City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MAY 11, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:
In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Historic Districts Review Board meeting will be conducted virtually using Zoom.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09
Password: 263172
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: 867 6622 0699.

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:

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. 2021 Santa Fe Heritage Preservation Awards

G. OLD BUSINESS

H. NEW BUSINESS

1. 2021-003534-HDRB. 810 Waldo Street. Don Gaspar Area Historic District. Steve Rivera, agent for Dan Jackson, owner, requests a primary facade designation on a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

2. Case 2021-003535-HDRB. 910 Old Santa Fe Trail. Downtown and Eastside Historic District. Mark Brotton, agent for Elza and Michael Gross, request an addition, yard wall alterations, and hardscaping on a non-contributing property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

3. *Case 2021-003461-HDRB. 459 Camino Manzano. Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Carolyn Kenny and Craig Smith, owners, proposes to demolish an existing non-historic carport and construct a 565 square foot garage to a height of 13 feet, a gate and a kiva fireplace on a non-contributing property. (Daniel Schwab)*

4. Case 2021-003462-HDRB. 810 Waldo Street. Don Gaspar Area Historic District. Steve Rivera, agent for Dan Jackson, owner, proposes to replace windows on a contributing residential structure. An exception is requested to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. (Daniel Schwab)

5. Case 2021-003533-HDRB. 530 East Alameda. Downtown and Eastside Historic District. Sandra Donner, agent for Gayle Mills and Phil Haworth, owners proposes to construct an adobe wall on top of a contributing brick wall. An exception for making changes to a contributing wall per Section 14-5.2(D)(1)(a) is requested. (Daniel Schwab)

6. Case 2021-003539-HDRB. 302 Sena Street. Don Gaspar Area Historic District. Scott Cherry, agent for Julie Gallegos, proposes to construct a structure to a height of 17'-10" 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. (Nicole Ramirez Thomas/ Angela Schackel Bordegaray)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 25, 2021

L. ADJOURN

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

Renovation

The 535 East Alameda Street project is an evolution of site development over time, rendering it a sublime example of historic stewardship that upholds preservation ideals while successfully integrating the dynamic forces of urban and architectural progress that so often impact our neighborhoods.
Working within the City's historic ordinance to create contextual developments, this project is built upon a linage of ideas accumulated over time.

1940s: The Ashley Pond House by architect John Gaw Meem. The main entry is located off Palace Avenue.
1970s: An Addition to the Ashley Pond House, creating two induvial units, by architect John McHugh. The main entry is located off Palace Avenue.
2001-2009: Four new homes (for a total of six houses) by Double K-M, LLC, a Texas based developer. The main entry is located off Palace Avenue.
2009-2020: One new unit (for a total of seven houses) and addition of six new garages and additional residential living area in all homes except for one. The main entry is shifted to East Alameda Street.

The completed work during 2009-2020 fundamentally changed the development while building upon and combining these previous, but disparate contextual accomplishments, into a unified whole. By relocating the main vehicular entry from Palace Avenue to East Alameda Street, the Ashley Pond House has both a central and commanding position within the compound. Where the driveway was located, private rear yards are created for three of the homes.

The Ashley Pond House needed new stucco due to recent ravages that destroyed the window and trim detailing: a previous re-stucco created a co-planar condition between stucco and window and door trim. The renovation of this classic included removal of said stucco to the substrate to achieve the proper detailing. The renovation revivifies the intended relationship between stucco and trim and today, we celebrate the presences of shadows cast by the differences in material planes.

A one-bedroom suite and kitchen renovation were made to the Ashley Pond House. Its two units now have enclosed garage spaces that seamlessly echo the original material and formal palette. The kitchen renovation maintained the cabinetry style and detailing, as do the efforts to copy the flooring and plaster walls and tile patterns. A remarkable mimicry of new to old results in a unified space the home's original architects would be proud to claim as their own.

Between the two homes located along East Alameda Street, a new vehicular entry is created that includes a long portal, which is modeled after the Palace of the Governors portal and signifies *entry.* The long portal is a result of renovating both the adjacent homes to create this primary vehicular entrance. The adjacent site walls are composed of different types of finish treatment, including undulating height and different wall materials and colors. The effect is aimed to appear more contextual and completed over time.

Integrating the construction period from 2001- 2009 resulted in a substantial reimaging of each home's entry and function. These homes seemed not concerned with outdoor space and privacy, which was quickly corrected. The renovation results are homes that share in modern convenience yet present with interiors recalling another era. True to form, most additions are true to the use of adobe bricks and pen tile (the Meem House) and suggest a continuity of form, texture, pattern, and enclosure.
The renovation work includes a comprehensive effort to conserve energy and reduce dependency on natural resources. Each building includes measures that maximize energy efficiency while retaining the aesthetic and historic requirements that ensure fit and longevity.

As a footnote, from our research of historic residential interiors, adobe homes appear to be elemental, with simple wood or tile floors, plaster walls and beamed ceilings. In concert with these finishes is an absence of lighting fixtures, as single fixtures are commonly used even within large rooms. These elemental finishes, today, suggest a "*pairing down*" of detail and thusly distraction and finding a likely compatriot in a more modern sensibility. With today's advances in technology, interior lighting, for example, can meet the "single fixture" historic aesthetic yet include concealed lighting that visually supports the room's function. Lighting technology such as LED linear strip lights, with their almost non-existent profiles, provide ample opportunity to meet the demands of a well-lit room without multiple visible fixtures, thusly mimicking a traditional room aesthetic.

New Construction

The 535 East Alameda Street project is an evolution of site development over time, rendering it a sublime example of historic stewardship that upholds preservation ideals while successfully integrating the dynamic forces of urban and architectural progress that so often impact our neighborhoods.
Working within the City's ordinance to assure contextual developments, this project built upon a linage of ideas over time.

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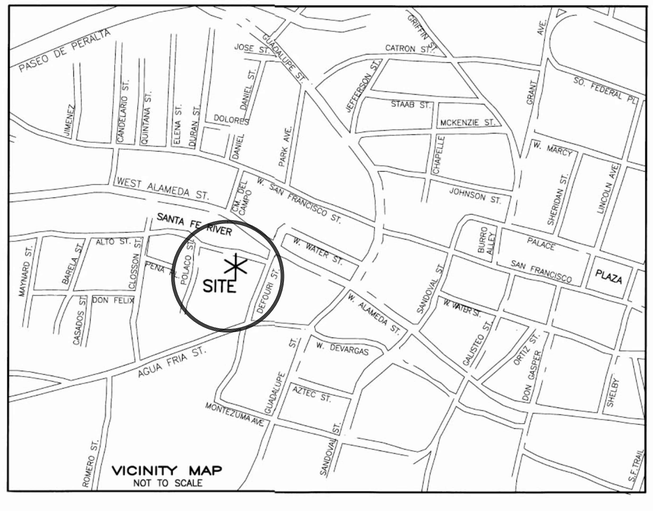
The completed work during 2009-2020 fundamentally changed the development and knitted together the previous but disparate contextual accomplishments into a unified whole. By relocating the main vehicular entry from Palace Avenue to East Alameda Street, the Ashley Pond House has both a central and commanding position within the compound. Where the driveway was once located, private rear yards are created for three of the homes.
The new vehicular entry includes a long portal, which is modeled after the Palace of the Governors portal and signifies *entry* while providing a historic backdrop to the newly created zocalo.

The new site wall along Alameda Street weaves together two houses that flank the new vehicular entry. The site wall is composed of different types of finish treatment, such as an undulating height and different wall materials and colors. The effect is aimed to appear more contextual and completed over time.
Along the east and west property lines, yard walls separate the compound from neighbors and provide visual and acoustic privacy. Woven into these yard walls are plinths and terraces in hand laid rock. The wall buttresses on the west property line are designed to be irregular and suggest individuality in lieu of spacing at regular intervals.

Along Palace Avenue, a one-storey addition supports the contextual neighborhood, but it belies a clever secret: the building is a two-storey building and quietly transitions the development from Palace Avenue to the main zocalo, 12-feet below. Working with a neighborhood group, yard walls and trellis are employed to further reduce the scale of the Palace addition. Along both Palace Avenue and East Alameda Street, new sidewalks with colored concrete are placed. Due to a sparsity of fire hydrants, a new hydrant on East Alameda was added to fill a gap in neighborhood fire protection. Careful coordination with neighbors assured the new site elements served the interests on both sides of the property line.

The development grounds convey the same quiet integration of context as the development perimeter by maintaining sculpted yard walls and native landscaping to define privacy and public spaces. The site lighting relies on lighting placed on and controlled from the individual homes. The common area lighting was kept minimal, low, and out of sight. The interior zocalos use brick as the primary surface treatment with very modest amounts of placed colored concrete. The installation of a storm water capture system servers the development by managing storm surges to prevent flooding. Although not a visual element to be enjoyed, the storm water capture system plays a significant role in development's durability and longevity and protects against the degradation of both site and building for years to come.

VICINITY MAP



AREA & LOT COVER CALCULATIONS

HEATED (GSF)	EXISTING	PROPOSED	TOTAL
RESIDENCE	2,236	321	2,557

GARAGE (GSF)	EXISTING	PROPOSED	TOTAL
N/A	N/A	N/A	N/A

PATIO/PORCH (GSF)	EXISTING	PROPOSED	TOTAL
PORTAL	774	-159	615

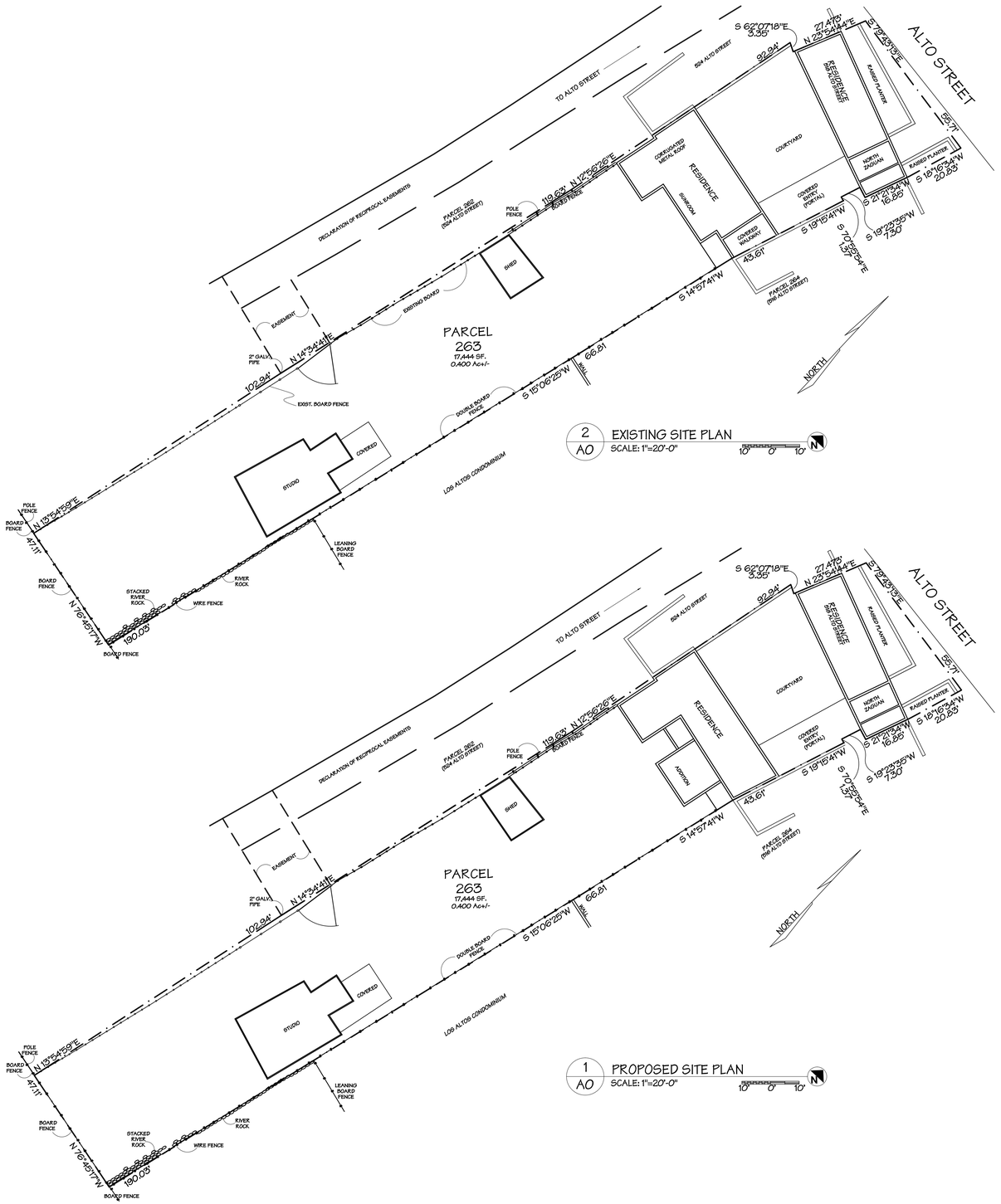
TOTAL ROOFED (GSF)	EXISTING	PROPOSED	TOTAL
RESIDENCE	3,110	62	3,172

LOT COVERAGE (IN ACRES)

LOT SIZE: 0.400 AC+/- (17,444sf)
EXISTING PERCENT OF LOT COVERAGE -
(4360sq ft / x 100 = 25.0%

NEW PERCENT OF LOT COVERAGE-
(4468 sq ft/ x 100 = 25.6%

NET CHANGE IN ROOF & IMPERVIOUS AREAS = 162 SQ. FT.
STORMWATER RETAINING REQUIREMENTS:
N/A



LIGHTFOOT inc.
High Performance Natural Building and Design

WATSON RESIDENCE - ADDITION & REMODEL

518 ALTO ST. SANTA FE, NM 87501

Dec. 10th, 2018

SITE PLAN

A 0

1 A1 EXISTING FLOOR PLAN & CEILING PLAN
SCALE: ¼"=1'-0"

N

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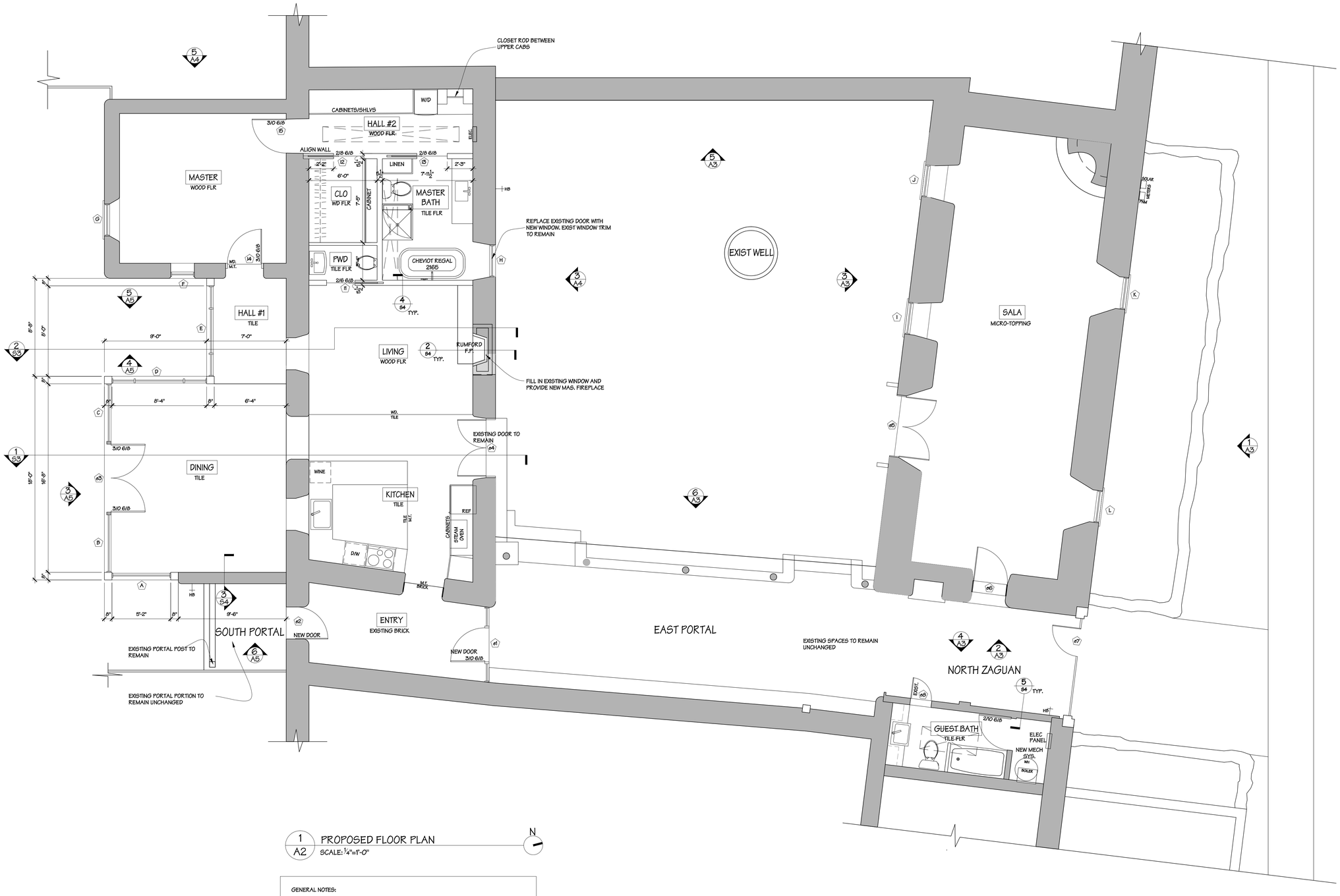
WATSON RESIDENCE
518 ALTO ST. SANTA FE, NM 87501
- ADDITION & REMODEL

Dec. 10th, 2018

EXISTING FLOOR PLAN

A1



1 A2 PROPOSED FLOOR PLAN

SCALE: ¼"=1'-0"

N

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE 2X FRAME WALL U.O.N.
2. PROVIDE MIN. 30" CLEARANCE AT TOILETS
3. ALL GLASS IN DOORS, SIDELITES, AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
4. NEW WINDOWS SHALL HAVE A U-VALUE OF 0.35 OR BETTER.
5. NEW DOORS SHALL HAVE A U-VALUE OF 0.70 OR BETTER.
6. FINAL FLOOR, WALL, AND CEILING FINISHES AND COLORS TO BE DETERMINED BY OWNER

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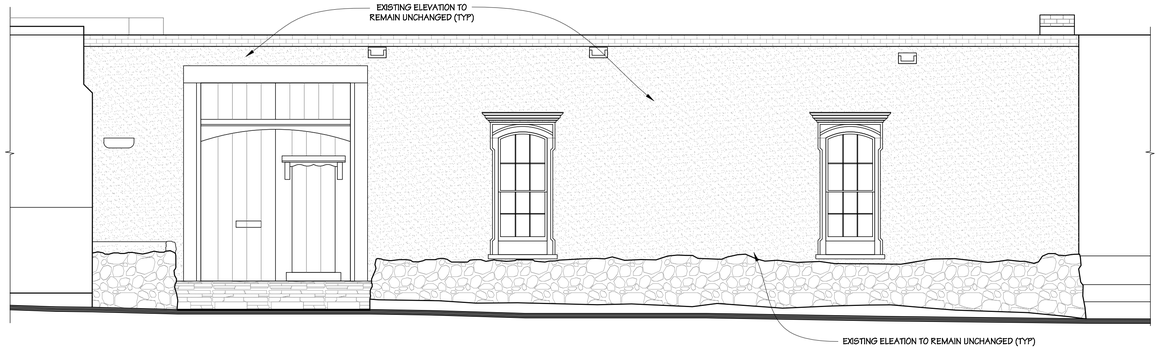
WATSON RESIDENCE - ADDITION & REMODEL

