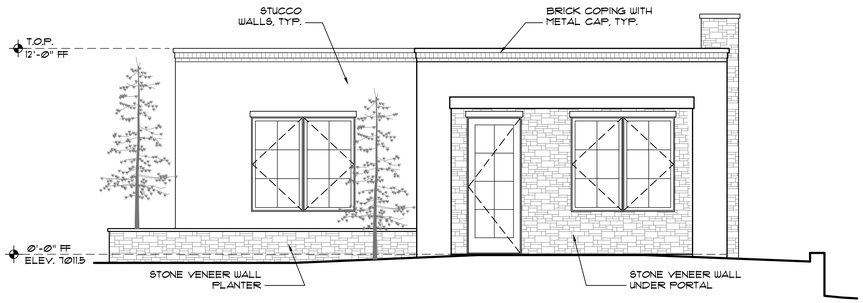
CHECKED BY	EE	DATE	02/02/21
DRAWN BY	HR	DATE	02/02/21

SHEET TITLE

CASITA - PROPOSED FLOOR PLAN

SHEET NO.

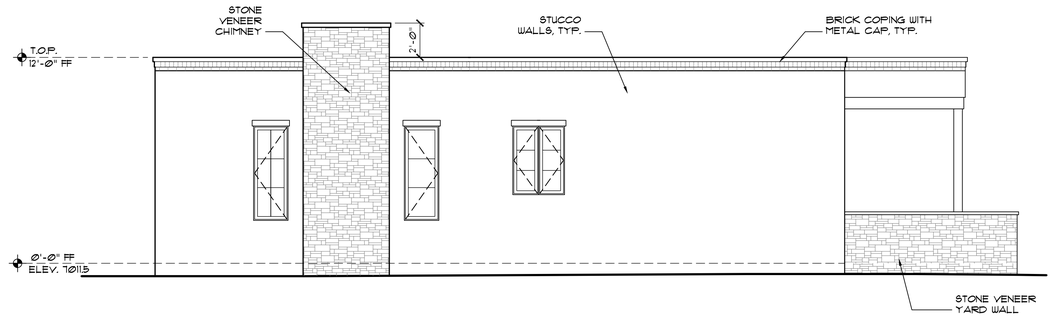
A-18



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-Ø"

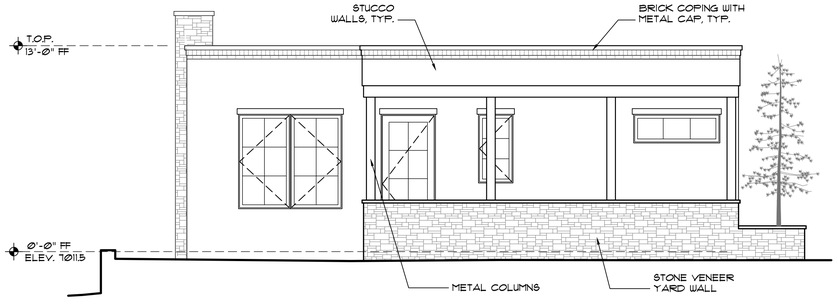
Ø' 5' 1Ø'



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-Ø"

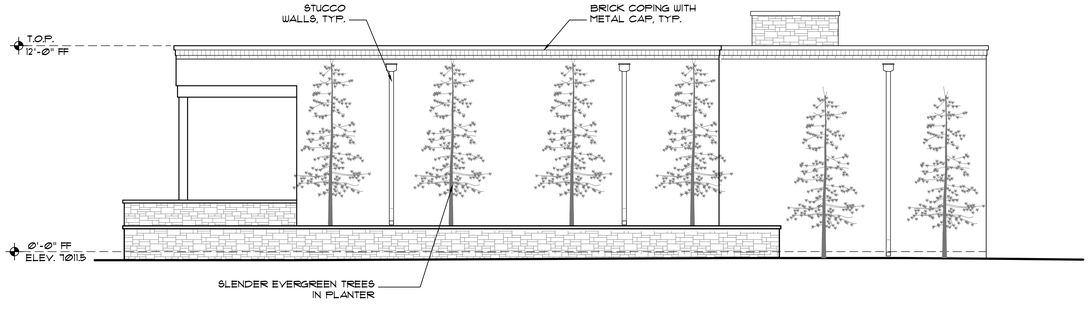
Ø' 5' 1Ø'



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-Ø"

Ø' 5' 1Ø'



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-Ø"

Ø' 5' 1Ø'

ARCHITECTURAL ALLIANCE INC

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS & REMODEL

220 Otero
Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY	EE	DATE	02/02/21
DRAWN BY	HR	DATE	02/02/21

SHEET TITLE

CASITA - PROPOSED ELEVATIONS

SHEET NO.

A-19

ATM

STORY POLE LOCATIONS

24' TALL POLES

12'-8" TALL POLES

@ 19' TALL POLE
MATCH (EX) BUILDING

#1 #2 #3 #4 #5 #6 #7 #8

(2) NEW TREES
(3) NEW TREES
(4) NEW TREES
NEW FENCE
NEW STANDPIPE FIRE HYDRANT
NEW GATE & FENCE
NEW GATE & SIDEWALK CONNECTION TO MARCY STREET & PARKING STRUCTURE
PARKING STRUCTURE
NEW GUARDRAIL ON TOP OF RETAINING WALL
BICYCLE PARKING
2ND FLOOR ADDITION TO ANNEX
PROPOSED ADDITION
PROPOSED CASITA
EXISTING MAIN BUILDING
EXISTING ANNEX BUILDING
COURTYARD
ENTRY
EXIT
PLANTER
ASPHALT DRIVEWAY
BOD-MARCY (NO SETBACKS)
BOD-EAST MANEY-EAST PALACE
5'-0" SIDE SETBACK
APPROX. FRONT SETBACK PER AVERAGE OF FRONT YARDS ON THE BLOCK

TRACT B-1
1.108 ACRES±
48,268 SQ. FT.