518 ALTO ST. SANTA FE, NM 87501

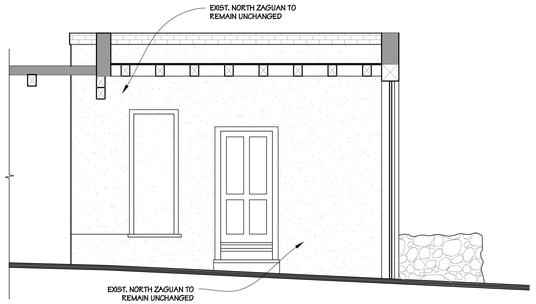
Dec. 10th, 2018

PROPOSED FLOOR PLAN

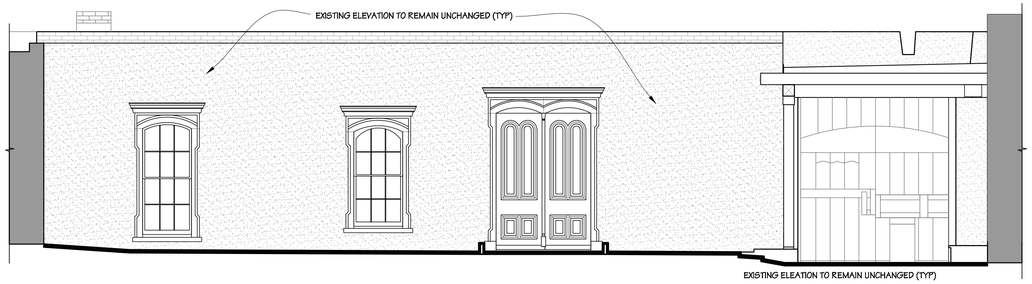
A 2



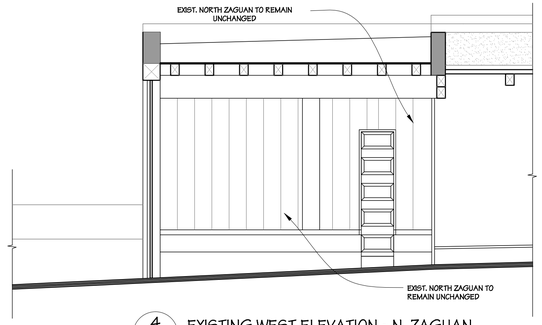
1 / A3 EXISTING NORTH ELEVATION - NORTH BLDG.
SCALE: 1/4"=1'-0"



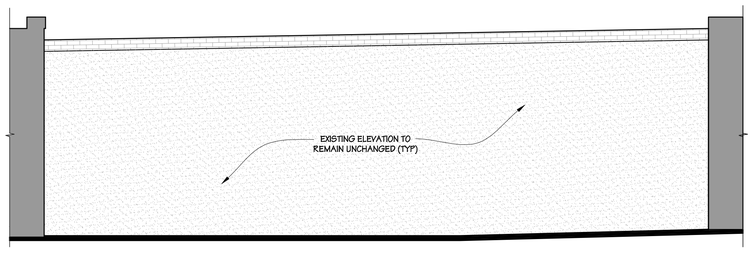
2 / A3 EXISTING EAST ELEVATION - N. ZAGUAN
SCALE: 1/4"=1'-0"



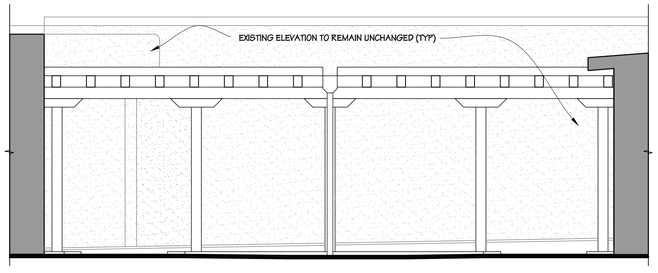
3 / A3 EXISTING SOUTH ELEVATION - NORTH BLDG.
SCALE: 1/4"=1'-0"



4 / A3 EXISTING WEST ELEVATION - N. ZAGUAN
SCALE: 1/4"=1'-0"



5 / A3 EXISTING EAST ELEVATION - COURTYARD
SCALE: 1/4"=1'-0"



6 / A3 EXISTING WEST ELEVATION - COURTYARD
SCALE: 1/4"=1'-0"

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- ADDITION & REMODEL -

WATSON RESIDENCE
518 ALTO ST. SANTA FE, NM 87501

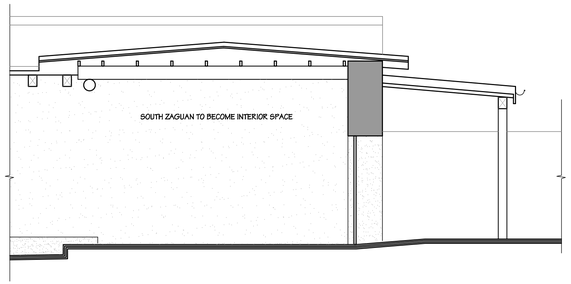
Dec. 10th, 2018

BUILDING ELEVATIONS

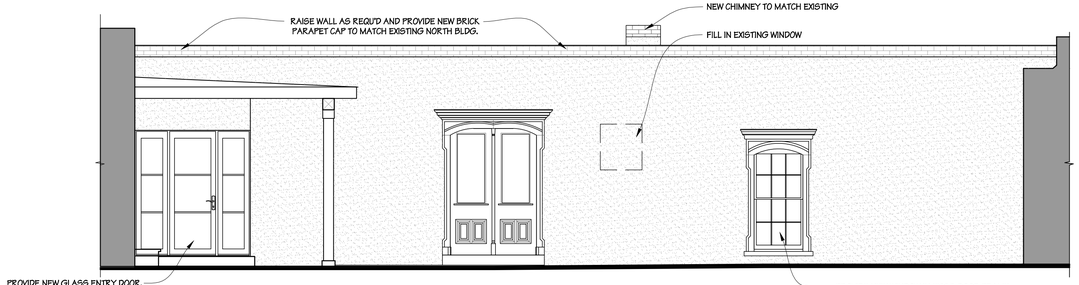
A 3



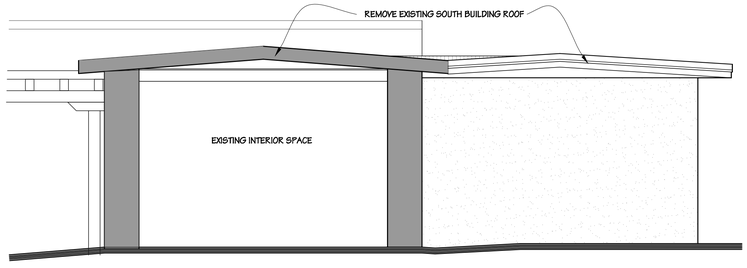
1 / A4 EXISTING NORTH ELEVATION - SOUTH BLDG
SCALE: ¼"=1'-0"



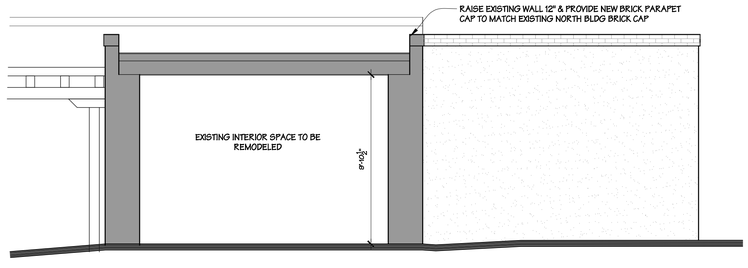
2 / A4 EXISTING WEST ELEVATION - S. ZAGUAN
SCALE: ¼"=1'-0"



3 / A4 PROPOSED NORTH ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"



4 / A4 EXISTING WEST ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"



5 / A4 PROPOSED WEST ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"

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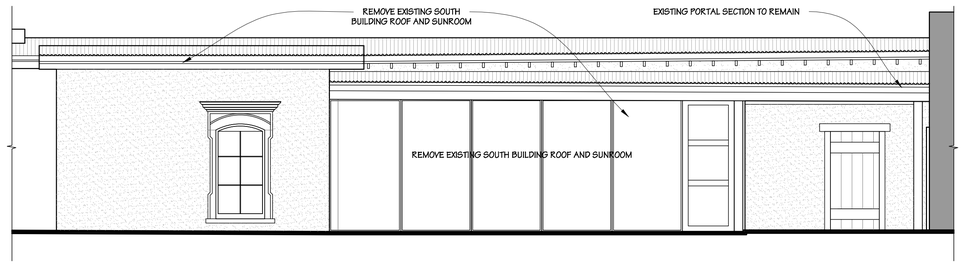
WATSON RESIDENCE - ADDITION & REMODEL
518 ALTO ST. SANTA FE, NM 87501

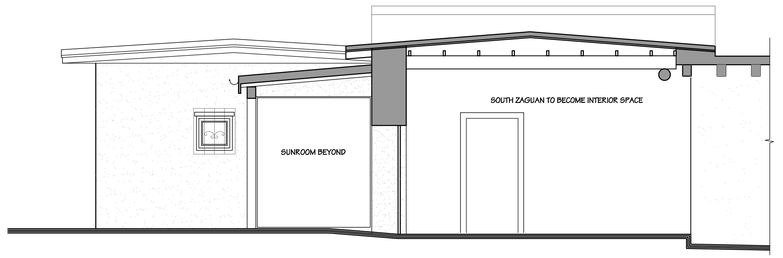
Dec. 10th, 2018

BUILDING ELEVATIONS

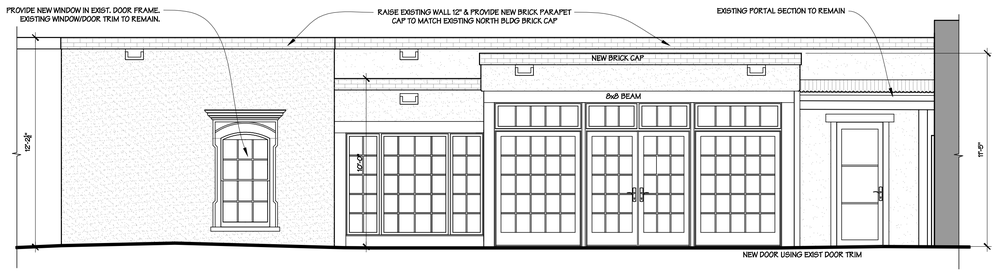
A 4



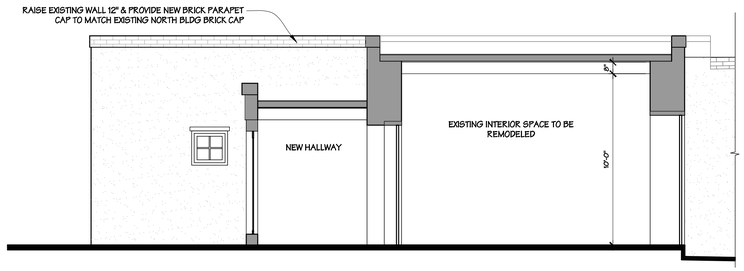
1 / A5 EXISTING SOUTH ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"



2 / A5 EXISTING EAST ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"



3 / A5 PROPOSED SOUTH ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"



4 / A5 PROPOSED EAST ELEVATION - SOUTH BLDG.
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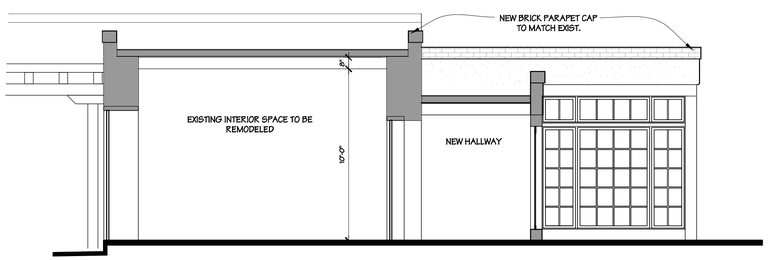

5 / A5 PROPOSED WEST ELEVATION - SOUTH BLDG.
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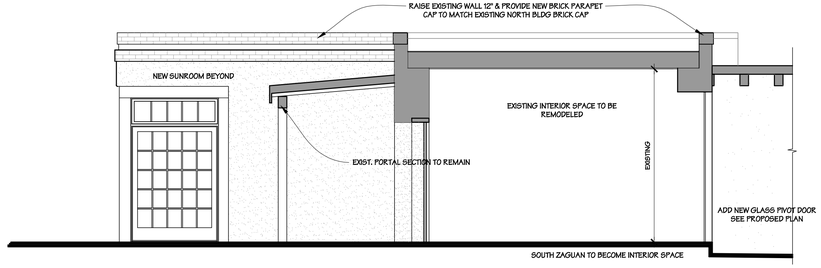

6 / A5 PROPOSED EAST ELEVATION - SOUTH BLDG.
SCALE: ¼"=1'-0"

LIGHTFOOT Inc.
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ADDITION & REMODEL

1

WATSON RESIDENCE

518 ALTO ST. SANTA FE, NM 87501

Dec. 10th, 2018

BUILDING ELEVATIONS

A5

2021 Santa Fe Heritage Preservation Awards

Introduction

Presented here are the nominees for the 2021 Santa Fe Heritage Preservation Awards.
Each year, the City of Santa Fe Historic Preservation Division, the Old Santa Fe Association, and Historic Santa Fe Foundation collaborate on this event to celebrate local people and excellent examples of preservation within the historic districts. This celebration is part of the greater celebration of Preservation Month which happens as a national celebration of preservation each May.

For more information on Preservation Month please visit:
https://savingplaces.org/stories/history-of-preservation-month#.YIwy7S2z31I

Architectural Preservation Award

Outstanding examples of restoration or rehabilitation of a designated historic property.

Nominee:
460 Camino de las Animas

460 Camino de las Animas- B.J.O. Nordfelt House

Scott Cherry, Lightfoot Inc.
Downtown and Eastside Historic District
Significant

I believe that the Architectural Preservation Award for the restoration and rehabilitation B. J. O. Nordfelt house at 460 Camino De Las Animas is warranted because we did an outstanding job of restoring and rehabilitating this important property. This was a hundred-year restoration of a hundred-year home. In 1921, artist BJO Nordfelt built this now 100-year-old historic East Side Santa Fe home. Nordfelt adorned the home with hand carved lintels and wood trim, creating a home that is truly a piece of art. The property along with his signature woodwork endured for 100 years and has been stewarded through history by various owners who added their touches while preserving Nordfelt's imprint. We carefully remodel the house while preserving its artistic legacy. Nordfelt's hand carved beams and entry door were refurbished and conditioned for future preservation. The original windows were rebuilt and restored to endure another 100 years and the original glass preserved or replaced with custom hand made glass to match the existing panes. The building was reroofed and restuccoed and the entry portal restored with lime plaster and the property's stone walls were refurbished to preserve their integrity. This was a painstaking process that took over three years to plan and execute and we hope you will consider it for the Architectural Preservation Award.









Compatible Remodel Award

Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

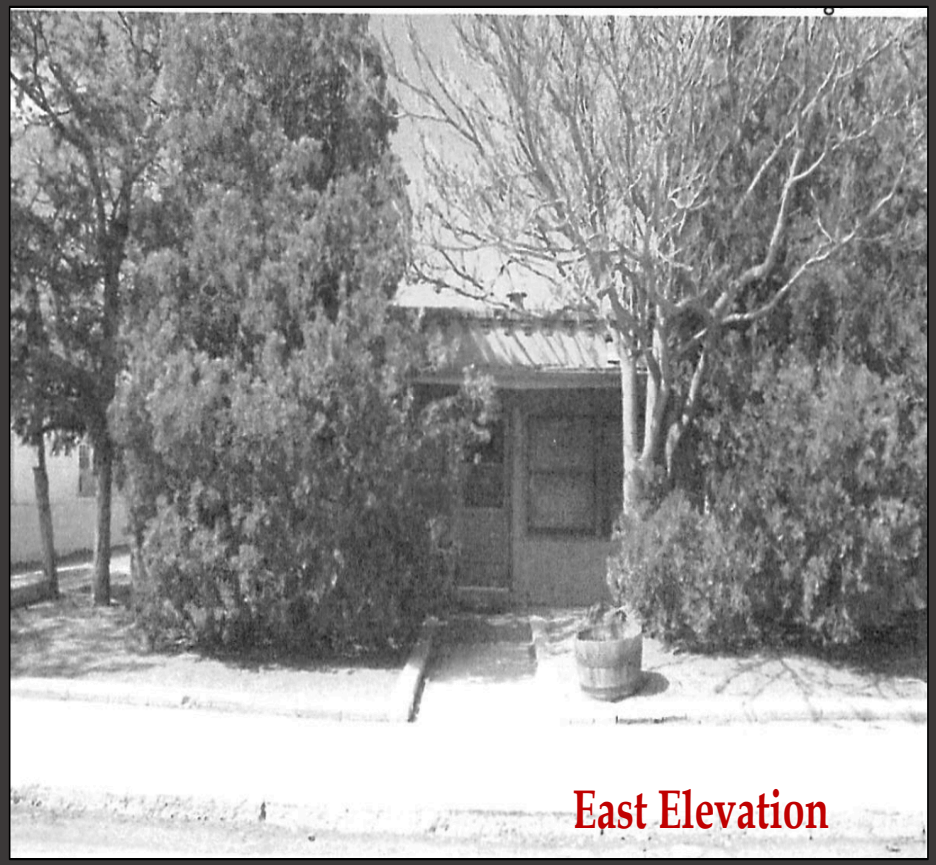
Nominees:

- 107 Cienega Street
- 535 E. Alameda
- 340 Delgado Street
- 1150 Camino San Acacio
- 210 Barela Street
- 553 Agua Fria Street
- 908 Galisteo Street

107 Cienega Street

Albert and Kathy Shultz and Robert Watson
Downtown and Eastside Historic District
Contributing

This house is nominated for its sensitive remodel to a contributing property in the Downtown and Eastside Historic District.



East Elevation



Southeast Corner





East Elevation

535 East Alameda

Zydeco 66, LLC
Downtown and Eastside Historic District
Contributing and Non-Contributing

The 535 East Alameda Street project is an evolution of site development over time, rendering it a sublime example of historic stewardship that upholds preservation ideals while successfully integrating the dynamic forces of urban and architectural progress that so often impact our neighborhoods.

Working within the City's historic ordinance to create contextual developments, this project is built upon a linage of ideas accumulated over time.

*The complete nomination narrative is attached in PrimeGov.