TRACT B
N/F
GOODWIN PROPERTY, LLC
BK. 2652, P. 394-396

TRACT B-1A
N/F
GOODWIN PROPERTY, LLC
BK. 2652, P. 394-396

TRACT A
N/F
THE BANK OF SANTA FE
BK. 387, P. 145-146
PLAT BK. 223, P. 019

N/F
LEONOR S. ANAYA
& HELEN C. ANAYA
BK. 639, P. 552

N/F
CARMEN G. PERT
BK. 702, P. 614

N/F
ALLENE LAPIDES
INST. No. 1433759
PLT. BK. 590, P. 022

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
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WEBSITE www.archalliance.com

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NO	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero Street
Santa Fe, NM 87501

PROJECT NO 06-07

CHECKED BY EE DATE 01/29/21

DRAWN BY HR DATE 01/29/21

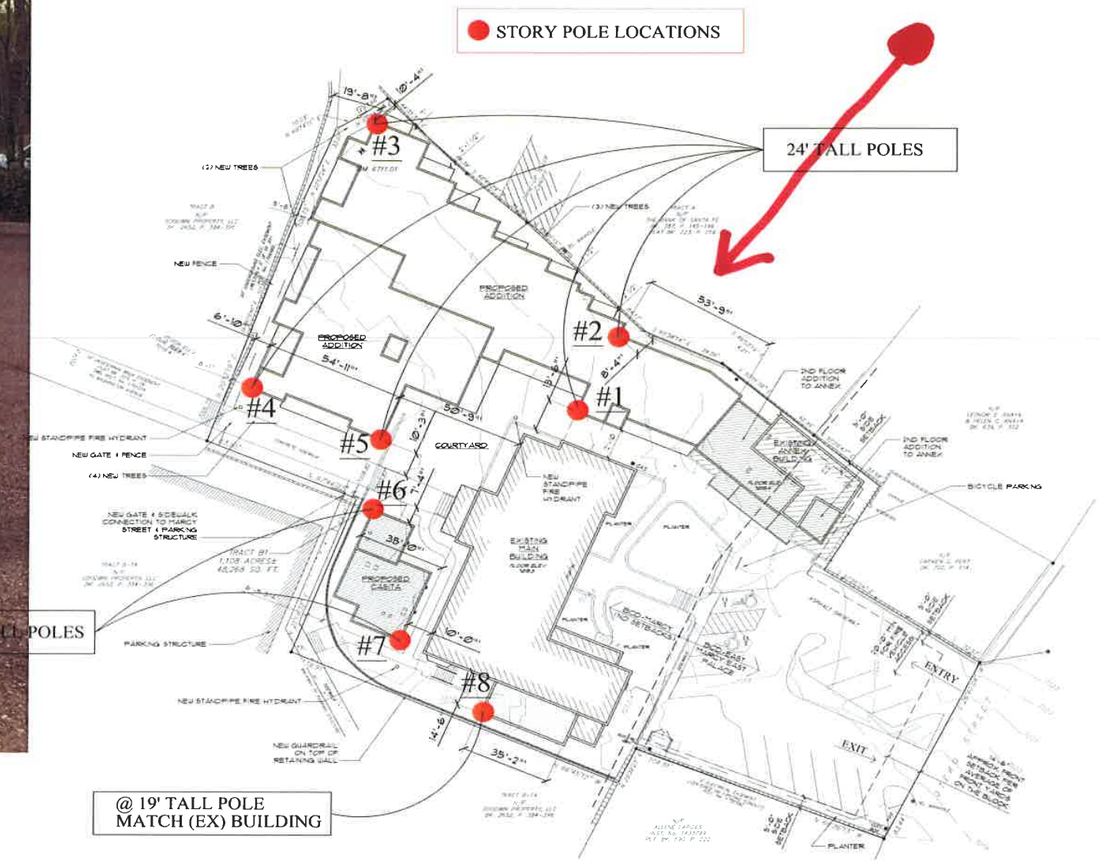
SHEET TITLE

PROPOSED SITE PLAN WITH STORY POLES

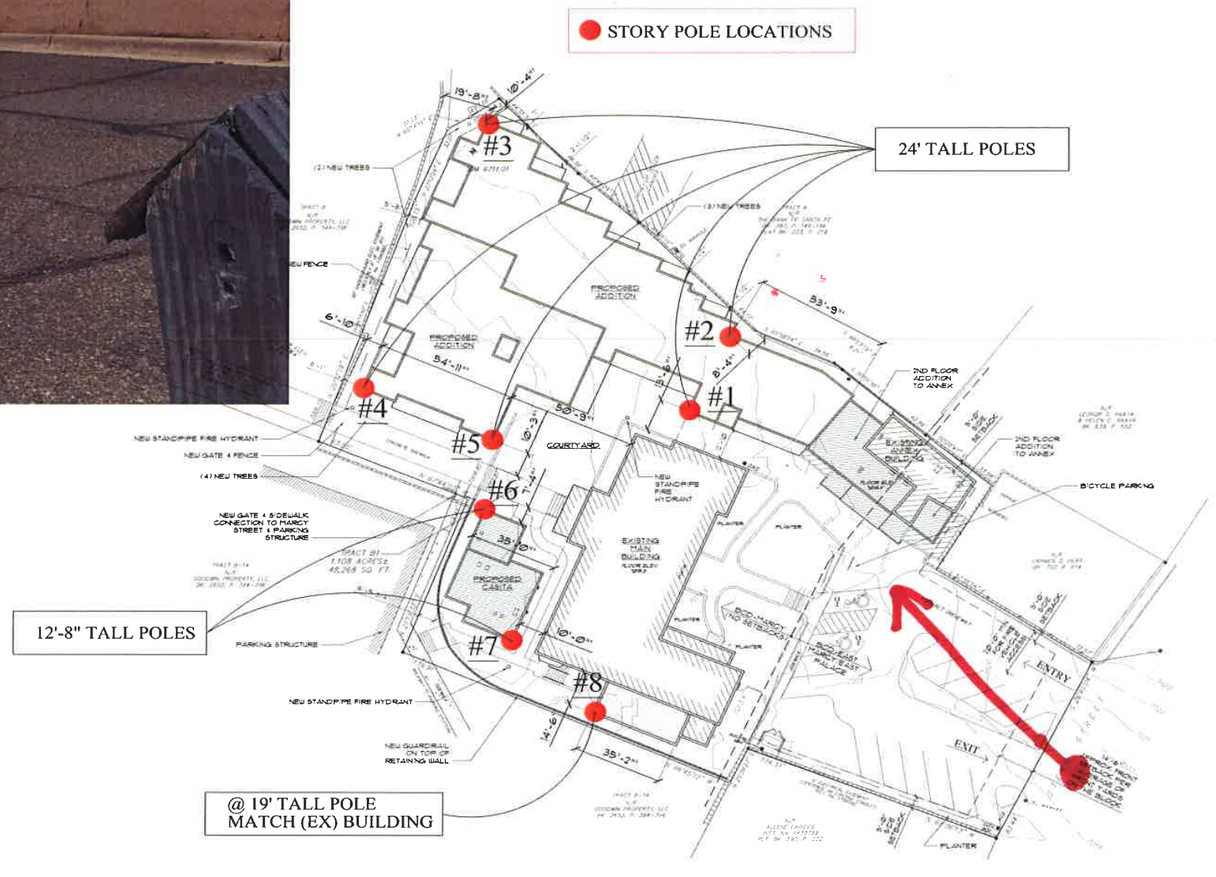
SHEET NO

C-2

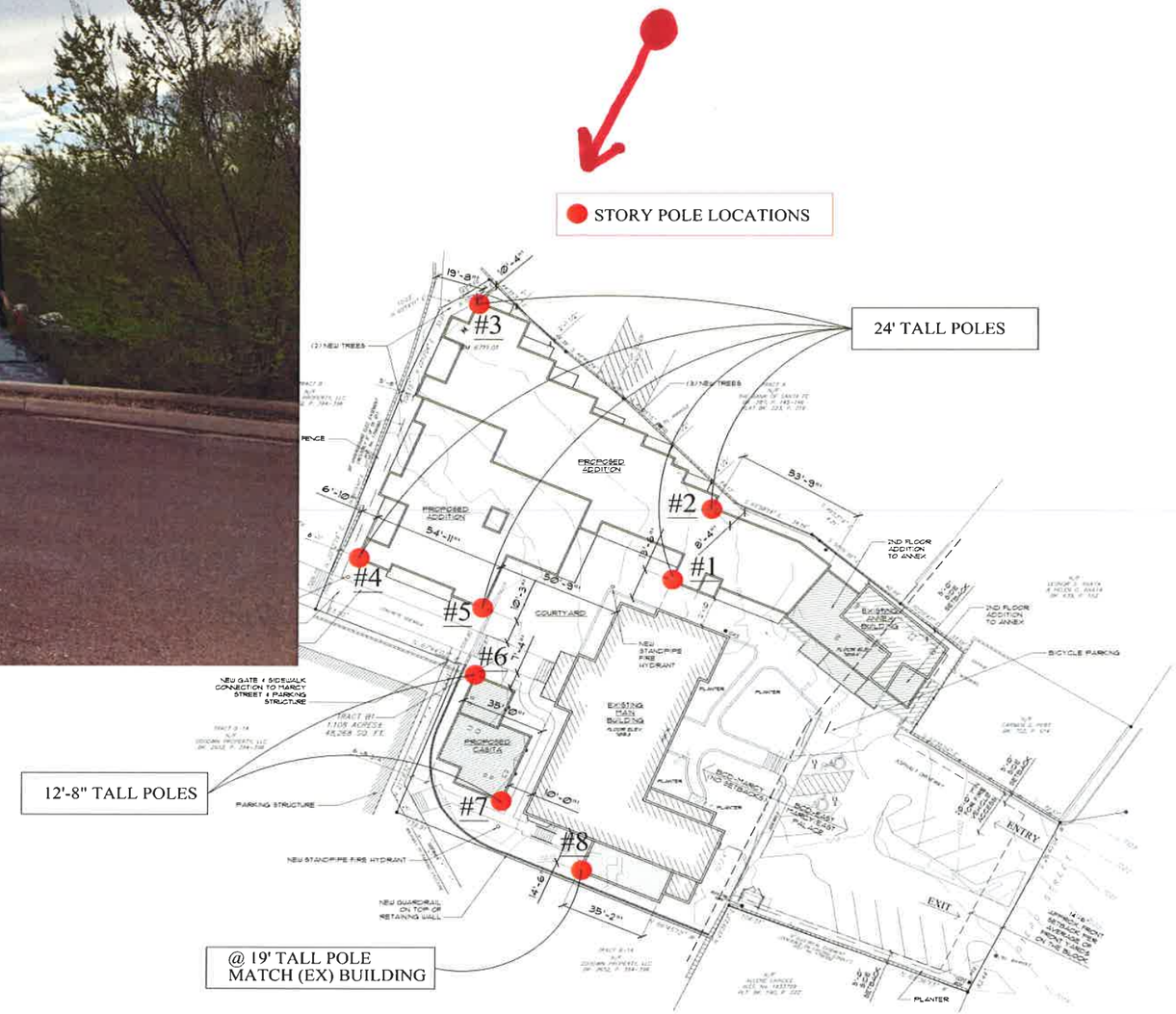
STORY POLES #1 AND #2 VIEWED FROM PASEO DE PERALTA



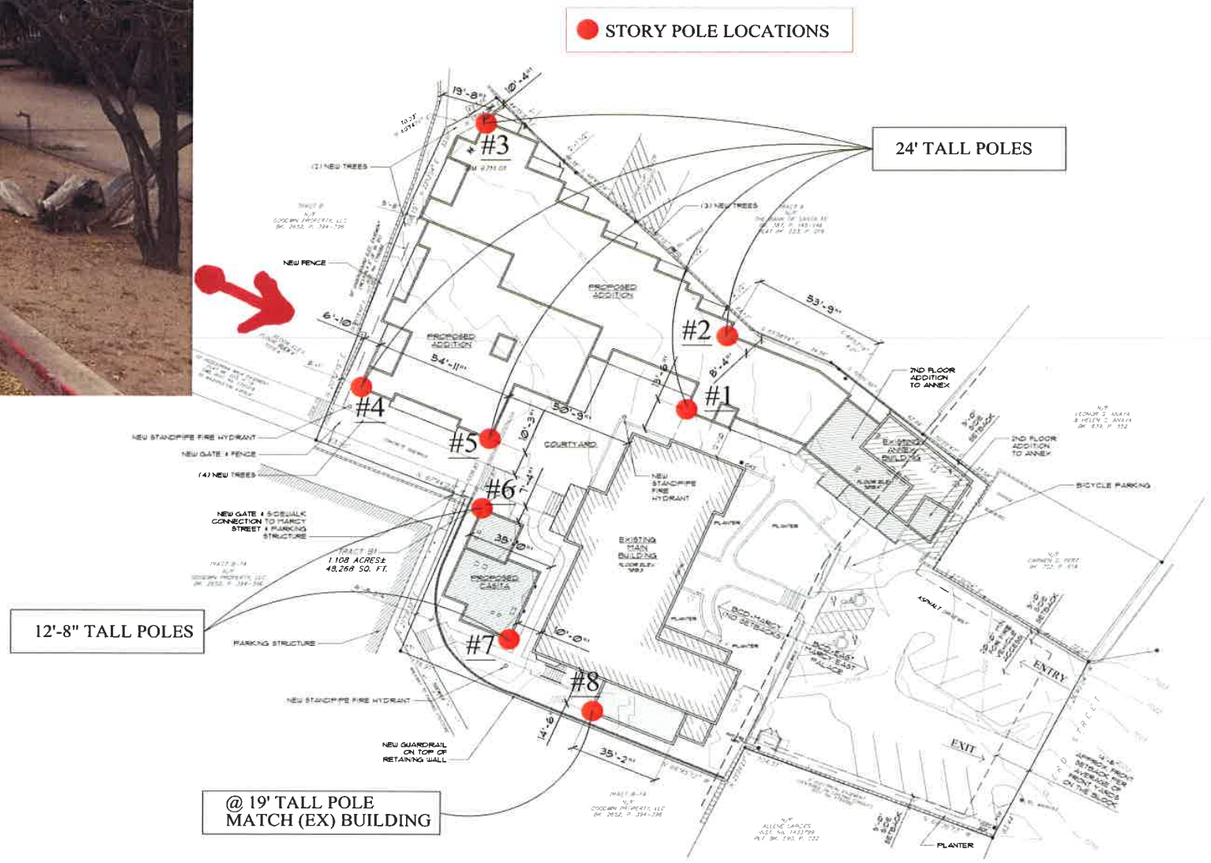
STORY POLES #1 AND #2 VIEWED FROM OTERO STREET



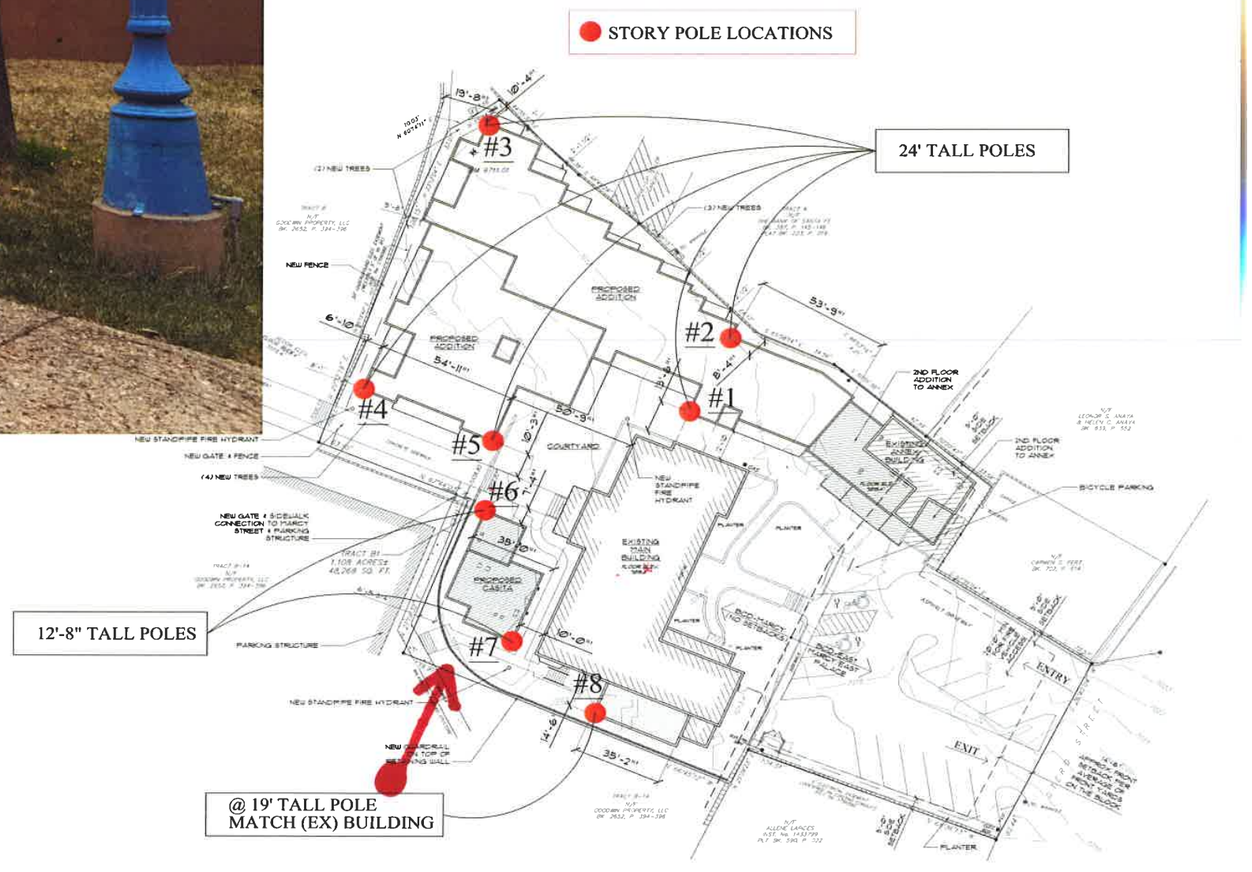
STORY POLES #3 AND #4 VIEWED FROM PASEO DE PERALTA



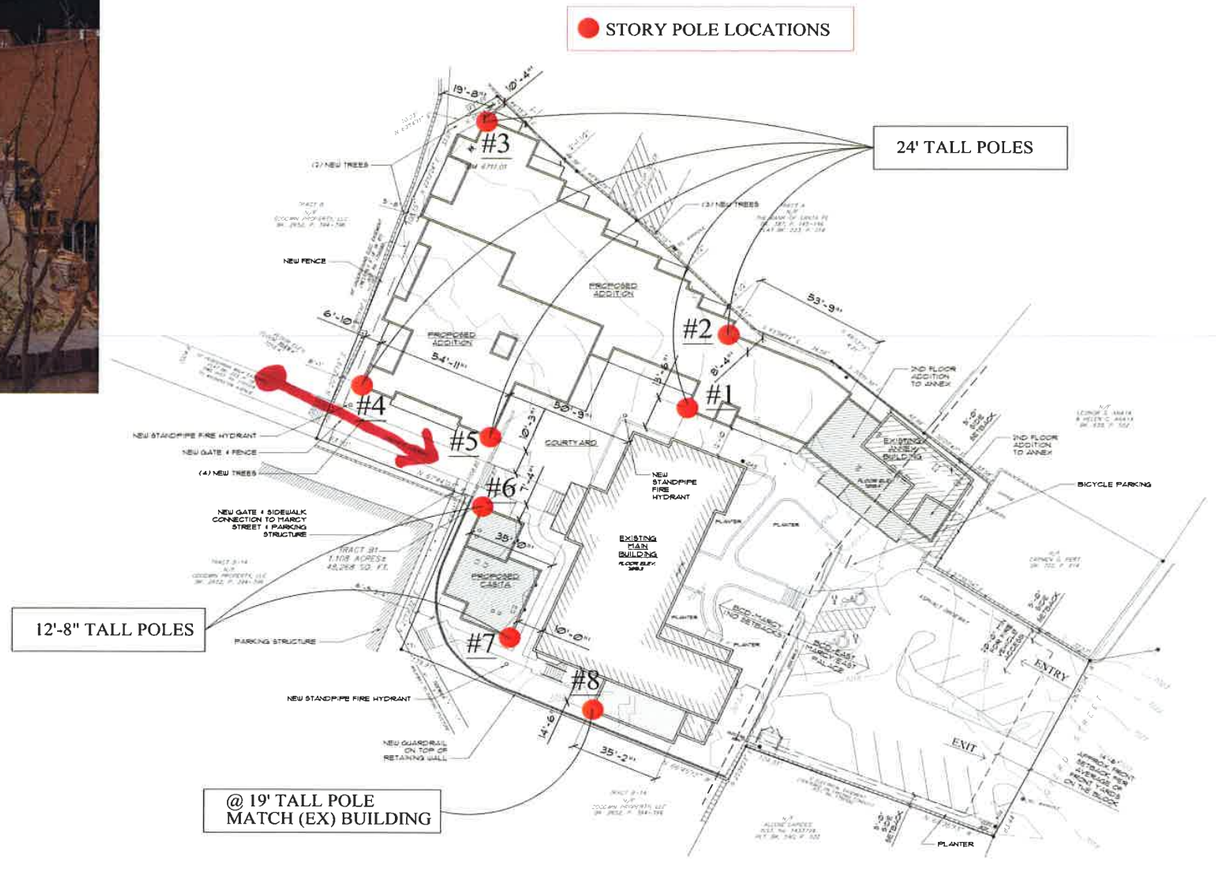
STORY POLES #4 AND #5 VIEWED FROM WASHINGTON AVE.