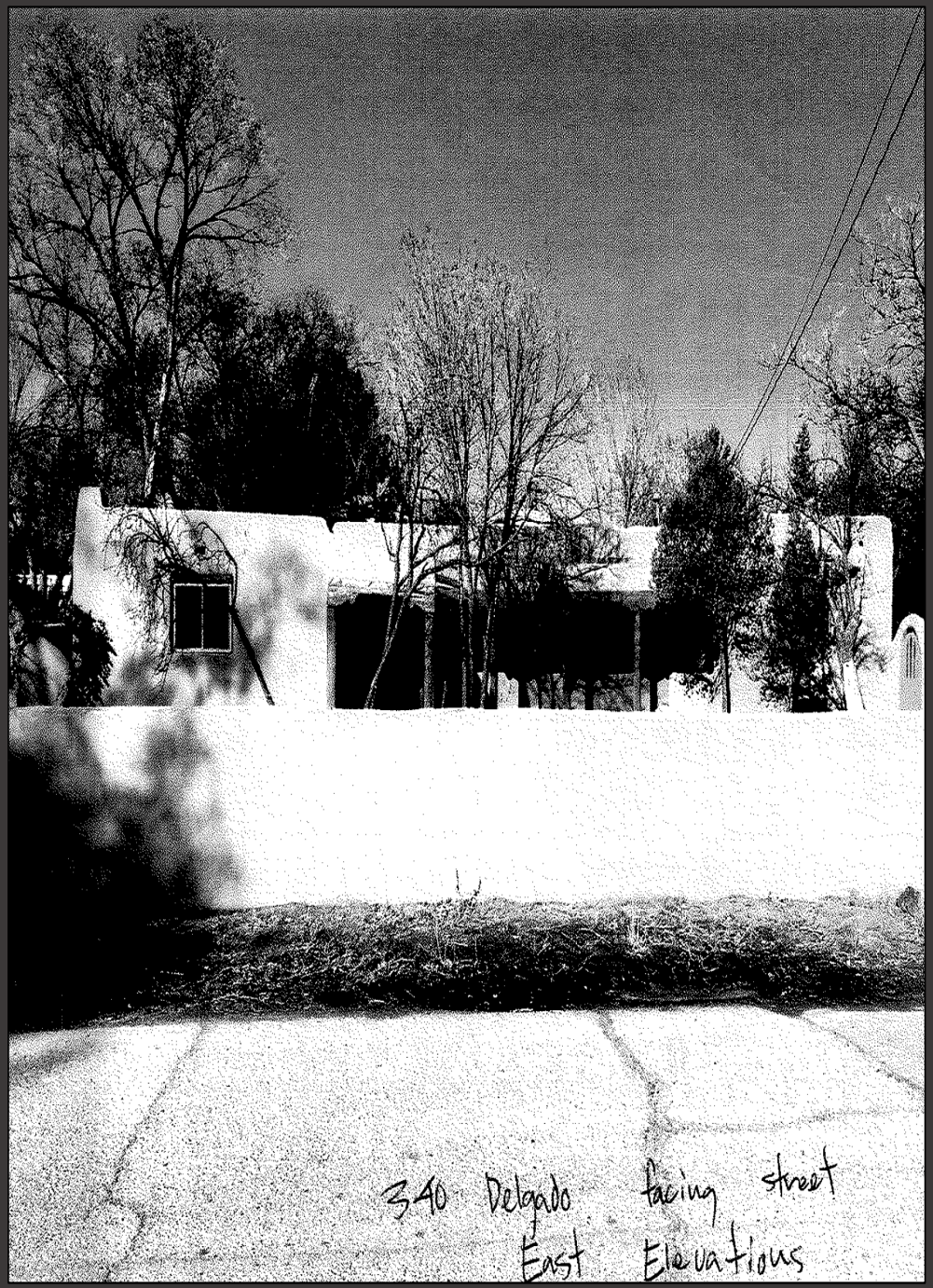


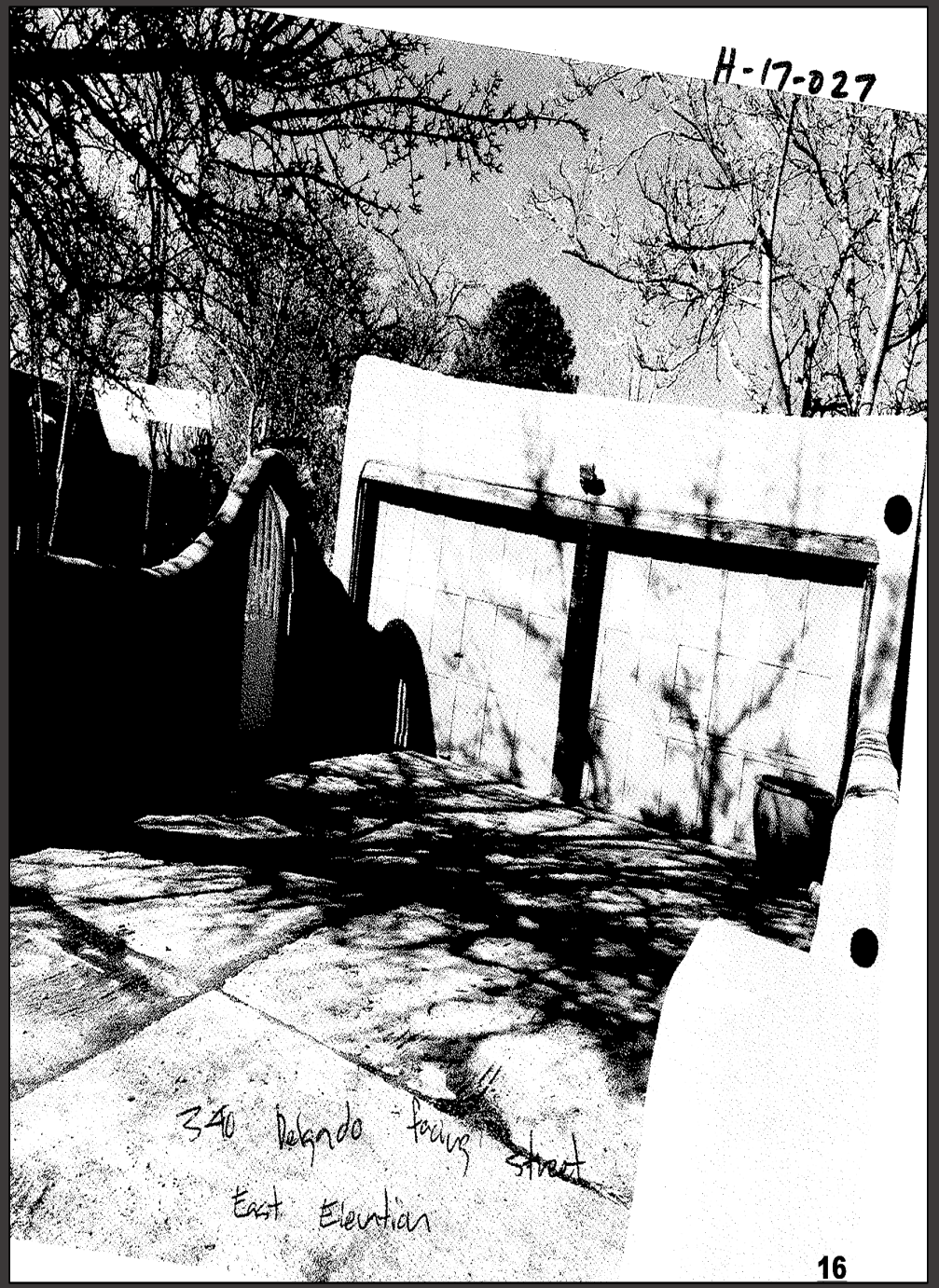
View of Southeast Corner

340 Delgado Street

Doug McDowell
Downtown and Eastside Historic District
Contributing

The home at 340 Delgado Street had been neglected for many years and was remodeled while keeping many of the original windows and doors, restoring the yard wall, and refurbishing the detached garage.


340 Delgado facing street
East Elevations


H-17-027
340 Delgado facing street
East Elevation


East Elevation


East Elevation


340
East Elevation


East Elevation

1150 Camino San Acacio

Dave and Sonia Salazar
Downtown and Eastside Historic District
Non-contributing

This property is nominated for maintaining its historic bungalow style during the remodel of the property.



Northeast Corner

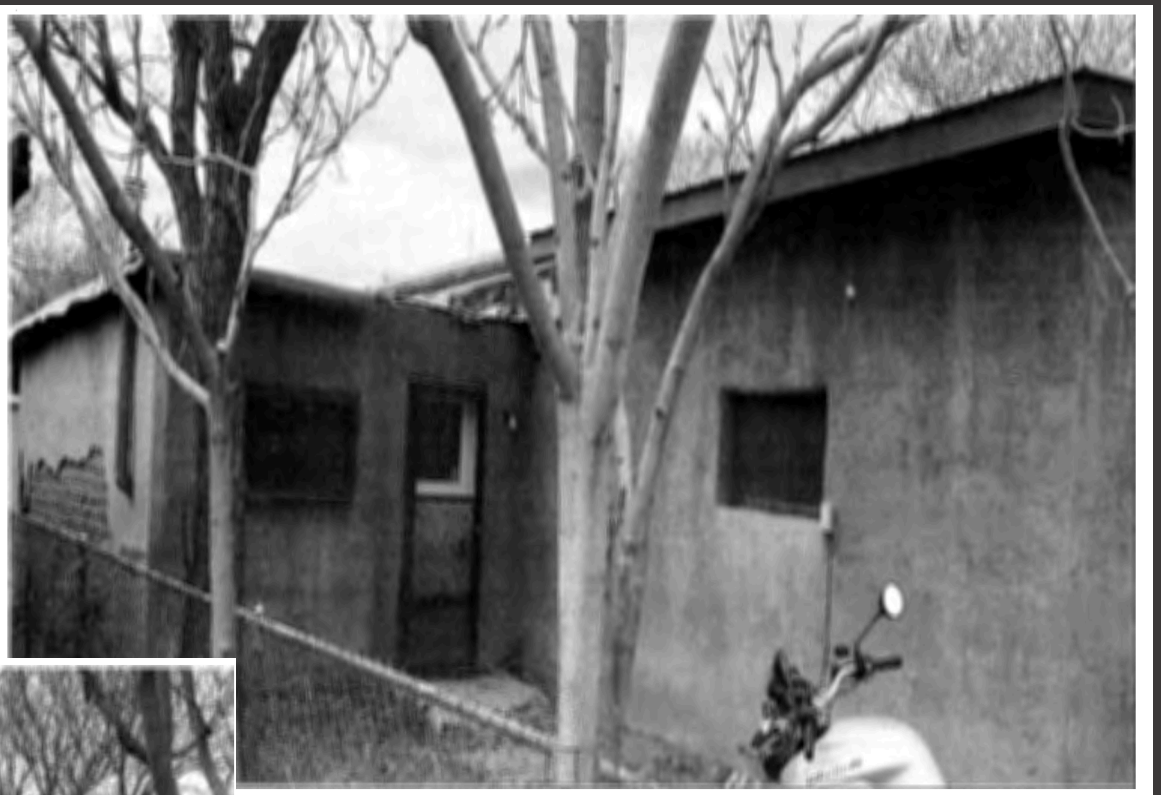


Northeast Corner

210 Barela Street

Micheal Wood, Chris Purvis, and Campbell and Steele
Westside-Guadalupe Historic District
Contibuting

This property is nominated for a job well done on a major rehabilitation of a historic property.



SOUTH (LEFT) ELEVATION



EAST (FRONT) ELEVATION






210





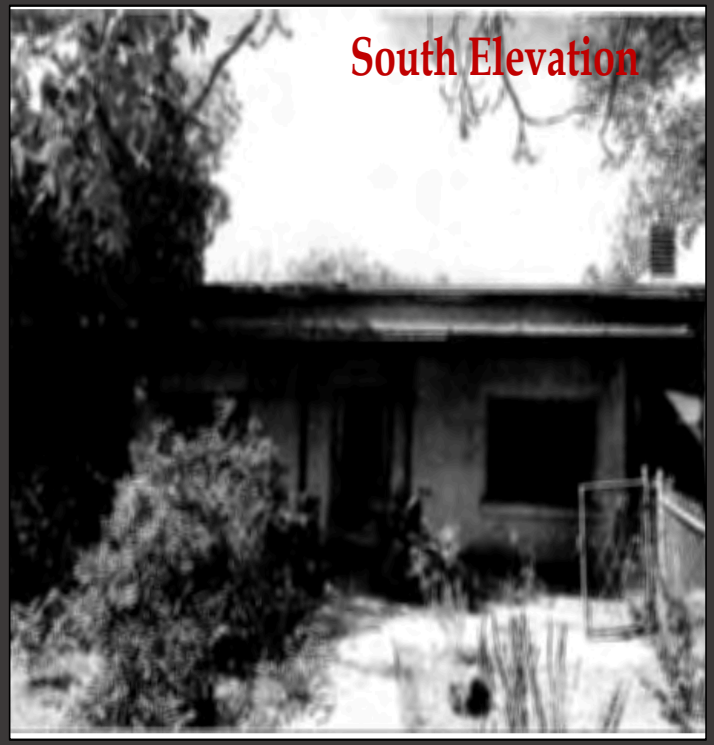


553 Agua Fria Street

Randi Lowenthal
Westside-Guadalupe Historic District
Contributing

The project was undertaken to preserve historic form and footprint and to retain historic fabric to the greatest extent possible. Of note are the metal sash windows retained in a unique manner and demonstrating how this can be done elsewhere.



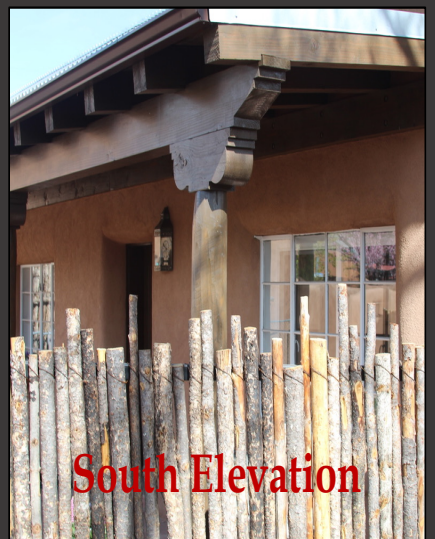




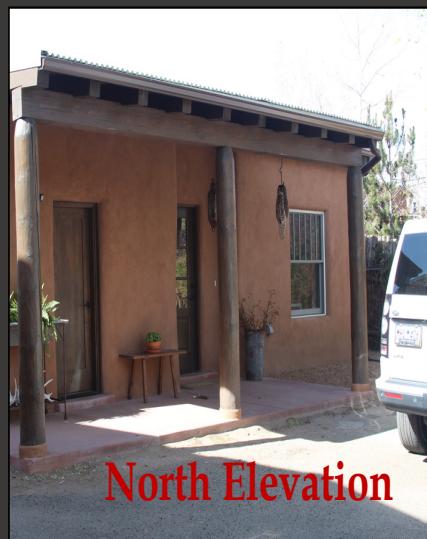
553 Agua Fria East Side View from south drive


East Elevation


South Elevation


South Elevation


South Elevation


North Elevation

908 Galisteo Street

Ray Landy and Chris Schluter
Don Gaspar Area Historic District
Contributing

This property is nominated for its sensitive remodel and addition.



EET

KET ELEVATION)

908 GALISTEO STREET
EAST AND NORTH FACADES
(EAST FACADE ON GALISTEO ST. IS PRIMARY FACADE)










Compatible New Construction Award

Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Nominees:

- 535 E. Alameda
- 335 Gormley Lane
- 918 Acequia Madre Unit G
- 535 Apodaca Hill
- 814 Atalaya

535 East Alameda

Zydeco 66, LLC

Downtown and Eastside Historic District

The 535 East Alameda Street project is an evolution of site development over time, rendering it a sublime example of historic stewardship that upholds preservation ideals while successfully integrating the dynamic forces of urban and architectural progress that so often impact our neighborhoods.

Working within the City's ordinance to assure contextual developments, this project built upon a linage of ideas over time.

*The complete nomination narrative is provided in PrimeGov.







335 Gormley Lane

Scott and Maika Wong
Downtown and Eastside Historic District

This property, built in the Spanish-Pueblo Revival style, is located on narrow Gormley Lane. The lot where this property was built was a long slender lot and the designer and owner were able to create and construct a design that fit nicely onto the lot and along the lane.







918 Acequia Madre Unit G

Richard Martinez

Downtown and Eastside Historic District

The newly constructed home at 918 Acequia Madre Unit G is a nicely done property that fits into the development off Acequia Madre.






535 Apodaca Hill

David Sodini

Downtown and Eastside Historic District

This property is nominated for its compatible architectural style and design within the Downtown and Eastside Historic District.




NCOLN
AXR694



814 Atalaya

Dale Lamson, Rondle West, Architectural Alliance
Downtown and Eastside Historic District

This property is nominated for its compatible design to the Downtown and Eastside Historic District.


814









Cultural Preservation Award

Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Nominee:

- 518 Alto Street

518 Alto Street

Westside-Guadalupe Historic District
Contributing

I believe the Cultural Preservation Award is warranted because we did an outstanding job of preserving and maintaining the cultural integrity of the Donaciano Vigil House through careful, detailed craftsmanship and with the use of natural materials. The Donaciano Vigil House has a long and varied history that has been affected by a host of interesting people and unique events. The original structure facing Alto Street dates to the late 1700s, and at one time was owned by Senior Vigil, the second governor of New Mexico. It was gifted to him by his parents. Over the years it was owned by a variety of important people such as architect William Lumpkins who experimented with adobe construction and appropriated windows and doors from the Loretto Girls School. These windows and doors are currently installed in the structure. Is was also owned by Charlotte White and artist Boris Gilbertson who occupied the house for over 30 years and added numerous artistic details drawn from their love of Mexican and Spanish architecture. The culmination of this history to date was rehabilitating the structure and adding on with natural building materials while carefully preserving and restoring the Loretto windows and doors and continuing the traditional and cultural practices using adobe plasters and natural finish materials.

*Construction drawings of the property are provided on PrimeGov.












THE
HISTORIC SANTA FE
FOUNDATION
THE
DONACIANO VIGIL
HOUSE

Sara Melton Award

The Sara Melton Award is given for outstanding examples of sensitive maintenance and rehabilitation of a historic structure.

Nominee:
314 S. Guadalupe

314 S. Guadalupe

Lorax Alliance/ Ted Harrison
Historic Transition District
Contributing

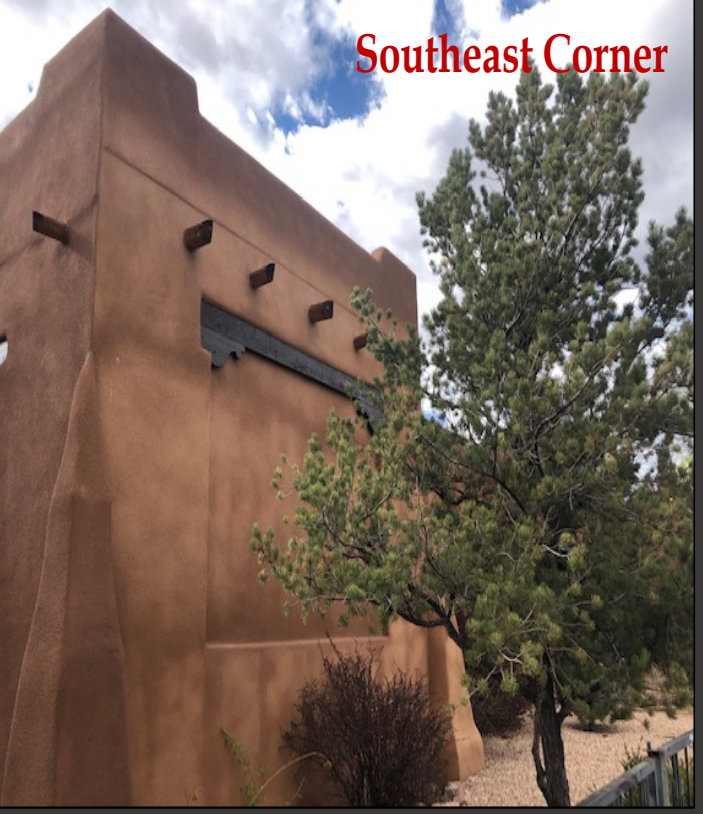
The property at 314 S. Guadalupe Street, formerly the Santuario School, is nominated for the Sara Melton Award because of the care that was taken in restoring the roof, repairing the exterior walls, refurbishment of windows, and restoration or in-kind replacement of wood elements on the exterior of the building. The property had been underutilized and in a state of disrepair due to neglect. The opportunity for new life for this building came with the adaptive reuse of the building which now serves as a co-work space, coffee shop, yoga studio, and small business space. It is important to recognize not only the care that was taken in making this building a usable space once again but also that the repairs and use of the property keep this area of the Historic Transition District from becoming blighted.