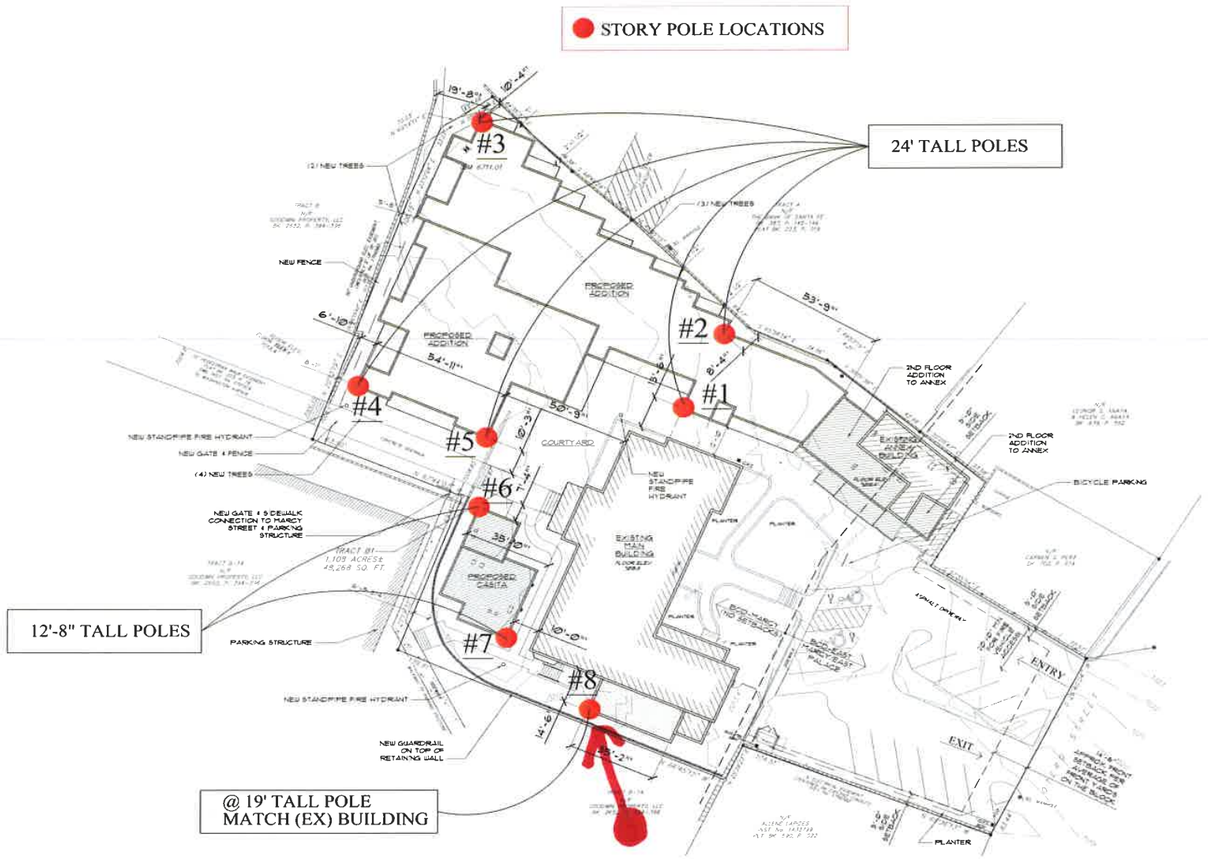
STORY POLES #6 AND #7 VIEWED FROM SOUTH



STORY POLE #6 VIEWED FROM WEST



STORY POLE #8 VIEWED FROM SOUTH



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003375--HDRB

Project Description:

Project Location(s): 623 W SAN FRANCISCO ST
Santa Fe, NM 87501

Contacts:

Property Owner: Vincent Varela
623 San Francisco

Historic District: HD: Westside-Guadalupe

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: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: pre-1970

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 13, 2021,

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case 2020-003375-HDRB

Address: 623 West San Francisco Street
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**

__x__ **Other:** exception criteria responses

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:

623 West San Francisco Street is a lot with one multifamily residential structure constructed in at an unknown historic date and with non-contributing historic status. The western portion of the lot, at the corner of West San Francisco Street and Jimenez Street, is unbuilt. The applicant proposes to construct a residential structure for an extended family on this portion of the lot.

The applicant proposes to build a two-story style house in a Spanish Pueblo Revival style. The proposed structure is 1,245 square feet. The house would have stucco color of El Rey "Buckskin" and the windows would be brown aluminum clad casements.

The house is designed to accommodate the needs of a multi-generational family with varied needs. The proposed design would bring the lot coverage to 38% where the maximum is 40%. To reach the desired volume of living space, and given the available lot coverage, the applicant is requesting an exception to Section 14-5.2 (D)(9)(c)(2)(D) to exceed the maximum allowable height of 12 feet 7 inches, constructing to a height of 22 Feet. Thus, the proposal seeks to exceed the maximum by 9 feet 5 inches. The applicant argues that this is the minimum required to structurally stack two levels and have the minimum height parapets to conceal the roof surface. He further argues that there exist several other two-story structures of comparable height in the streetscapes of West San Francisco Street and Jimenez Streets.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2 (D)(9)(c)(2)(D): The applicant requests an exception to exceed the maximum allowable height.

1)Does not damage the character of the streetscape.

Applicant Response:
The proposed building follows all of the required design criteria for a pueblo style building. The scale of the building is harmonious with other two story buildings, of which there are quite a few in the neighborhood including one just across the street from the property and several within one block of the property. In general, this area of San Francisco street has quite a bit of eclectic buildings. Two story, Pueblo Style, Territorial, several buildings in disrepair and shack-like structures.
This is an empty corner lot that would benefit from urban infill. The proposed house would beautify this lower section of W. San Francisco Street as many buildings on this stretch are in very poor condition or aesthetically challenged.

Staff Response:
Staff agrees with the applicant.

2.)Prevent a hardship to the applicant or an injury to the public welfare.

Applicant Response:

The owner's elderly mother will be moving in with him and requires assistance and ground level access to the house. The allowable building footprint is very limited due to lot coverage and narrow building site. So the rest of the owner's family will be residing upstairs.
The owner set aside this family property years ago with the intention of eventually having to cohabitate with his mother in a neighborhood with generations of his family. In fact, Jimenez Street is named after his family, of which generations still reside.

Staff Response:
Staff agrees with the applicant. Building on this lot allows the resident to remain in the district without having to purchase a new lot in another location, which would put an undue pressure on him.

3.)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 is only one other option and that was to build a basement. This would not be a pleasant arrangement for a living space and provides challenges for egress windows from basement bedrooms. Aesthetically, this would put the entry portal too high to be in harmony with the rest of the street and would require handicap ramps, which not only absorb a lot of square footage but also do not look great on the historic streetscape.

Staff Response:
Staff agrees with the applicant. The lot coverage is being used to its maximum and a basement apartment is an unattractive option.

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

Applicant Response:

Simply stated, the building envelope is long and narrow. It has been determined by the lot setbacks, utility easements, as well as being limited to the 40% lot coverage ordinance.

Staff Response:
Staff agrees with the applicant. Lot coverage requirements limit the possible volume that can be constructed without constructing a second story.

5.)Are due to special conditions and circumstances that are not a result of the actions of the applicant.

Applicant Response:

The lot is in a family generational neighborhood.
It was always the owner's intention to retire in his generational neighborhood and provide room for his family / relatives.
The owner now must now care for his elderly mother and provide a bedroom, bath and general access to the rest of the house at ground level for her.

Staff Response:
Staff agrees with the applicant. The desire of the applicant is to remain in the district which is home to his family and has been over generations.

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

Applicant Response:

The design complies 100% with all design ordinances both historic and regulatory construction.

Staff Response:

Staff agrees with the applicant. Other options would requiring removing a building that is in use or moving to a different place. This proposal will support the welfare of his family in their capacity to remain in the district while maintaining a general harmony of the built environment.

623 West San Francisco Street
Proposal Letter

The owner wishes to build a 2-story pueblo style house at the corner of Jimenez and West San Francisco Street. The proposed overall height is 22 feet. The first level parapets at the step-backs are 11'-11".

The house will conform to the design standards for a two-story building utilizing proper massing, floor step-backs and materials.

The proposed stucco color is "Buckskin". All windows will be divided light with the exception of some small square windows of which are too small to utilize divides. The windows will be brown aluminum clad casements.

Exterior light fixtures will be half round clay or metal sconces in the southwestern style.

All wood trim (headers, vigas, posts) will be stained and sealed light brown.

EXCEPTION CRITERIA -

The owner wishes to build a 2 story house in an area limited to 12'-7".
The requested height of 22'-0" is based on the minimum required in order to structurally stack two levels and have the minimum height parapets to conceal the roof surface.

1.) Does not damage the character of the streetscape.

- The proposed building follows all of the required design criteria for a pueblo style building.
- The scale of the building is harmonious with other two story buildings, of which there are quite a few in the neighborhood including one just across the street from the property and several within one block of the property. In general, this area of San Francisco street has quite a bit of eclectic buildings. Two story, Pueblo Style, Territorial, several buildings in disrepair and shack-like structures.
- This is an empty corner lot that would benefit from urban infill. The proposed house would beautify this lower section of W. San Francisco Street as many buildings on this stretch are in very poor condition or aesthetically challenged.

2.) Prevent a hardship to the applicant or an injury to the public welfare.

- The owner's elderly mother will be moving in with him and requires assistance and ground level access to the house. The allowable building footprint is very limited due to lot coverage and narrow building site. So the rest of the owner's family will be residing upstairs.
- The owner set aside this family property years ago with the intention of eventually having to cohabitate with his mother in a neighborhood with generations of his family. In fact, Jimenez Street is named after his family, of which generations still reside.

3.) 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.

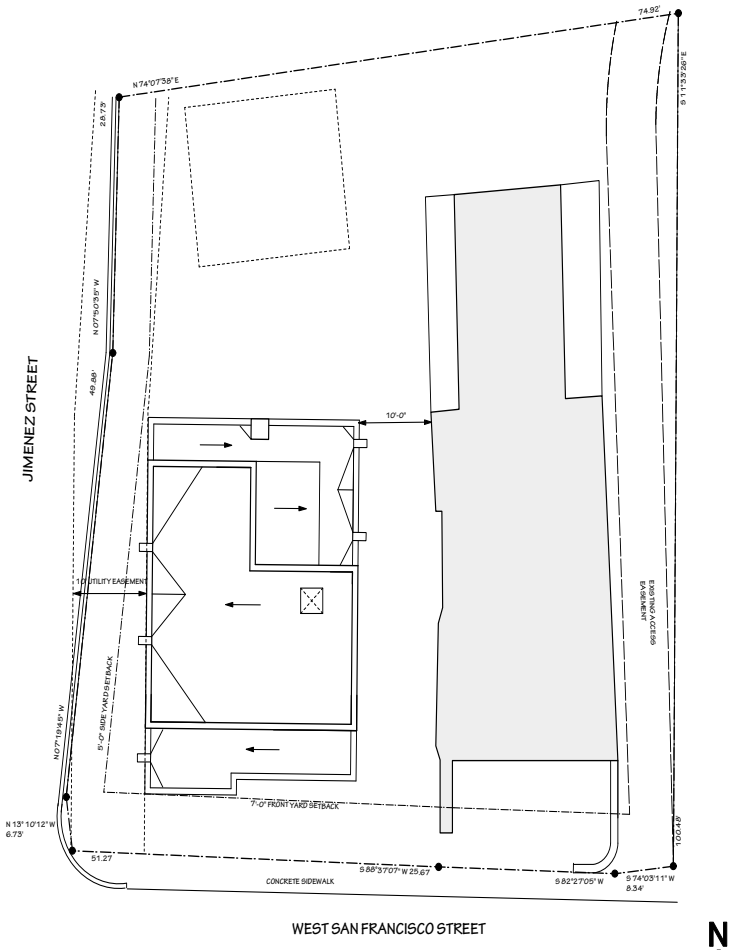
- There is only one other option and that was to build a basement. This would not be a pleasant arrangement for a living space and provides challenges for egress windows from basement bedrooms. Aesthetically, this would put the entry portal too high to be in harmony with the rest of the street and would require handicap ramps, which not only absorb a lot of square footage but also do not look great on the historic streetscape.

4.) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.
   - Simply stated, the building envelope is long and narrow. It has been determined by the lot setbacks, utility easements, as well as being limited to the 40% lot coverage ordinance.

5.) Are due to special conditions and circumstances that are not a result of the actions of the applicant.
   - The lot is in a family generational neighborhood.
   - It was always the owner's intention to retire in his generational neighborhood and provide room for his family / relatives.
   - The owner now must now care for his elderly mother and provide a bedroom, bath and general access to the rest of the house at ground level for her.

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

   - The design complies 100% with all design ordinances both historic and regulatory construction requirements.



SITE PLAN
1/8" = 1'-0"