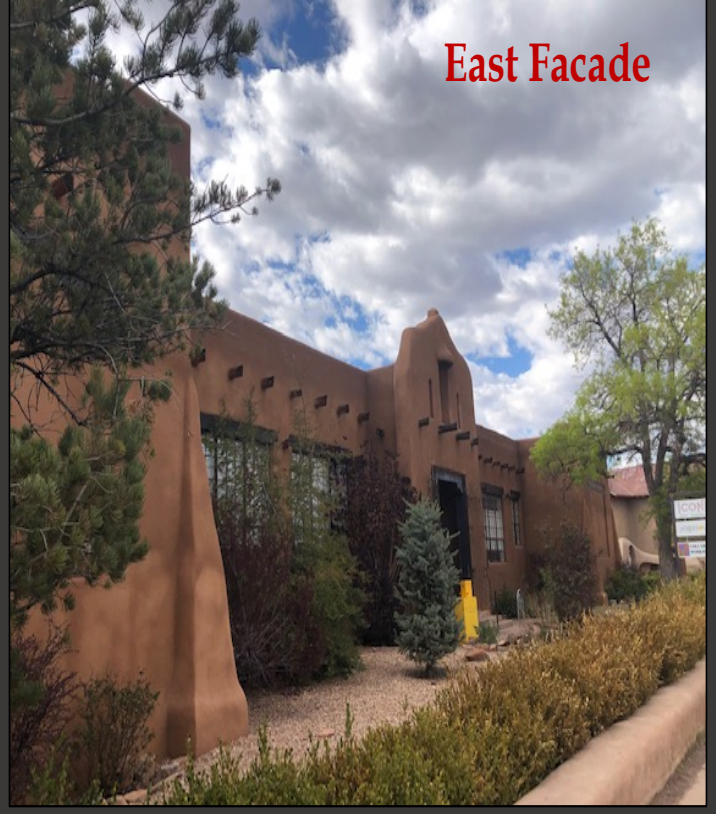


North Elevation

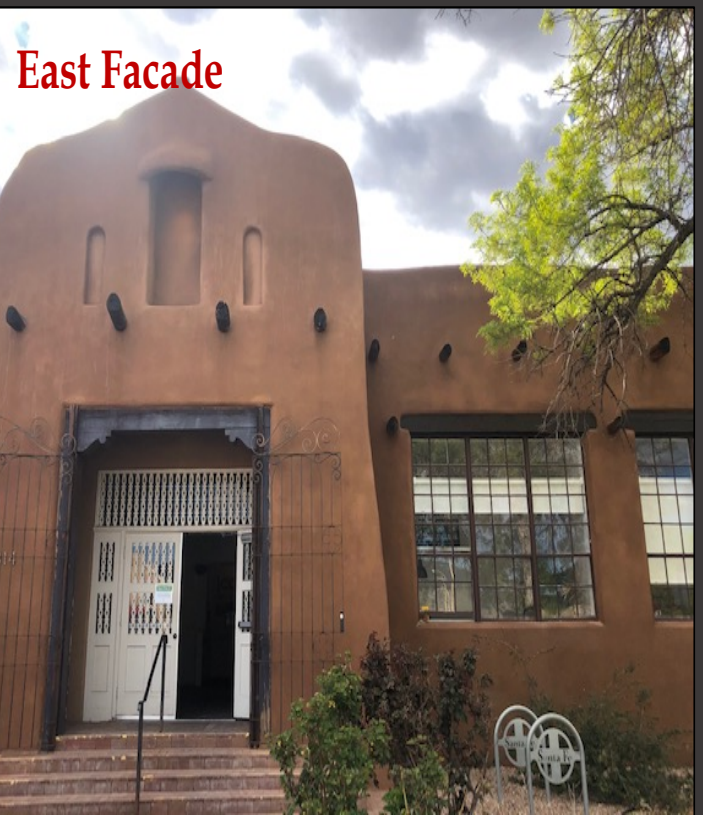


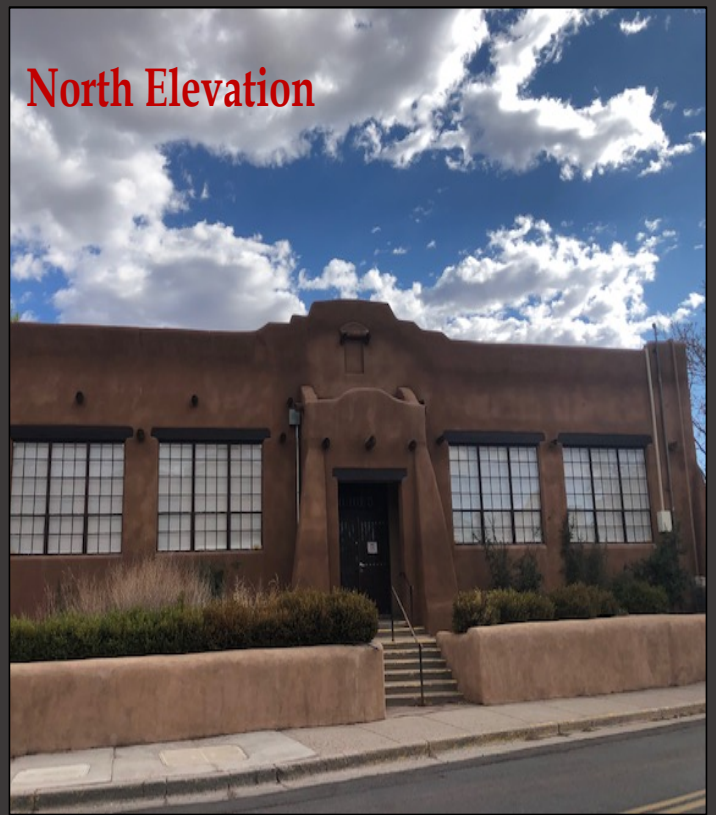
East Elevation

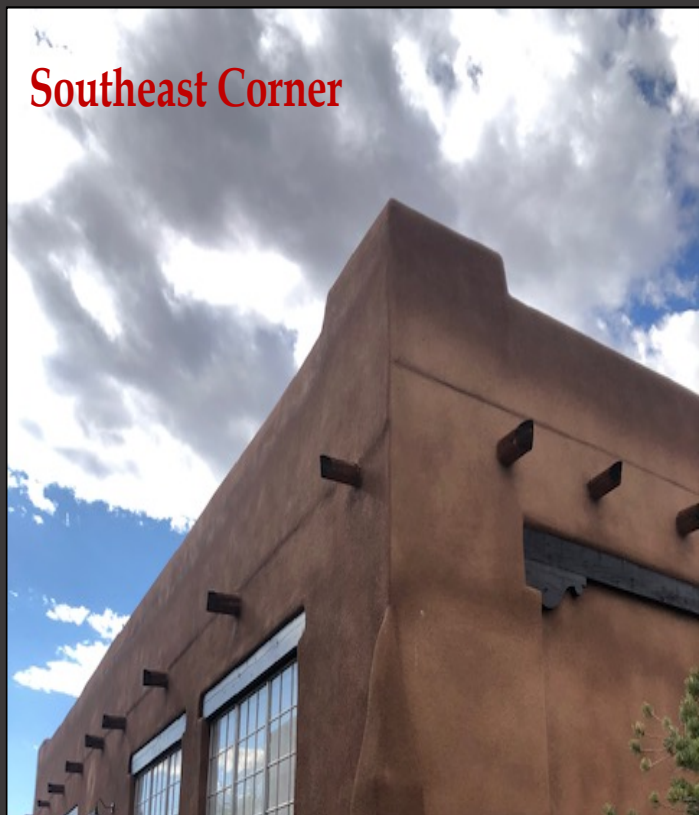

Southeast Corner


East Facade


East Facade


East Facade


North Elevation


Southeast Corner

At the May 11th hearing the HDRB will be asked to vote.

Cheers to celebrating Santa Fe and the historic districts!
Happy Preservation Month!

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003534--HDRB

Project Description:

Project Location(s): 810 WALDO ST
Santa Fe, NM 87505

Contacts:

Property Owner: Dan Jackson squirejax@aol.com

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: N/A

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 11, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003534-HDRB

Address: 810 Waldo Street
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**: Minutes and Documentation from 2006 cases.

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends designation of the east façade as primary according to the definition in Section 14-12. The Board may find upon further testimony that other facades, especially the east portions of the north and south facades should also be designated primary.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Don Gaspar Area Historic District. The east façade, facing the street is the representative façade, the others being more functional in their layout. The windows to the right of the portal are historic, to the left are from a remodel in 2006. The windows on the north and south sides are also historic, and believed to be original. The bathroom on the northeast corner is believed to be a later addition. The west façade saw a renovation in 2006 and the windows and doors are new

In October and December 2006, the so-called "Historic Design Review Board" heard a case for this property (Case H-06-108 A and B). The property was upgraded to Contributing and the "East Elevations" were designated primary by Staff in the 20-6 report. Since the practice of the board has changed, Staff requests that the primary façade designation be re-evaluated.

Window Condition Assessment

810 Waldo St
Santa Fe,NM

Prepared by Scott Ernst
4/27/2021



The residence at 810 Waldo St in Santa Fe has a mix of traditional (original) windows and replacement windows. There seems to have been a series of remodels over the years.

In general, I would characterize the condition of the traditional windows to be good, with the usual signs of wear and aging. The window jambs were built in the traditional fashion so that they could accept storm sashes and most of them still have the storm sash hooks on the jamb header showing that they had storm sashes at one point. All of the original units are double or single hung, it's not possible to tell which since all of the upper sashes are painted shut. They have sash weights, not spiral balances, and most if not all still have their sash ropes.

The windows show signs of having been maintained over the years. You can see that at some point the paint started peeling, was scraped and painted again. The paint on the sashes is in decent condition. The paint on the sills is mostly failing.

This report only covers the two original window openings on the primary facade that faces Waldo St. There is another window on the primary facade that has been previously replaced. It is the south window on the east facing facade.

I will be numbering the windows from left to right on the primary facade. The replaced unit is number one.



Unit #2

This unit consists of two 34” x 54” double hung units that are mulled together. The sill on left unit is rotten on the left side. The meeting rail on upper sash is rotten. That sash would need to come apart and have its meeting rail replaced. The glazing compound is starting to fail, but not in terrible shape.

The unit on the right is in pretty good shape. The upper sash may need to come apart and have its sagging meeting rail replaced. The glazing is beginning to fail. The paint is in bad shape on sill.

Both units are set up for 1 1/8” storm sashes.



Unit #3

This unit consists of a single 28” x 38” double hung unit. The ropes have been replaced with some sort of aluminum weather stripping detail. The glazing compound is beginning to fail but isn’t terrible. The paint is in tough shape on the sill. Finding rot on the outside faces of the jamb wouldn’t surprise me but I don’t see any sign of it. Otherwise it is in good shape.

The unit is set up for a 1” storm sash and has storm sash hooks.

Conclusions and Recommendations

Compared to many of the windows that I've done assessments on, these are generally in good shape. They have seen a number of coats of paint come and go over the years and currently are mostly painted shut. All are repairable under the regulations set out by the Historic District in Santa Fe.

As specified above, there is some obvious rot on the jamb of Unit #2, however it wouldn't surprise me if, once the units came out, if there was more rot on the jambs that isn't apparent while they are in the building. I often find that with hidden rot it makes sense to replace the jambs and retain the sashes.

I would recommend taking out the sashes, having the paint stripped and steaming off the glazing compound. Then the two upper sashes in Unit #2 can be disassembled and have their meeting rails replaced in kind.

Going back to bare wood will allow for a clean start on primer, paint and new glazing compound.

Once the sashes have been repaired and the jambs repaired or replaced I would suggest retrofitting the jambs with modern weather stripping which is not visible to the street.

To improve the efficiency of the building envelope, storm sashes can be built to replace the missing storm sashes. I find that it is convenient to make the storm sashes with glass and screen aluminum inserts that can be swapped out from the inside of the storm sashes. This looks traditional from the street, but is convenient for the owners and does a good job of tightening up the opening.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Wall, gate, and fence details, window replacement details and building finishes for a previously approved remodel of a Contributing property.
Project number: 06-10100108
Case number: H-06-108-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **810 Waldo**

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

BOARD ACTION

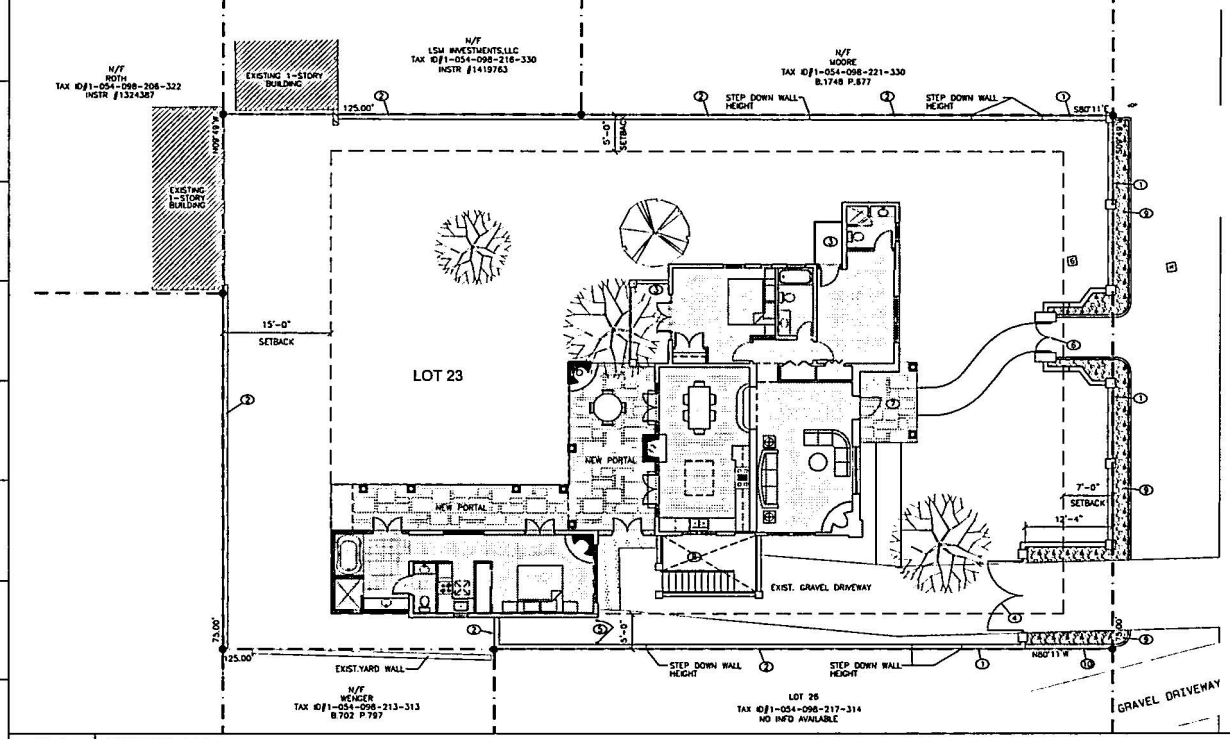
This is to certify that the Historic Design Review Board (HDRB) at their meeting on, December 12, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: that the vehicle gate be removed from the project; that the portal parapet be reduced in height, more like the northern section of the original proposal; that the garage door infill match the existing door with three windows and the design be approved by staff before permitting; and that the iron pedestrian gate design be simple and traditional and approved by staff before permitting.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). 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 (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



E-1 SITE PLAN

1/8"=1'-0"

KEYED NOTES

1. NEW 50" YARD WALL WITH STUCCO FINISH
2. NEW 6' HIGH YARD WALL WITH STUCCO FINISH
3. NEW BALCONY/DECK
4. NEW DRIVEWAY GATE
5. NEW YARD GATE
6. NEW COURTYARD ENTRY IRON GATE
7. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
8. NEW STAIR AND STAIRWELL TO EXISTING BASEMENT BELOW
9. NEW PLANTING BED WITH CURB

LEGEND

PROPERTY LINE
SETBACK LINE
FENCE
LANDSCAPING

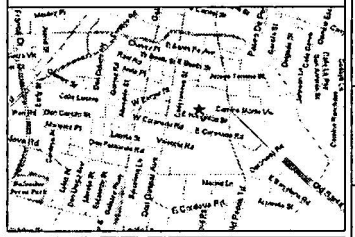
ZONING DISTRICT - RM1

DON GASPAR HISTORIC DISTRICT

LOT AREA = 9,375 S.F. (0.21 ACRES)

BUILDING FOOTPRINT = 1,696 S.F.

LOT COVERAGE = 18%



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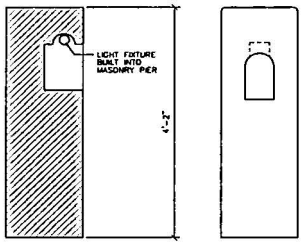

A-1 LANDSCAPE LIGHTING DETAIL

1"=1'-0"

0 1' 4' 8' 20'

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

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424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

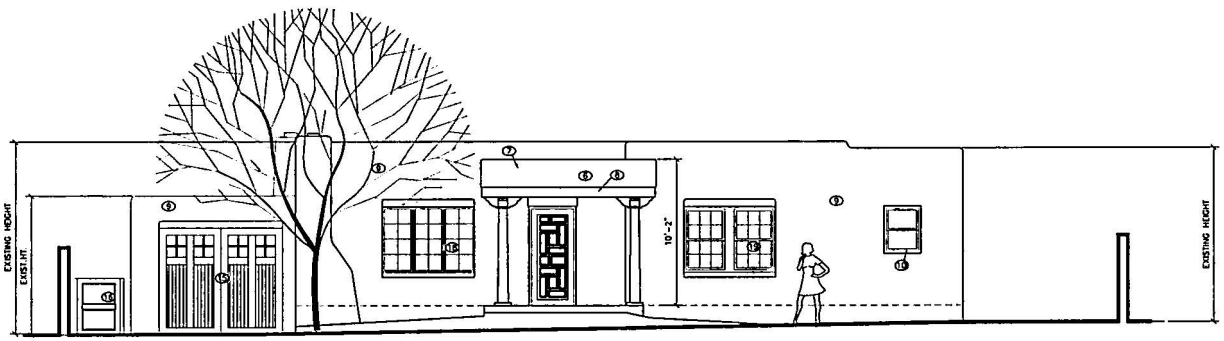
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: SITE PLAN

DATE: 10-31-06

PROJECT #: 0607

C1.1



E-1 | PROPOSED EXTERIOR ELEVATION - EAST

1/4"=1'-0"



A-1 | PROPOSED ELEVATION - EAST, STREET VIEW - WALDO STREET

1/4"=1'-0"

0 1' 2' 4' 10'
SCALE: 1/4" = 1'-0"

KEYED NOTES

1. EXISTING NON-HISTORIC PORCH TO BE REPLACED
2. EXISTING COYOTE FENCE TO BE REMOVED
3. EXISTING EXTERIOR DOOR TO BE REFINISHED
4. EXISTING WINDOW TO BE REPLACED
5. NEW 50" MAX HIGH YARD WALL WITH STUCCO FINISH
6. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
7. NEW STUCCO FINISH
8. NEW WOOD BEAMS & CORBELS
9. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
10. EXISTING WINDOWS TO BE REFINISHED
11. NEW WROUGHT IRON DRIVEWAY GATE
12. NEW IRON ENTRY GATE
13. NEW LANDSCAPE LIGHTING RECESSED IN MASONRY PIER
14. EXISTING GARAGE DOOR TO BE REPLACED
15. NEW GARAGE DOOR
16. NEW WOOD YARD GATE, MAINTAIN 6"MIN. CLEAR BETWEEN WALL AND EXISTING GARAGE
17. NOT USED
18. NEW WINDOW TO FIT EXISTING WINDOW OPENING
19. SALVAGED EXISTING WINDOW FROM WEST FACADE OF BUILDING TO BE REUSED HERE

HDRB DRAWINGS

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424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME
EXTERIOR ELEVATIONS

DATE: 10-31-06

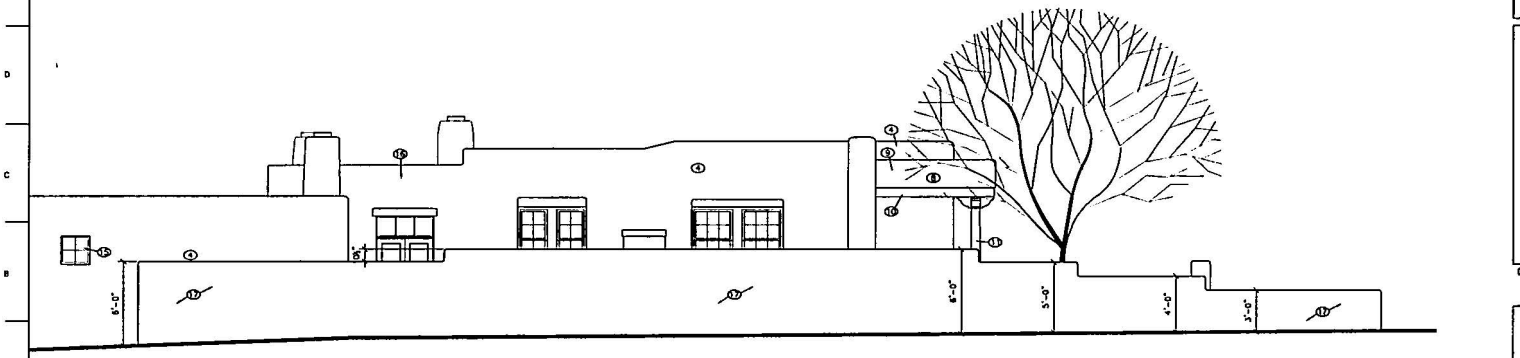
PROJECT #: 0607

A2.1



H-1 PROPOSED EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
6. FILL IN EXISTING WINDOW OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
7. NEW EXTERIOR FRENCH DOORS
8. NEW STUCCO FINISH TO MATCH EXISTING
9. NEW PORTAL TO REPLACE EXISTING NON-HISTORIC PORCH
10. NEW WOOD BEAM & CORBELS
11. NEW WOOD POST
12. EXISTING WINDOWS TO BE REFINISHED
13. NEW WROUGHT IRON RAILING
14. NEW PORTAL WALL, FINISH TO MATCH EXISTING
15. NEW WINDOW
16. NEW STAIRWELL TO BASEMENT
17. NEW 8" THICK CMU YARD WALL WITH STUCCO FINISH