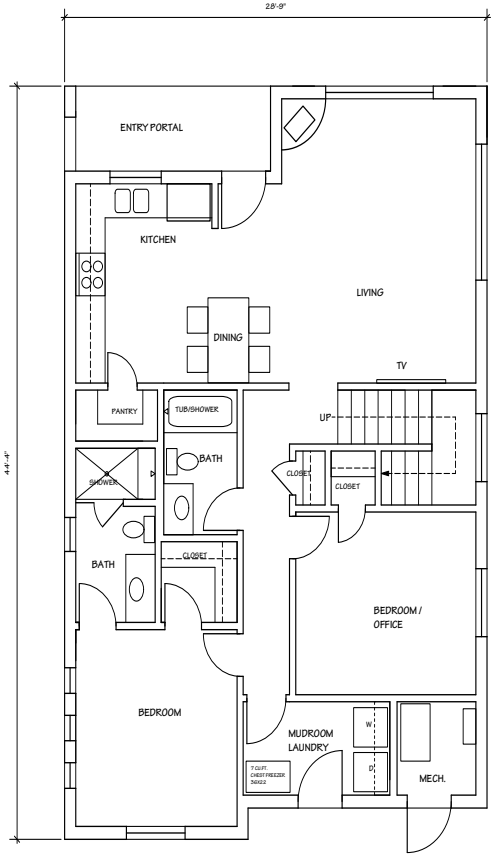
N

0 5 10 15 20

REVISION	DATE

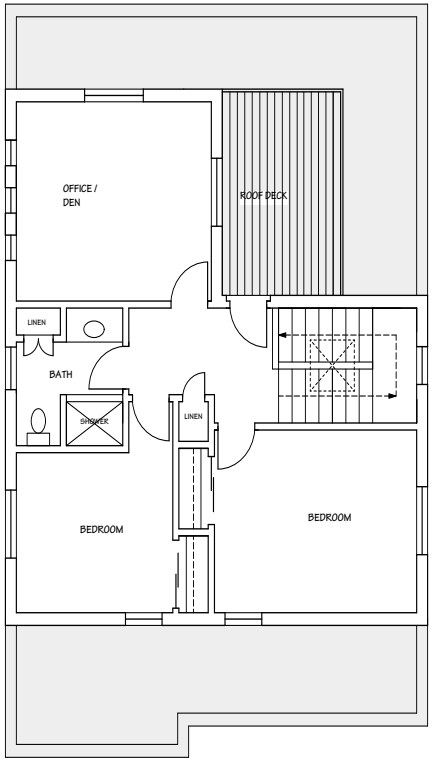
Varela Residence
West San francisco Street, Santa Fe, New Mexico

A1



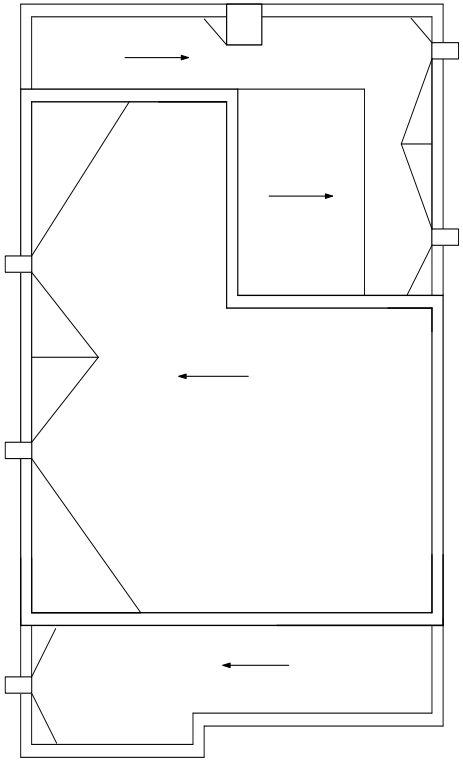
LOWER LEVEL

1137 S.F. (WITHOUT PORTAL/MECH.)



UPPER LEVEL

630 S.F (WITHOUT STAIRS)



ROOF

630 S.F (WITHOUT STAIRS)

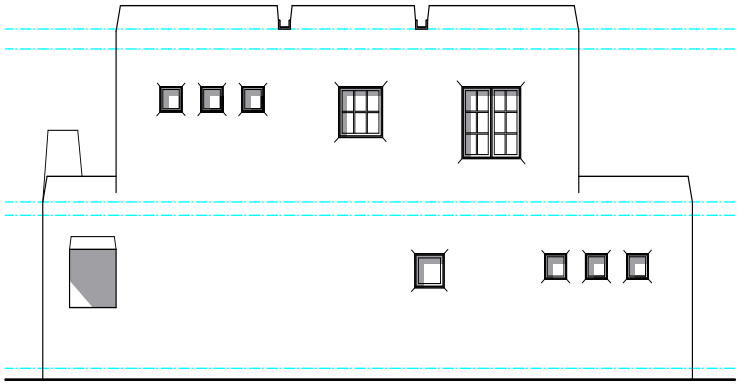
REVISION	DATE

Varela Residence

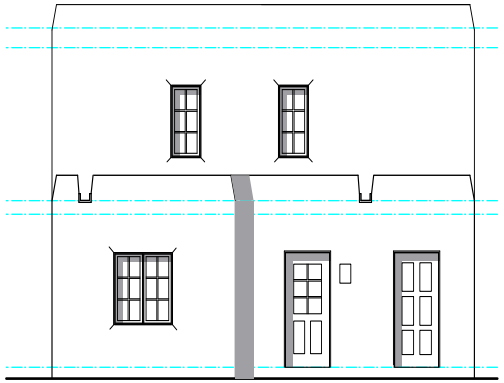
West San francisco Street, Santa Fe, New Mexico

A2

SOUTH



EAST



NORTH

WEST

0 5 10 15 20

REVISION	DATE

Varela Residence

West San francisco Street, Santa Fe, New Mexico

A3

THE PROPERTY - CORNER OF JIMINEZ AND W. SAN FRANCISCO

THE PROPERTY - CORNER OF JIMINEZ AND W. SAN FRANCISCO
NEIGHBORING TWO STORY VISIBLE ACROSS STREET

PROPERTY LINE

THE PROPERTY AND BUILDING ON SAME PROPERTY THAT
WILL BE ADJACENT TO PROPOSED NEW BUILDING

NEIGHBORING 2 STORY ACROSS STREET ON JIMENEZ STREET

NEIGHBORING 2 STORY ACROSS STREET ON JIMENEZ STREET

NEIGHBORING 2 STORY ACROSS STREET ON JIMENEZ STREET

BUILD SITE

NEIGHBORING 2 STORY ACROSS STREET ON JIMENEZ STREET

2 STORY HOUSE ONE BLOCK AWAY

2 STORY HOUSE ONE BLOCK AWAY

ADJACENT PROPERTY ON W. SAN FRANCISCO
2 STORY BUILDING IN BACKGROUND

CLERESTORY PITCHED ROOF EXCEEDING HEIGHT
RESTRICTIONS A FEW DOORS DOWN ON W. SAN FRANCISCO

2 STORY HOUSE ONE BLOCK AWAY

2 STORY HOUSE ONE BLOCK AWAY

2 STORY HOUSE ONE BLOCK AWAY

EXCEEDING HEIGHT RESTRICTION ONE BLOCK AWAY

TWO STORY OFF DRIVEWAY ON W. SAN FRANCISCO ST

CLERESTORY PITCHED ROOF EXCEEDING HEIGHT RESTRICTIONS ONE BLOCK AWAY

TWO STORY EXCEEDING HEIGHT RESTRICTIONS ONE BLOCK AWAY

EXISTING 2 STORY

PROPERTY

VIEW DOWN JIMENEZ TOWARDS W. SAN FRANCISCO AND THE PROPERTY