HDRB DRAWINGS

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424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

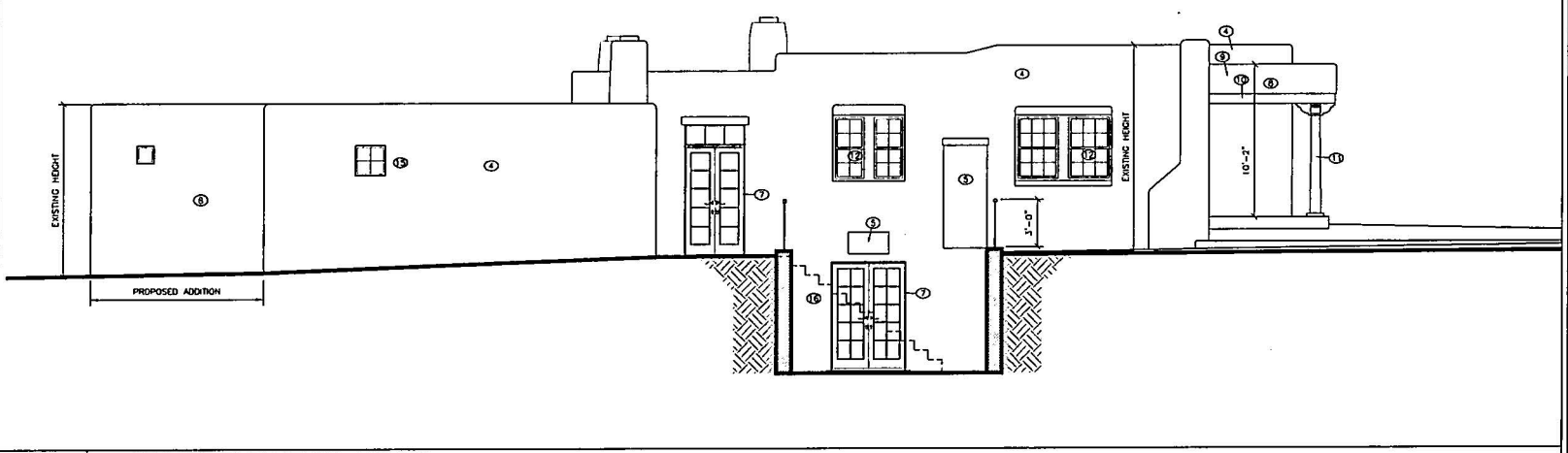
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-31-06

PROJECT #: 0607

A2.2



H-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

0 1' 2' 4' 10'

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
6. FILL IN EXISTING WINDOW OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
7. NEW EXTERIOR FRENCH DOORS
8. NEW STUCCO FINISH TO MATCH EXISTING
9. NEW PORTAL TO REPLACE EXISTING NON-HISTORIC PORCH
10. NEW WOOD BEAM & CORBELS
11. NEW WOOD POST
12. EXISTING WINDOWS TO BE REFINISHED
13. NEW WROUGHT IRON RAILING
14. NEW PORTAL WALL, FINISH TO MATCH EXISTING
15. NEW WINDOW
16. NEW STAIRWELL TO BASEMENT
17. NEW 8" THICK CMU YARD WALL WITH STUCCO FINISH

HDRB DRAWINGS

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424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

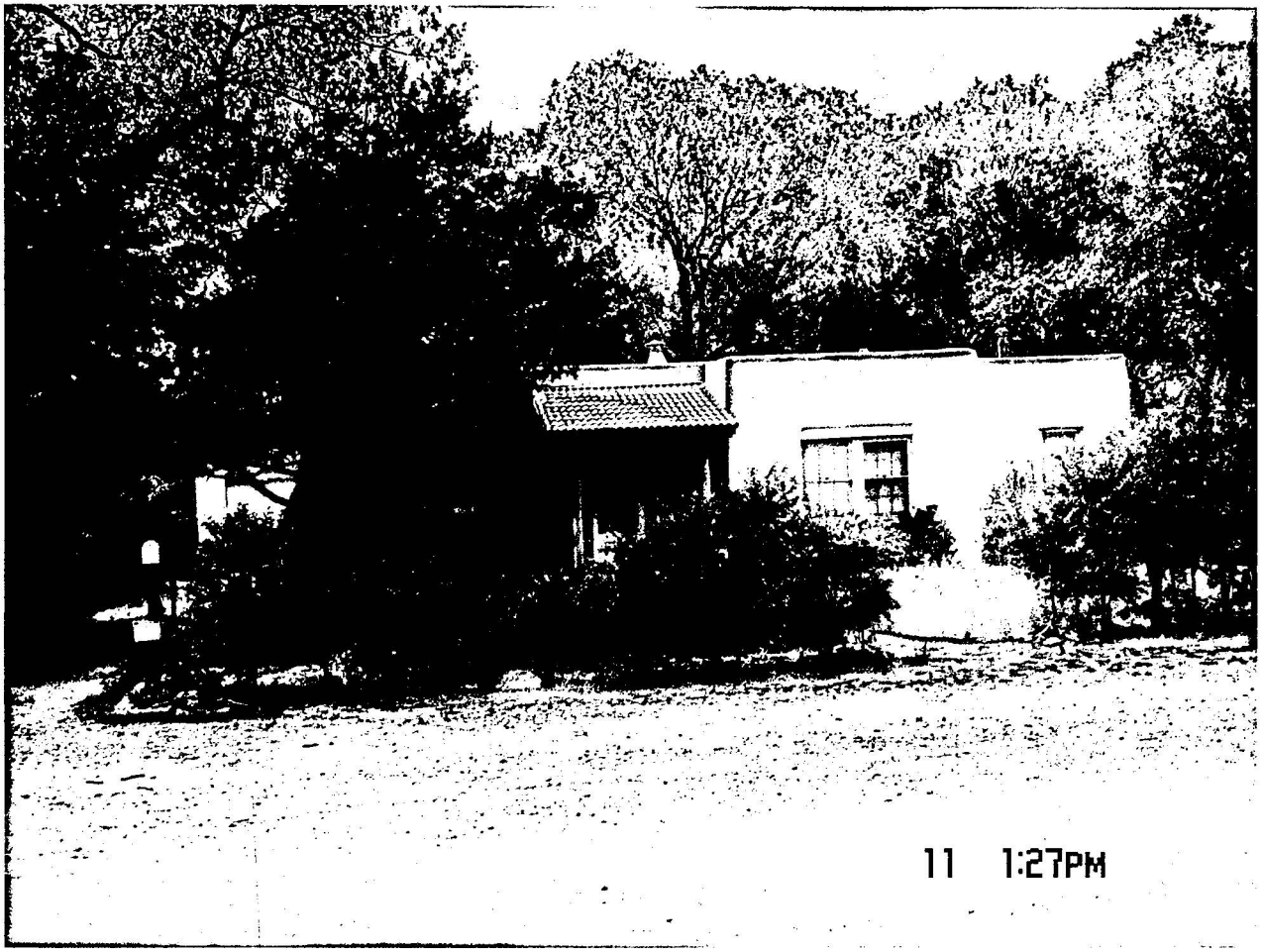
EXTERIOR ELEVATIONS

DATE: 10-31-06

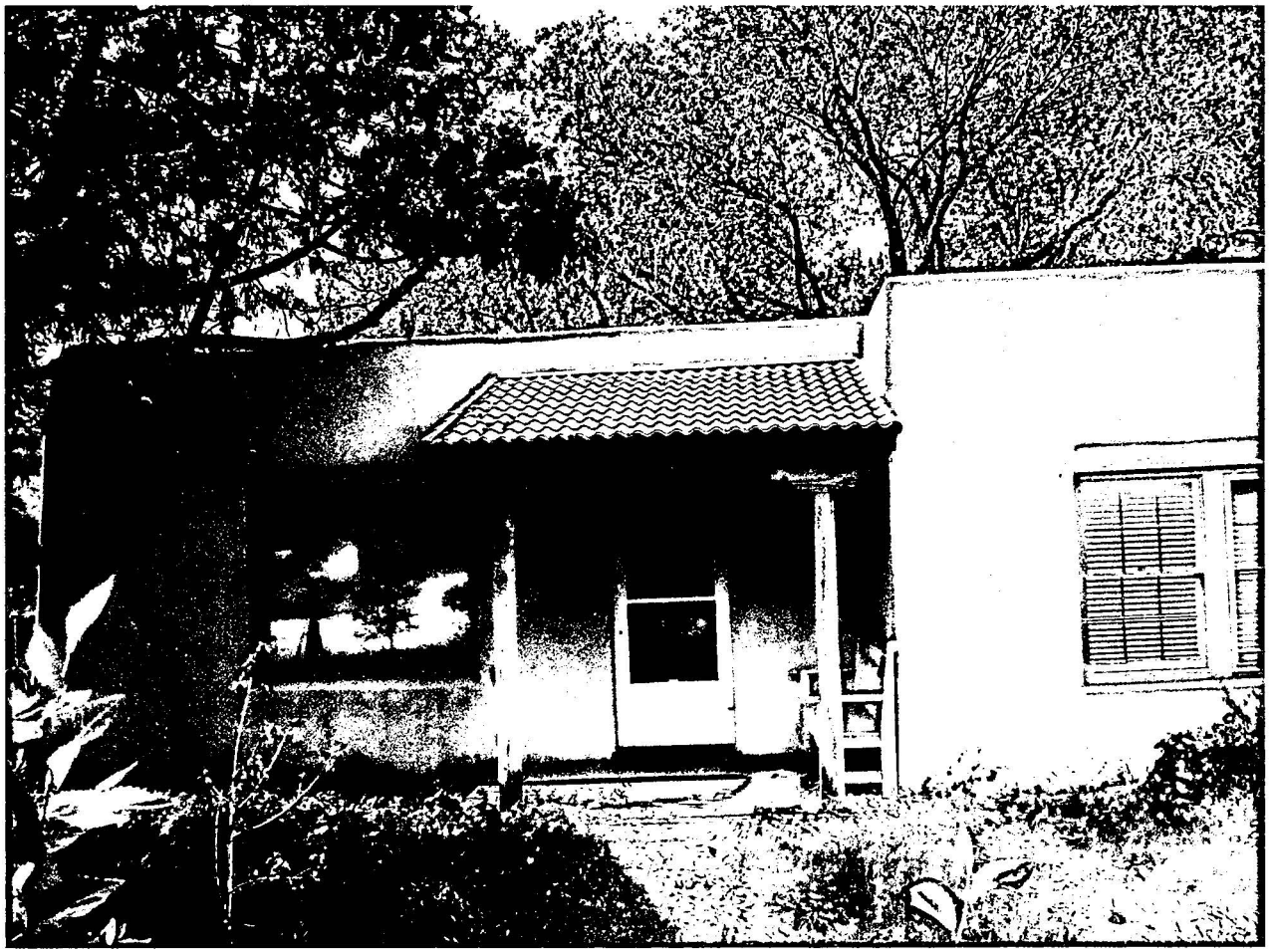
PROJECT #: 0607

A2.3

810 Waldo St. – street view



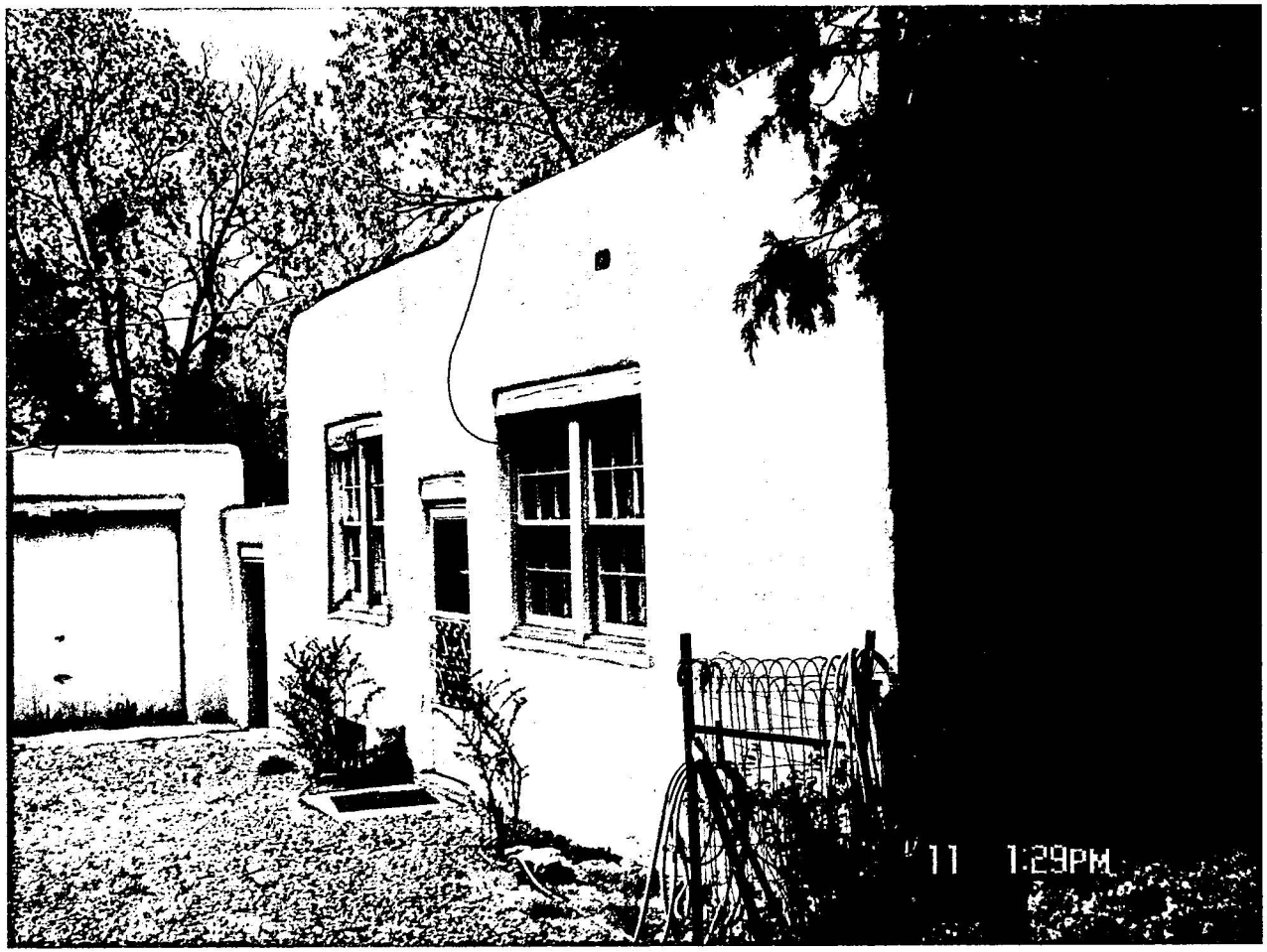
810 Waldo St. – Primary Façade, east side



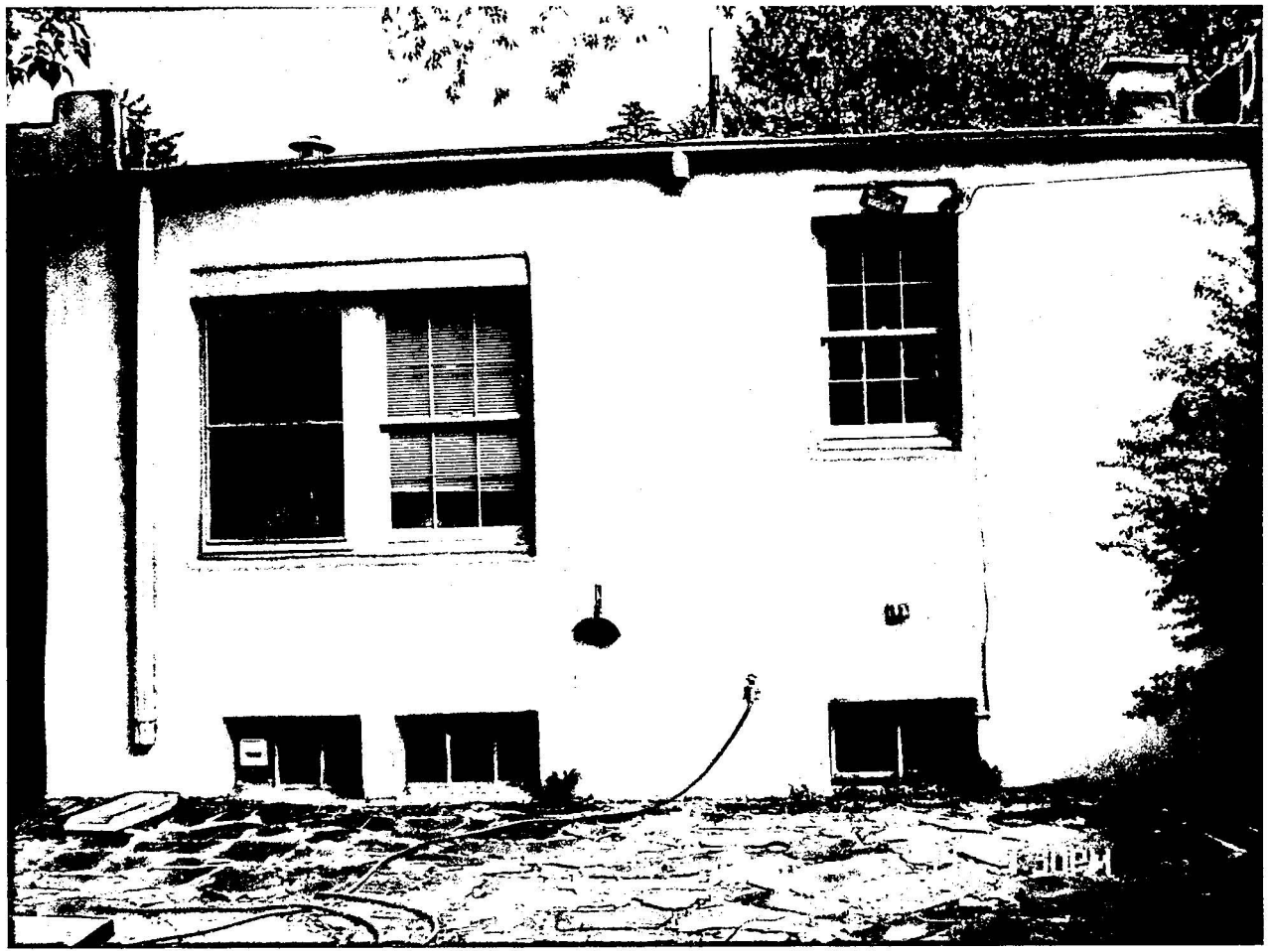
810 Waldo St. – garage east elevation



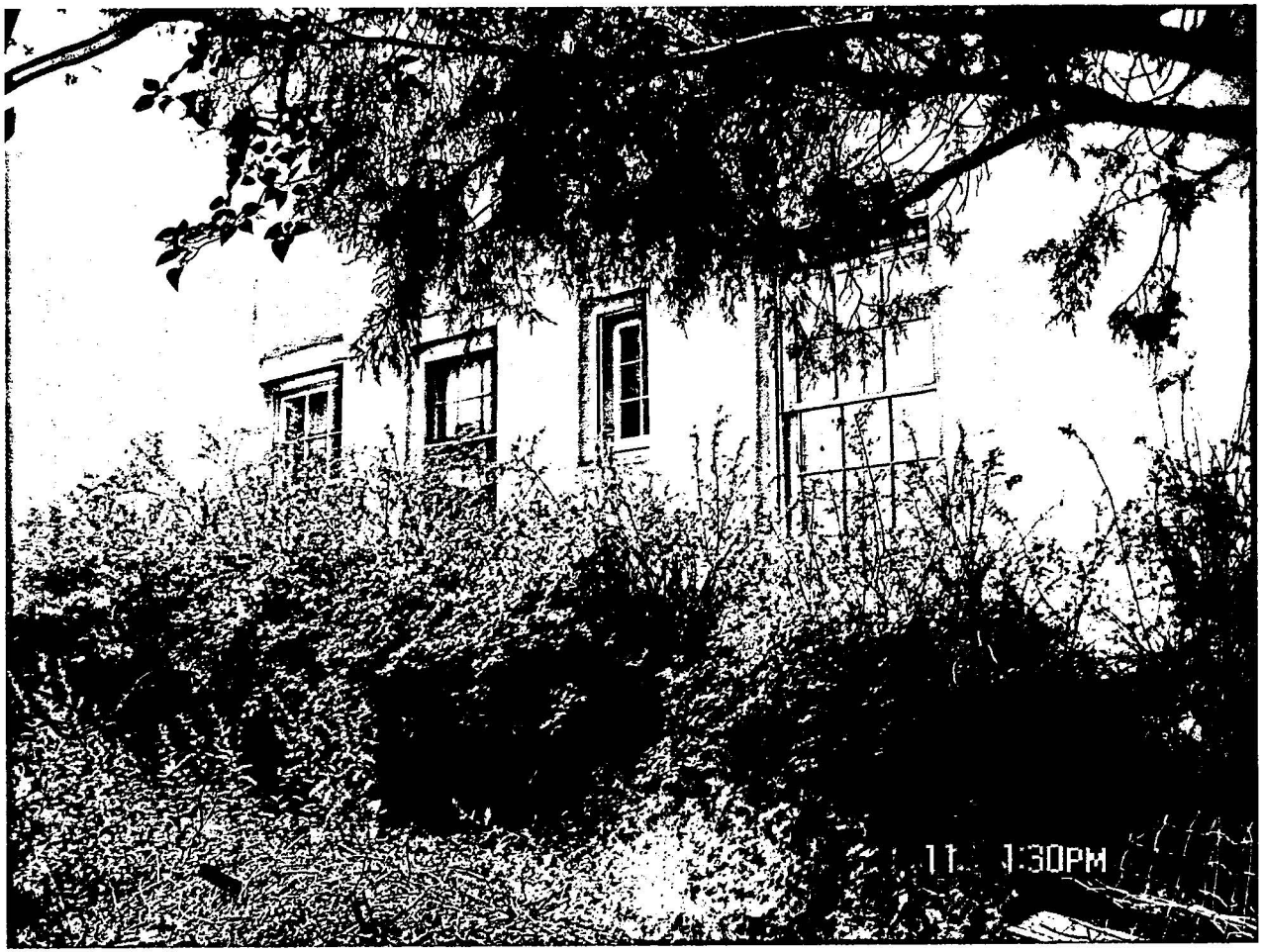
810 Waldo St. – South Elevation

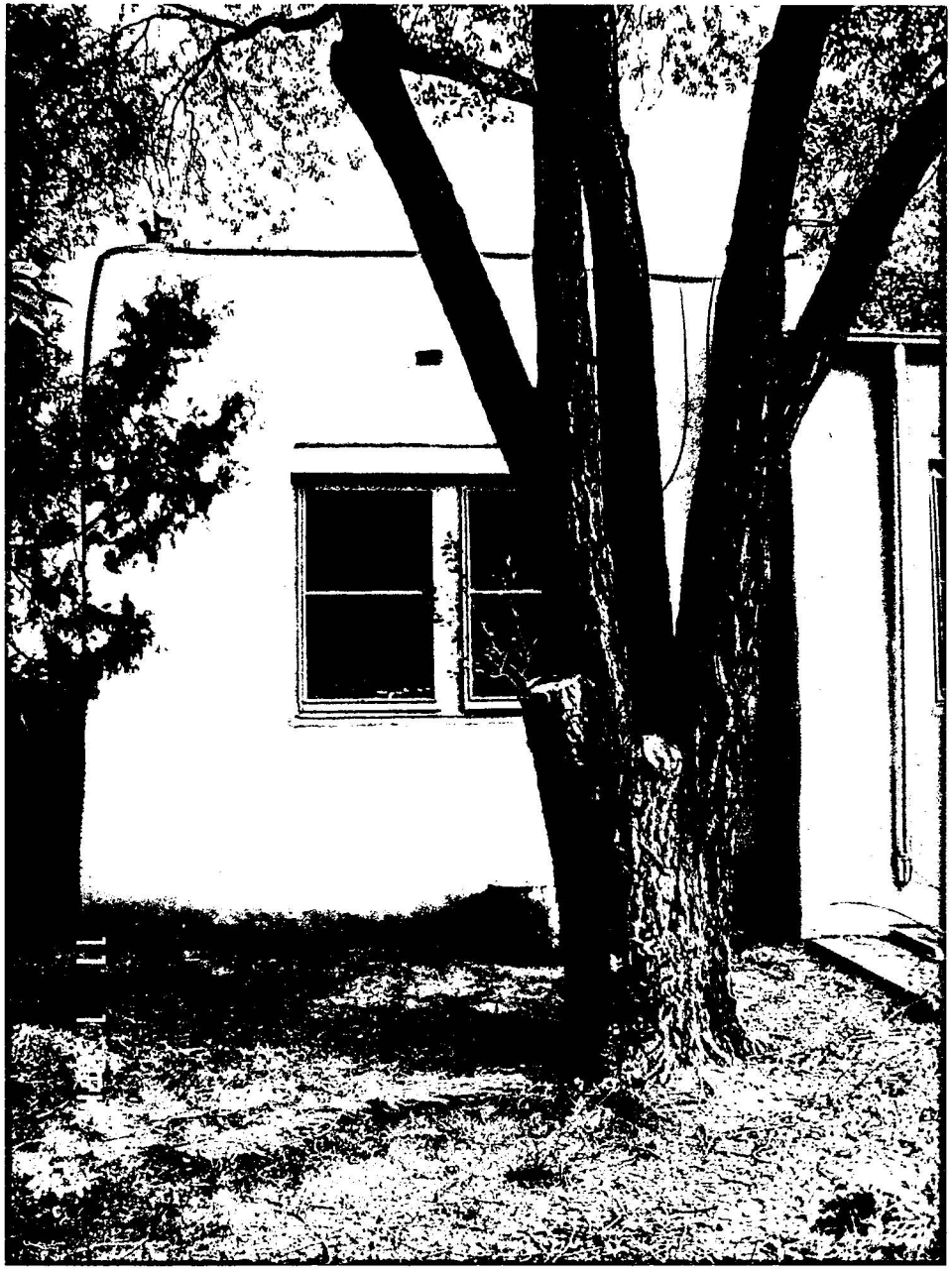


810 Waldo St. – Partial West (Rear) elevation



810 Waldo St. – Partial North Elevation





810 Waldo St.
Partial West (Rear)
Elevation

810 Waldo St. – Garage North Elevation



PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/24/2006

Property Owner of Record MARC HARRIS

Applicant Name MARK HOGAN, HOGAN GROUP INC. Phone (505) 988-1913

Site Address 810 HALDO STREET

Proposed Construction STUDIO/GUESTHOUSE

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RM-1 Subdivision _____ Lot _____ Block _____

Permitted Use:	☒	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 29' Required 7' (2nd Front) Provided _____ Required _____

(Left Side) Provided 4' Required 5' (Right Side) Provided _____ Required * 5'/0' w/ AFFIDAVIT

(Rear) Provided 20' Required 15'/0' w/ AFFIDAVIT (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear SEE COMMENTS BELOW

Density: _____ Open Space: _____

Lot Size: 9365 ± Total Roof Area: _____ Lot Coverage (%): _____ 40% PERMITTED MORE W/ PRIVATE OPEN SPACE.

Height of new construction: 36' PERMITTED BY ZONE. TO BE DETERMINED BY SURVEY. Wall Requirement: _____ Visibility triangle: 5'x10' REQUIRED

Parking: #Spaces Required 3 #Spaces Provided _____ HC spaces: Van N/A Regular _____ Bike rack _____

Other District Requirements: MUST PROVIDE 10' BUILDING SEPARATION

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☒ FURTHER REVIEW W/ FINAL PLANS WILL BE REQUIRED.

Comments: * NO AFFIDAVIT REQUIRED WHERE ADJOINERS ARE ALREADY AT 0 LOT LINE, BUT ONLY AT LIMITS OF EXISTING STRUCTURES

Reviewer R.W. Gray Date 7/24/06

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.

Applicant _____ Date 9.11.06

City of Santa Fe, New Mexico

memo

DATE: December 12, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-B

ADDRESS: 810 Waldo Street
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: previous case with action.

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items are not historic. Otherwise, this application complies with Section 14-5.2 (C) Regulation of contributing structures and (H) Don Gaspar Area Historic District design standards.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The buildings are listed contributing to the Don Gaspar Area Historic District. The east elevations are primary.

On October 24, 2006, the HDRB approved remodeling of the property with several conditions to be reviewed again before permitting.

Now, the applicant proposes to amend the request with the following items.

1. The front portal parapet has been altered in a more even line rather than the undulating line preferred by the applicant.

2. The front yard walls and gates have been redesigned, with one of the vehicle gates removed, reduced the entry gate structure, and reduced the heights of the side walls.

3. The south elevation basement entrance has been redesigned for better access to the laundry room.

4. The braided wire fence along the driveway will be retained rather than repaired.

5. The picture window in the east, front elevation is not historic and will be replaced without altering the opening dimensions.

6. The iron pedestrian gate between the residence and the garage is not historic and will be replaced with a wooden door without altering the opening dimensions.

7. No evidence of a non-historic date for the garage door has been found. Treatment of the existing door or allowable replacement should be discussed.

8. Exterior light fixtures are proposed fro landscape use that will be built into the masonry piers on the yardwalls at both sides of the pedestrian and vehicle gates. No fixtures were submitted for the building entrances.

9. A warm brown "Suede" stucco and a warm tan "Oyster" trim color is proposed.

HoganGroup

HoganGroupInc.com

HOGAN GROUP INC. 424 ACEQUIA MADRE SANTA FE NEW MEXICO 87505 505·988·1913 FAX·988·5094

October 31, 2006

Mr. David Rasch
Historic Preservation
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPES

Re: Review application
810 Waldo Street, Santa Fe, NM

Dear David,

We have revised the design of the yard walls, driveway and entry gates of the residence at 810 Waldo Street as requested at the 10/24/06 hearing. We believe the comments made at the hearing by HDRB members and neighbors have been addressed in these changes.

We have eliminated one of the driveway gates, leaving only the driveway gate at the southeast corner, where the existing driveway is located. We have also reduced the height of the driveway gate from 6'-0" to 5'-0", and stepped down the side yard walls as discussed during the hearing, to allow neighbors better visibility. The courtyard entry gate design has been revised by eliminating the roof cover and beam structure over the gate, as well as reducing the height of the gate from 6-0" to 4'-9". The south elevation reflects the recommended changes into the lower level access to the basement.

We've included elevations of the yard walls, showing the stepping down of the side yard walls. The front facade yard wall has been revised to include a planting bed along the wall. We also made the parapet of the new portal at the front entry straight across the top although we prefer the original design.

The owner of the property has provided the neighbors with updated drawings showing these changes and has discussed the revisions we've made with them. Their feedback has been positive, and no negative reactions have been expressed.

We hope with these changes we have created a design that will satisfy the concerns expressed by HDRB, the neighbors, and the desires of our client. Please find the revised drawings, and proposed color samples for stucco and window frames/trim.

These colors closely resemble colors formerly found on the existing structure and should blend well with other houses on the block. If you have any comments or suggestions, we'll be glad to discuss them or if you need any additional information, let us know.

Best regards,

Mark A. Hogan, AIA
President, Hogan Group Inc.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Remodel a residential structure by replacng a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to constrsuct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

Project number: 06-10100108
Case number: H-06-108-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 810 Waldo

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

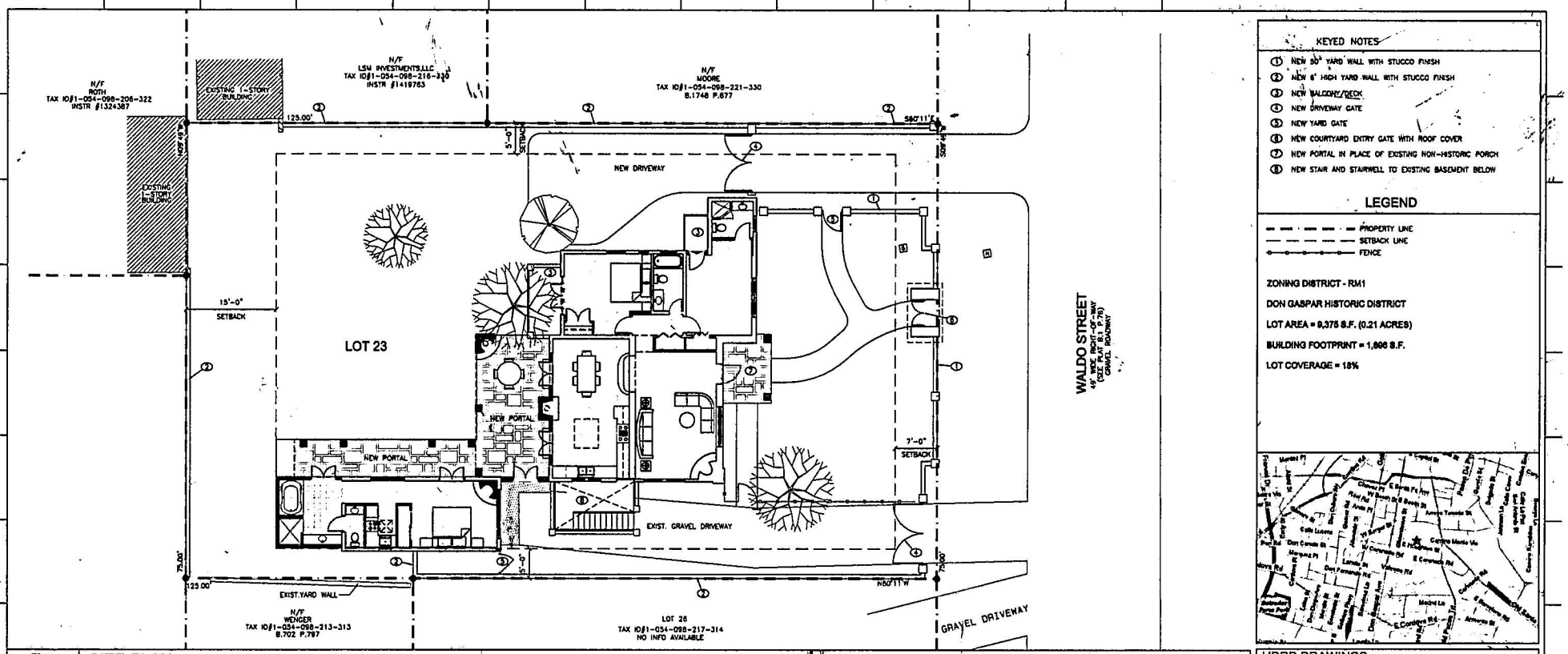
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, October 24, 2006, acted on the above referenced case. The decision of the board was to approve your request with the conditions that you may proceed to acquire a permit for all interior renovation, all portals, and the garage addition. You must re-submit to the Board re-design and re-consideration for approval of the following items before amending the permit: the front yard walls and gates; assessment of historic materials such as garage door, braided wire fence, iron gate between garage and residence, and window replacement; the south basement entrance; exterior lighting fixtures; and all finish colors.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner



E-1 SITE PLAN

1/8"=1'-0"

KEYED NOTES

1. NEW 5'-0" YARD WALL WITH STUCCO FINISH
2. NEW 6' HIGH YARD WALL WITH STUCCO FINISH
3. NEW BALCONY/DECK
4. NEW DRIVEWAY GATE
5. NEW YARD GATE
6. NEW COURTYARD ENTRY GATE WITH ROOF COVER
7. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
8. NEW STAIR AND STAIRWELL TO EXISTING BASEMENT BELOW

LEGEND

PROPERTY LINE
SETBACK LINE
FENCE

ZONING DISTRICT - RM1

DON GASPAR HISTORIC DISTRICT

LOT AREA = 9,375 S.F. (0.21 ACRES)

BUILDING FOOTPRINT = 1,866 S.F.

LOT COVERAGE = 18%

HDRB DRAWINGS

ALL PROPOSAL PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

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Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

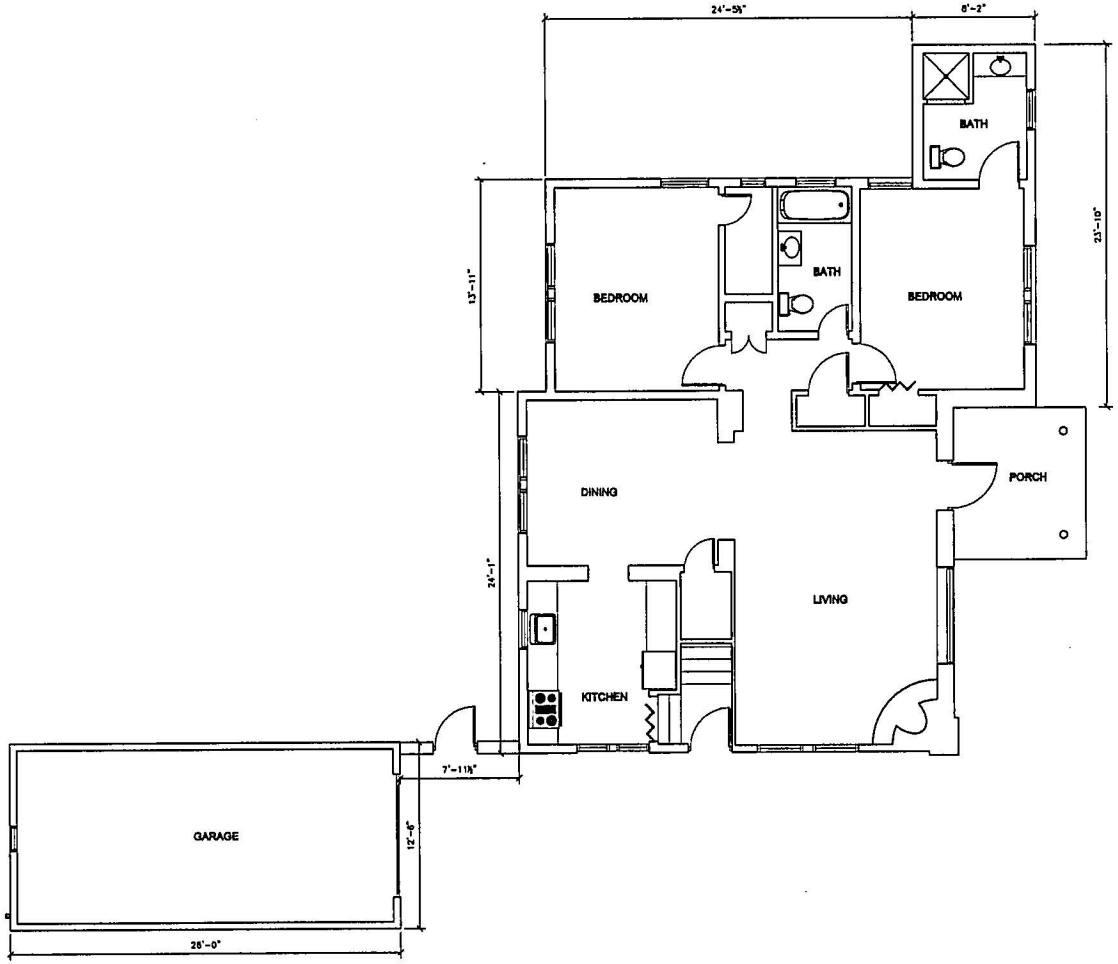
DRAWING NAME: SITE PLAN

DATE: 10-17-06

PROJECT #: 0607

C1.1

0' 4' 8' 20'
SCALE: 1/8" = 1'-0"



PRELIMINARY DRAWINGS

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434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: EXISTING FLOOR PLAN

DATE: 10-17-06

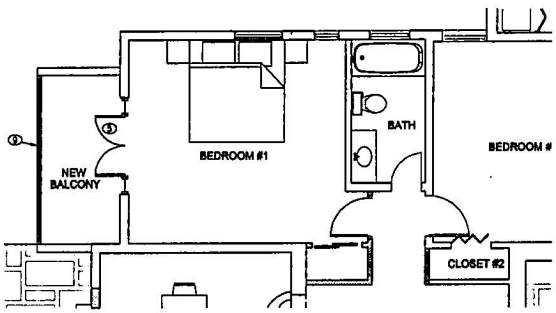
PROJECT #: 0607

A1.0

A-1 | EXISTING FLOOR PLAN

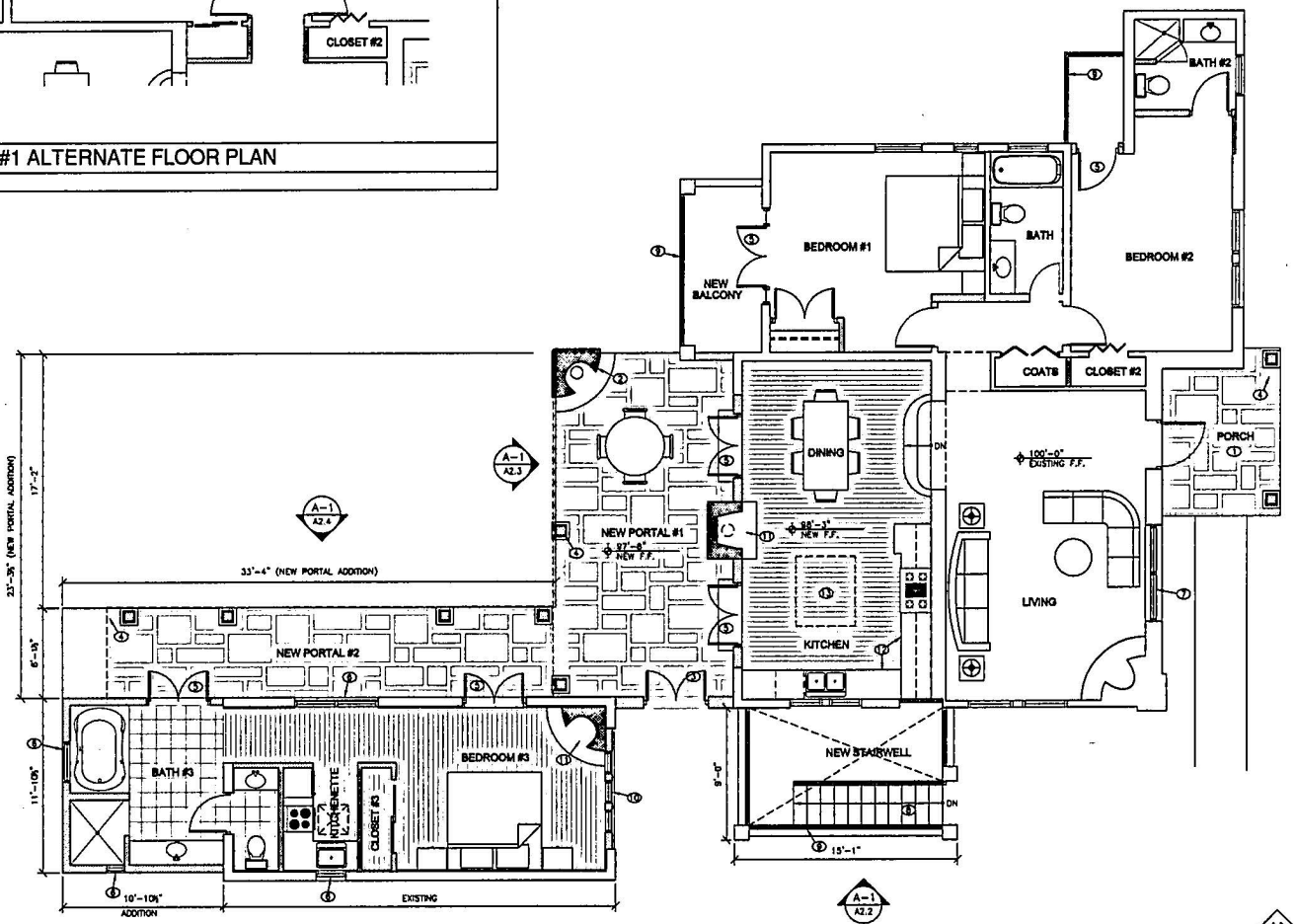
1/4"=1'-0"

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



I-9 BEDROOM #1 ALTERNATE FLOOR PLAN

1/4=1'-0"



A-1 FLOOR PLAN

1/4=1'-0"

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

KEYED NOTES

1. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
2. NEW OUTDOOR FIREPLACE
3. NEW EXTERIOR FRENCH DOORS IN PLACE OF EXISTING METAL YARD GATE
4. NEW WOOD POST, TYPICAL
5. NEW EXTERIOR DOOR, SEE ELEVATIONS
6. NEW WINDOW, SEE ELEVATIONS
7. NEW WINDOW IN TO REPLACE EXISTING WINDOW AND FIT EXISTING WINDOW OPENING
8. NEW STAIR TO EXISTING BASEMENT BELOW
9. NEW IRON RAILING, SEE ELEVATIONS
10. NEW GARAGE DOOR TO REPLACE EXISTING, INFILL BEHIND DOOR ON INTERIOR SIDE FOR INSULATION
11. NEW MASONRY FIREPLACE
12. NEW KITCHEN CABINETS/COUNTERS
13. NEW KITCHEN ISLAND, H.I.C

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

HDRB DRAWINGS

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Harris Residence
Remodel & Addition

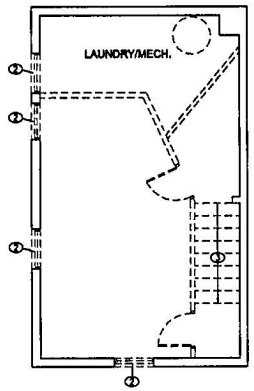
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: PROPOSED FLOOR PLAN

DATE: 10-17-08

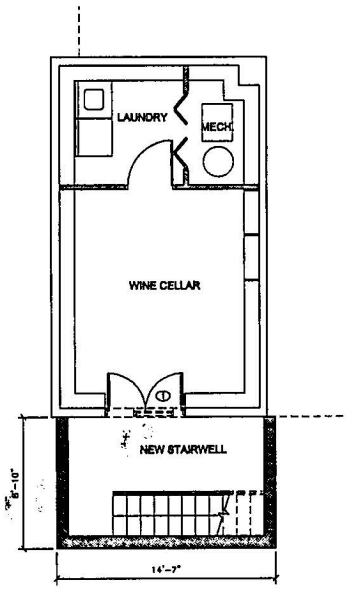
PROJECT #: 0607

A1.1



A-1 EXISTING BASEMENT FLOOR PLAN

1/4"=1'-0"



A-7 PROPOSED BASEMENT FLOOR PLAN

1/4"=1'-0"

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

KEYED NOTES

1. NEW EXTERIOR DOOR
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING STAIR TO BE REMOVED

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE REMOVED

HRDB DRAWINGS

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Harris Residence
Addition

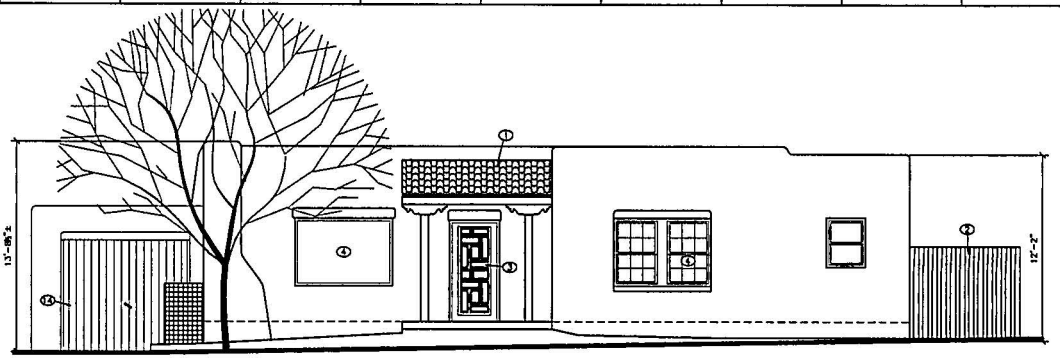
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME BASEMENT FLOOR PLANS

DATE: 10-17-06

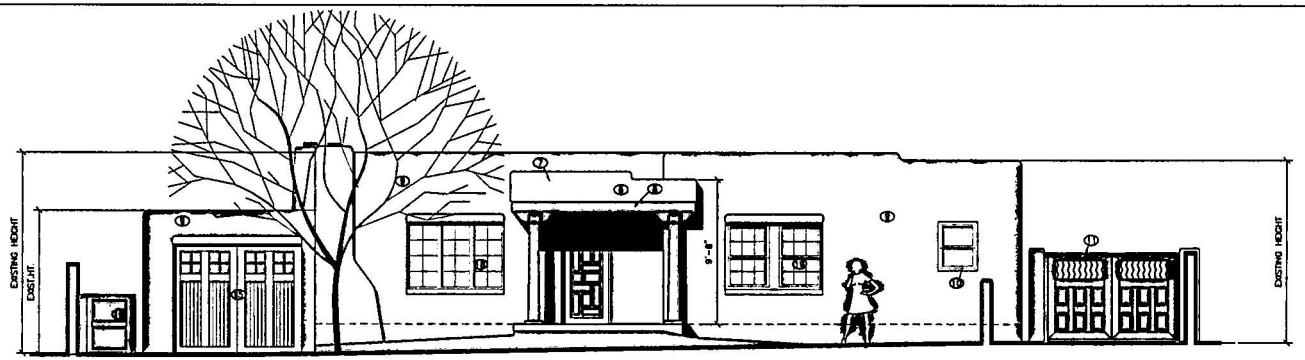
PROJECT #: 0607

A1.2



H-1 EXISTING EXTERIOR ELEVATION - EAST

1/4"=1'-0"



E-1 PREPOSED EXTERIOR ELEVATION - EAST

1/4"=1'-0"



A-1 PROPOSED ELEVATION - EAST, STREET VIEW - WALDO STREET

1/4"=1'-0"

0 1' 2' 4' 10'

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

KEYED NOTES

1. EXISTING NON-HISTORIC PORCH TO BE REPLACED
2. EXISTING COYOTE FENCE TO BE REMOVED
3. EXISTING EXTERIOR DOOR TO BE REFINISHED
4. EXISTING WINDOW TO BE REPLACED
5. NEW 50" MAX. HIGH YARD WALL WITH STUCCO FINISH
6. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
7. NEW STUCCO FINISH
8. NEW WOOD BEAMS & CORBELS
9. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
10. EXISTING WINDOWS TO BE REFINISHED
11. NEW WOOD&WROUGHT IRON DRIVEWAY GATE
12. NEW WOOD ENTRY GATE
13. NEW ROOF COVER OVER ENTRY GATE
14. EXISTING GARAGE DOOR TO BE REPLACED
15. NEW GARAGE DOOR
16. NEW WOOD YARD GATE, MAINTAIN 6"MIN. CLEAR BETWEEN WALL AND EXISTING GARAGE
17. NOT USED
18. NEW WINDOW TO FIT EXISTING WINDOW OPENING
19. SALVAGED EXISTING WINDOW FROM WEST FACADE OF BUILDING TO BE REUSED HERE

HDRB DRAWINGS

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Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-06

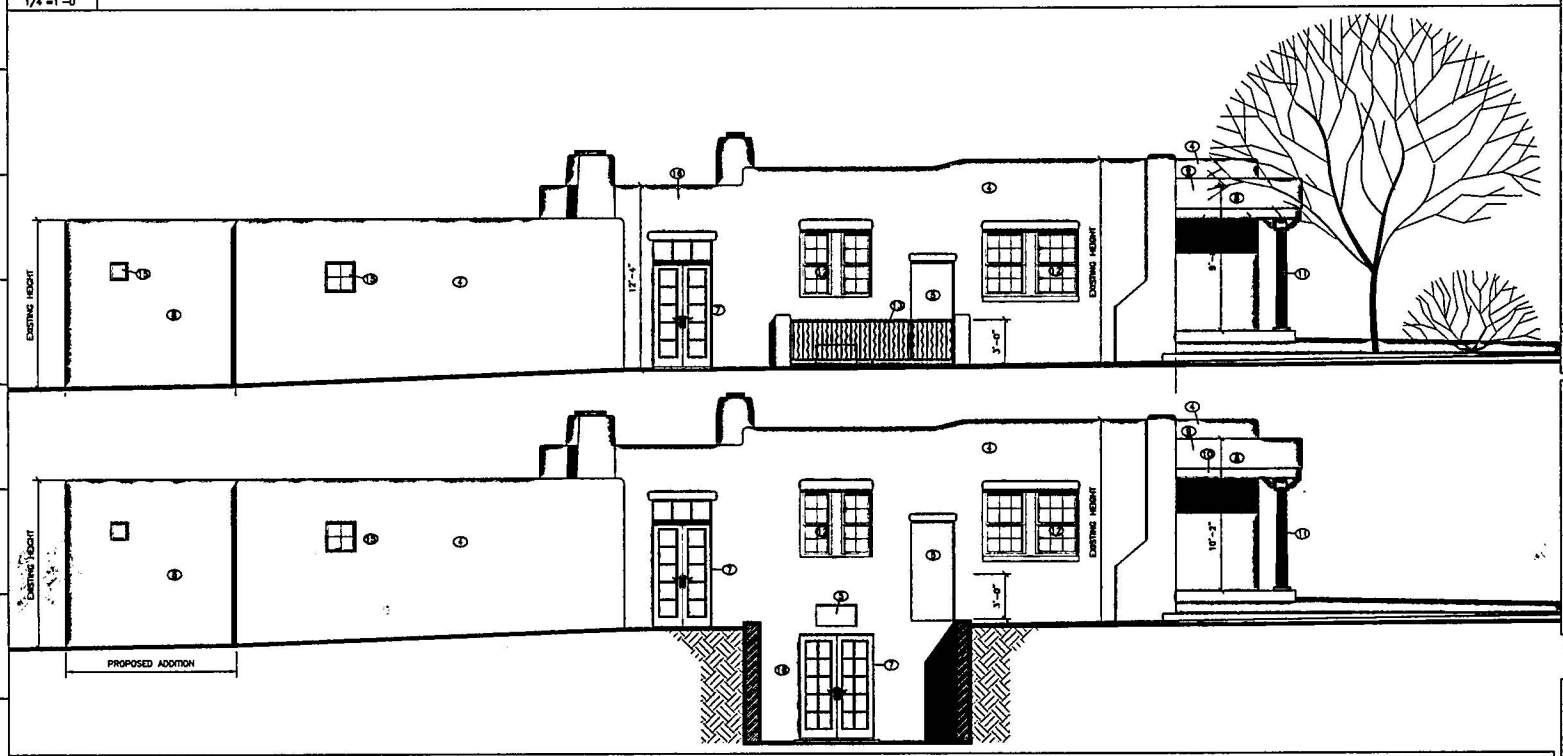
PROJECT #: 0607

A2.1



H-1 EXISTING EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
6. FILL IN EXISTING WINDOW OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
7. NEW EXTERIOR FRENCH DOORS
8. NEW STUCCO FINISH TO MATCH EXISTING
9. NEW PORTAL TO REPLACE EXISTING NON-HISTORIC PORCH
10. NEW WOOD BEAM & CORBELS
11. NEW WOOD POST
12. EXISTING WINDOWS TO BE REFINISHED
13. NEW WROUGHT IRON RAILING
14. NEW PORTAL WALL, FINISH TO MATCH EXISTING
15. NEW WINDOW
16. NEW STAIRWELL TO BASEMENT

HDRB DRAWINGS

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Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

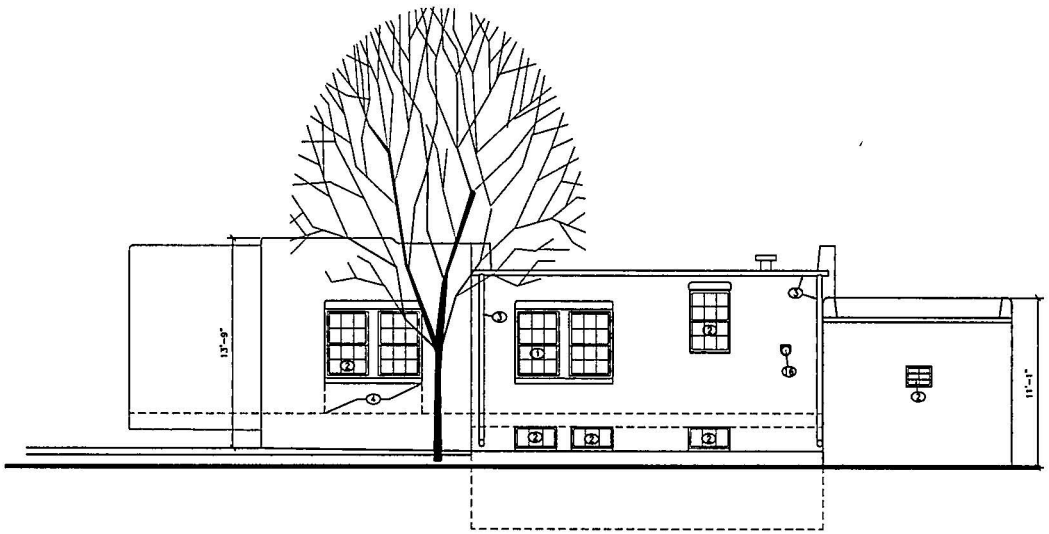
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-08

PROJECT #: 0607

A2.2



G-1 EXISTING EXTERIOR ELEVATION - WEST

1/4"=1'-0"



A-1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

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

KEYED NOTES

1. EXISTING WINDOW TO BE REMOVED; PRESERVE WINDOW FOR REUSE AT EAST SIDE OF BUILDING
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING METAL SCUPPER AND DOWNSPOUT
4. REMOVE PORTION OF EXISTING WALL AS NEEDED TO INSTALL NEW DOOR
5. NEW STUCCO FINISH TO MATCH EXISTING
6. NEW FRENCH DOORS IN PLACE OF EXISTING WINDOW
7. NEW FRENCH DOORS
8. NEW PORTAL WITH STUCCO FINISH
9. NEW WOOD BEAMS & CORBELS
10. NEW WOOD POST
11. NEW OUTDOOR FIREPLACE WITH STUCCO FINISH
12. EXISTING WOOD LINTEL TO REMAIN
13. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
14. NEW WROUGHT IRON RAILING
15. NEW WINDOW
16. RELOCATE EXISTING ELECTRICAL METER
17. NEW METAL SCUPPERS

HDRB DRAWINGS

ALL REPORTS, PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

HoganGroup

HOGAN GROUP INC. 505-986-1813 FAX 505-986-5094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

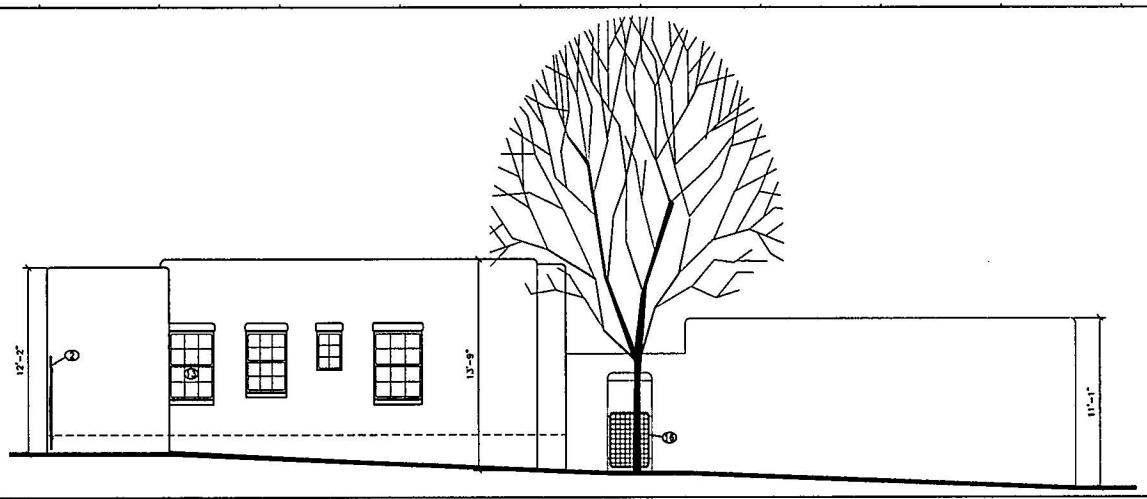
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-08

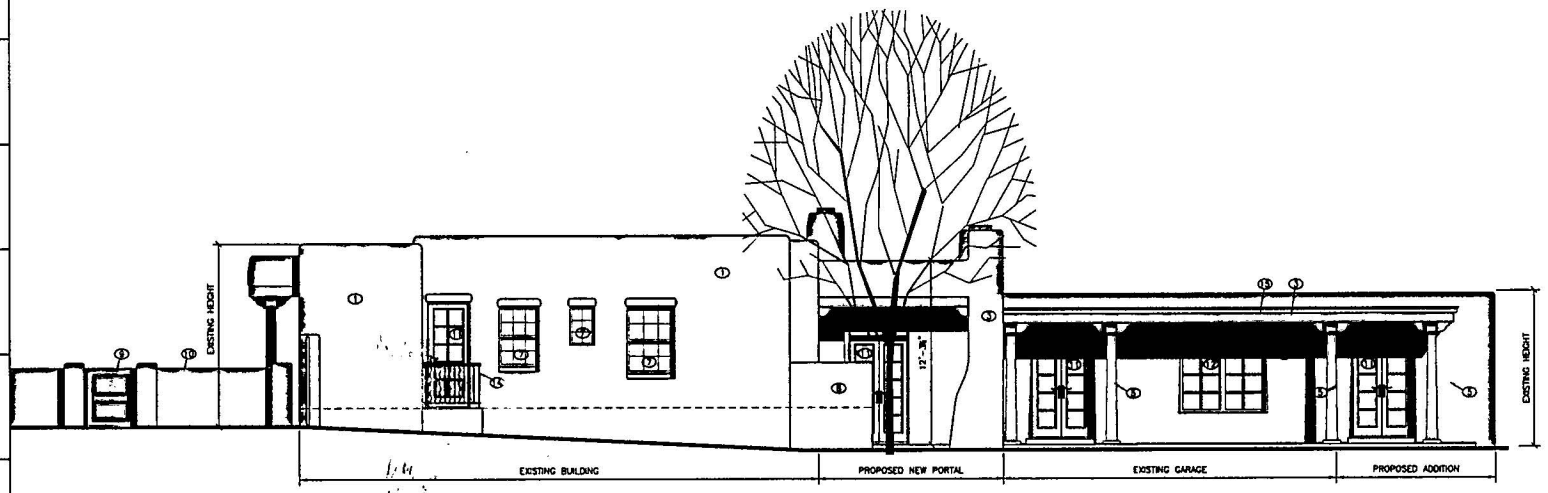
PROJECT #: 0807

A2.3



H-1 EXISTING EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - NORTH

1/4"=1'-0"

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

KEYED NOTES

1. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
2. EXISTING COYOTE FENCE TO BE REMOVED
3. NEW PORTAL
4. NEW WOOD BEAMS & CORBELS
5. NEW WOOD POST
6. EXISTING YARD GATE TO BE REMOVED
7. EXISTING WINDOWS TO BE REFINISHED
8. NEW STUCCO FINISH BALCONY WALL
9. NEW WOOD YARD GATE
10. NEW 30" MAX. HIGH YARD WALL WWITH STUCCO FINISH
11. NEW FRENCH DOORS
12. NEW WINDOW
13. EXISTING WINDOW TO BE REMOVED
14. NEW WROUGHT IRON RAILING
15. NEW METAL SCUPPERS

HDRB DRAWINGS

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HOGAN GROUP INC. 505-988-1013 FAX 505-988-3094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-06

PROJECT #: 0607

A2.4

City of Santa Fe, New Mexico

memo

DATE: October 24, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-B

ADDRESS: 810 Waldo Street
Historic Status: Non-contributing/Non-status
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

____ Historic Survey Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends denial of window replacement on the primary elevation of the residence and otherwise approval of this application with the conditions that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items are not historic and that the rear portals do not attach to the two structures. Staff defers to the Board for streetscape harmony and relationship to the existing structures regarding the front wall, gates, and entrance cover. For all other items, this application complies with Section 14-5.2 (H) Don Gaspar Area Historic District design standards.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

If the structures are upgraded to contributing, then the east elevation of both are to be considered primary.

The applicant proposes to remodel the property with the following twelve items.

1. A 130 square foot addition will be constructed on the rear, non-primary elevation of the 330 square foot garage. The addition will match existing adjacent height.

2. The non-historic front porch will be removed and replaced with a similar-sized portal that more closely resembles the Spanish-Pueblo Revival style of the property. The portal will feature exposed wooden elements, including viga posts, carved corbels, and header beam, with a stuccoed undulating parapet.

3. The picture window on the front elevation will be replaced with a new window in the existing opening that matches the operation and light-pattern of other existing windows. There is no evidence of the date of this window.

4. The vertical plank garage carriage-style doors will be removed and replaced with similar doors. The date of these doors has not been established. The inventory consultant found them to be significant to the historic integrity of the property and the applicant has found that the hardware is not historic. This issue should be discussed and clarified along with the potential for an exception request.

5. A wrought iron railing will be installed at a new basement entrance on the south, non-primary elevation of the residence. The railing will be 3' high.

6. The west, non-primary elevation of the residence will be remodeled with opening dimension and location changes. French doors will be installed in two locations. A raised porch with iron railing will also be installed.

7. A large L-shaped portal will be constructed between the west elevation of the residence and the north elevation of the garage. The applicant states that it will not be attached to the two structures, but the drawings show attachments. The east portion of the portal will be lower than the residence but higher than the garage and the south portion of the portal will be slightly lower than the garage. An outdoor fireplace and chimney will be constructed with the portal. New openings on the north, non-primary elevation of the garage will include French doors and paired 8-light windows.

8. Most windows will be repaired and retained. An historic window will be relocated from the west elevation and it will replace and identical window on the front, primary elevation that is in worse condition.

9. The pedestrian gate in the wall between the garage and the residence will be replaced with a wooden door.

10. Yardwalls and gates will be constructed at the street frontage and into the property along the north and south sides.

The front wall will be constructed to the maximum height of 4' with pilasters. The front pedestrian gate a two-leaf wooden door flanked by battered pilasters and surmounted with a wooden cover to a maximum height of 8' 6". Two wood and iron vehicle gates are proposed at the south and north sides of the property.

The north wall will not attach to the residence. But, the pedestrian gate beside the garage is not set back a minimum of 10' and no exception has been requested.

11. The braided iron wire fence along the driveway will be removed. This is probably an historic fence.

12. The structures will be stuccoed with elastomeric earth-toned colors and the trim will be finished in white. Colors will be displayed at the hearing.

HoganGroup

HoganGroupInc.com

HOGAN GROUP INC. 424 ACEQUIA MADRE SANTA FE NEW MEXICO 87505 505·988·1913 FAX·988·5094

November 17, 2006

Mr. David Rasch
Historic Preservation
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPES

Re: Board Action clarification
810 Waldo Street, Santa Fe, NM

Dear David,

We are preparing the application for building permit of the remodel/addition portion of the 810 Waldo Street property approved by HRDB on October 24, 2006. In order to assure the documents we submit for permit have addressed all of the HDRB conditions for approval, we need further clarification from the Board regarding some of the items listed in the Board Action letter dated October 24, 2006.

The revised drawings we submitted to HDRB on October 31, 2006, have addressed the redesign of the front yard walls and gates and the south basement entrance. We have also resubmitted new finish colors and drawing details of exterior lighting fixtures, as requested. The owner has decided to leave the braided wire fence intact, and we have discovered through visual inspection that the iron gate between the garage and residence is not original, and can provide photographs proving so.

According to our notes from the October 24 HDRB hearing, we understand that there was no objection to the proposed window and door design and locations. However, the Board Action letter calls for an assessment of historic materials of the garage door, iron gate between garage and residence, and window replacement. It is unclear what action we are required to take regarding window replacement. Also, what qualifies as assessment of historic materials of the garage door and iron gate?

Your response will help us avoid any misinterpretation of the action taken by the Board. We appreciate your assistance with this matter and look forward to hearing from you.

Best regards,

Mark A. Hogan, AIA
President, Hogan Group Inc.

R:\0607Harris Residence\Condocs\0 PF6.4\ 11-17-06 HDRB revision submittal letter.doc

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Status review for a Non-Contributing residence and a non-status garage.
Project number: 06-10100108
Case number: H-06-108-A
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 810 Waldo

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, October 24, 2006, acted on the above referenced case. The decision of the board was to upgrade the property to Contributing status for both the residence and the garage.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). 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 (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

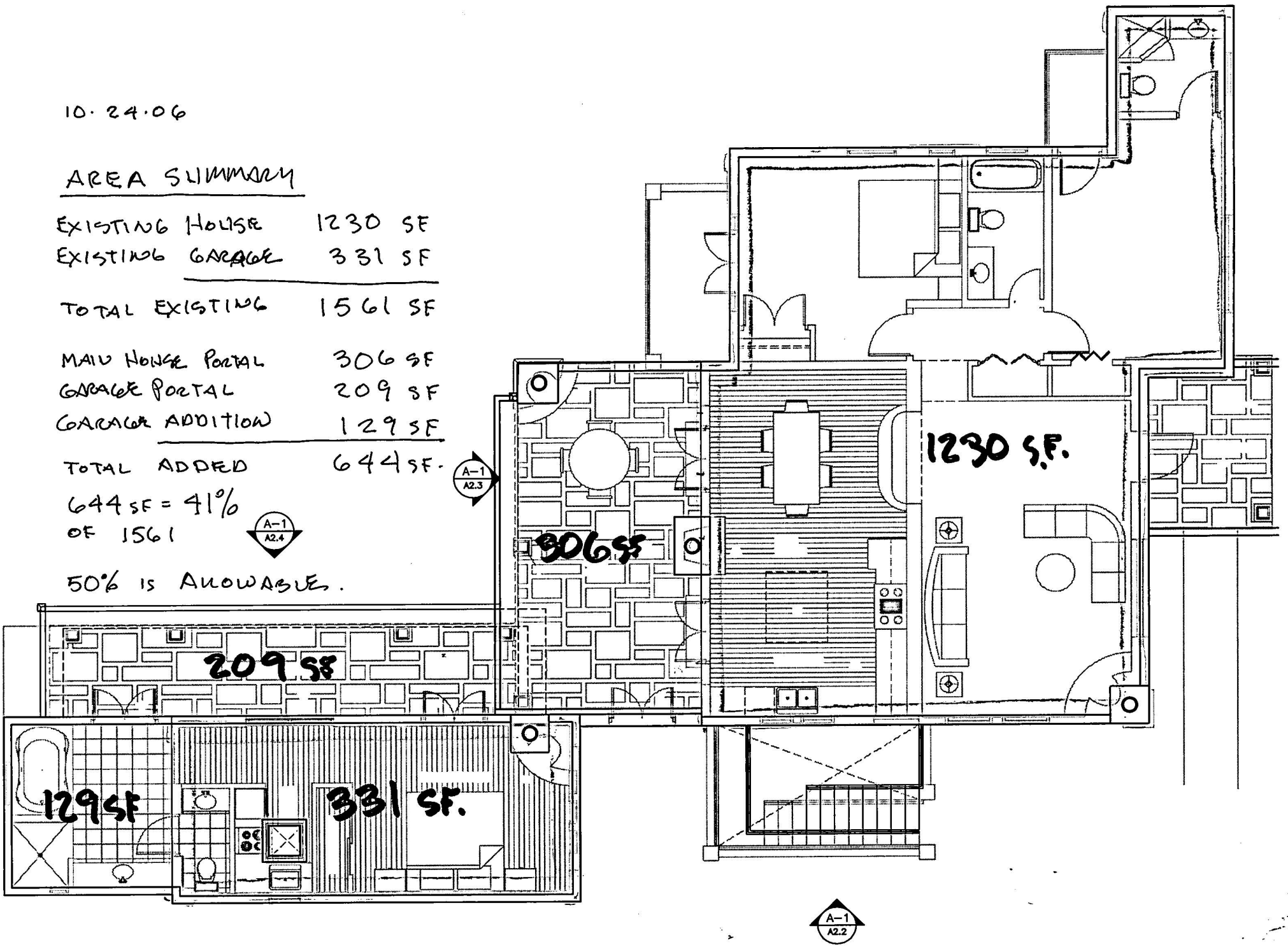
10.24.06

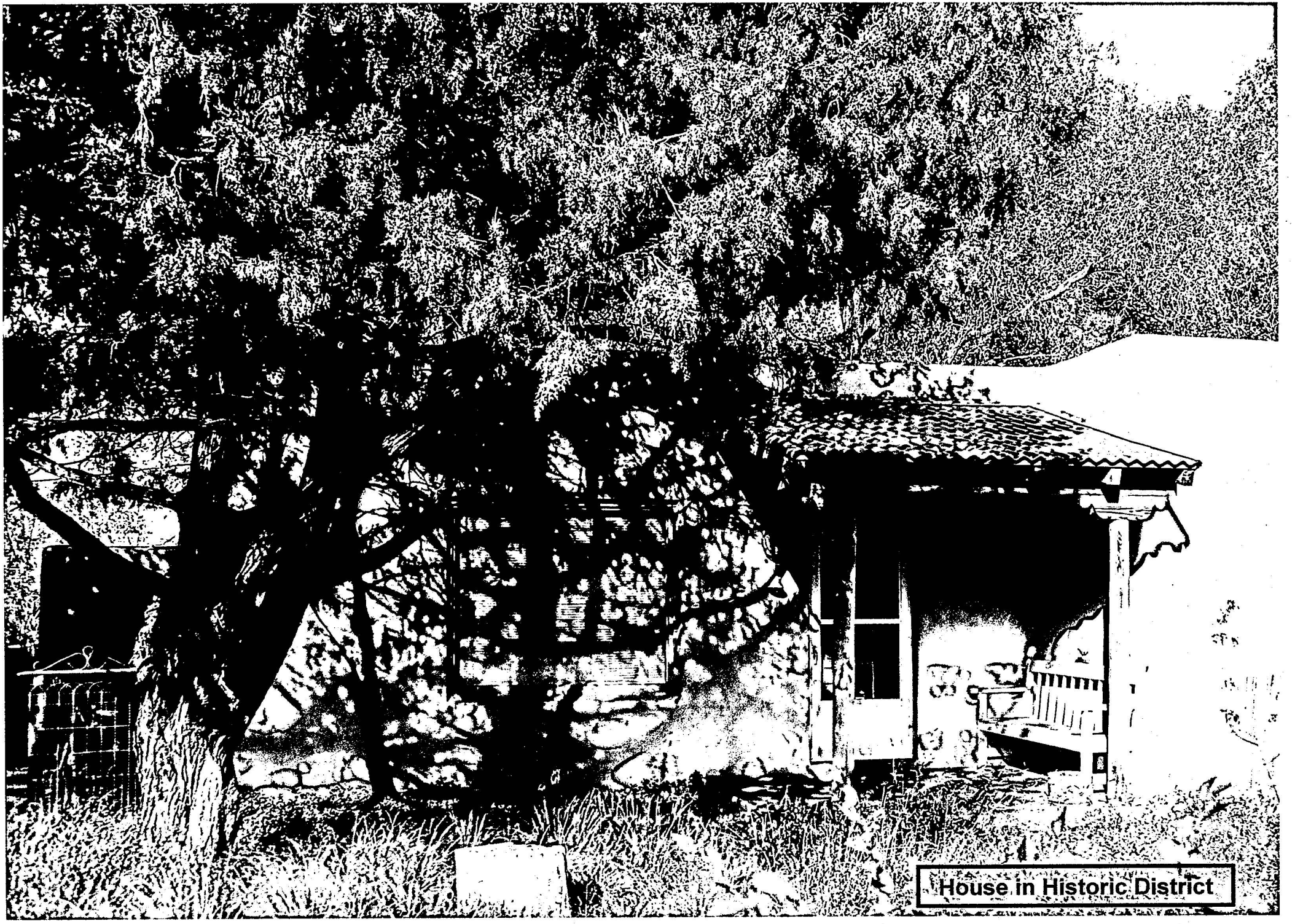
AREA SUMMARY

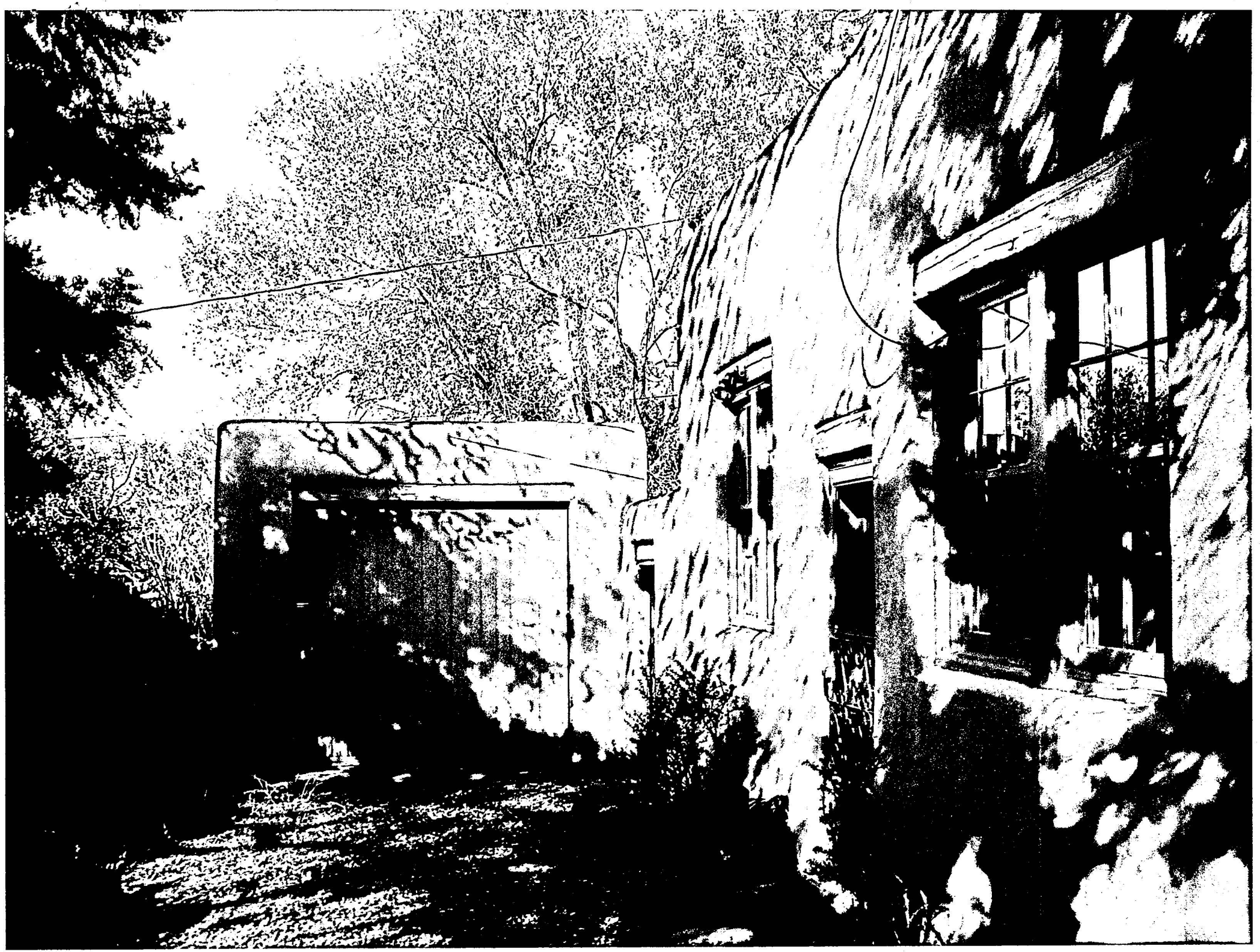
EXISTING HOUSE	1230 SF
EXISTING GARAGE	331 SF
TOTAL EXISTING	1561 SF
MAIN HOUSE PORTAL	306 SF
GARAGE PORTAL	209 SF
GARAGE ADDITION	129 SF
TOTAL ADDED	644 SF.

644 SF = 41%
OF 1561

50% IS ALLOWABLE.

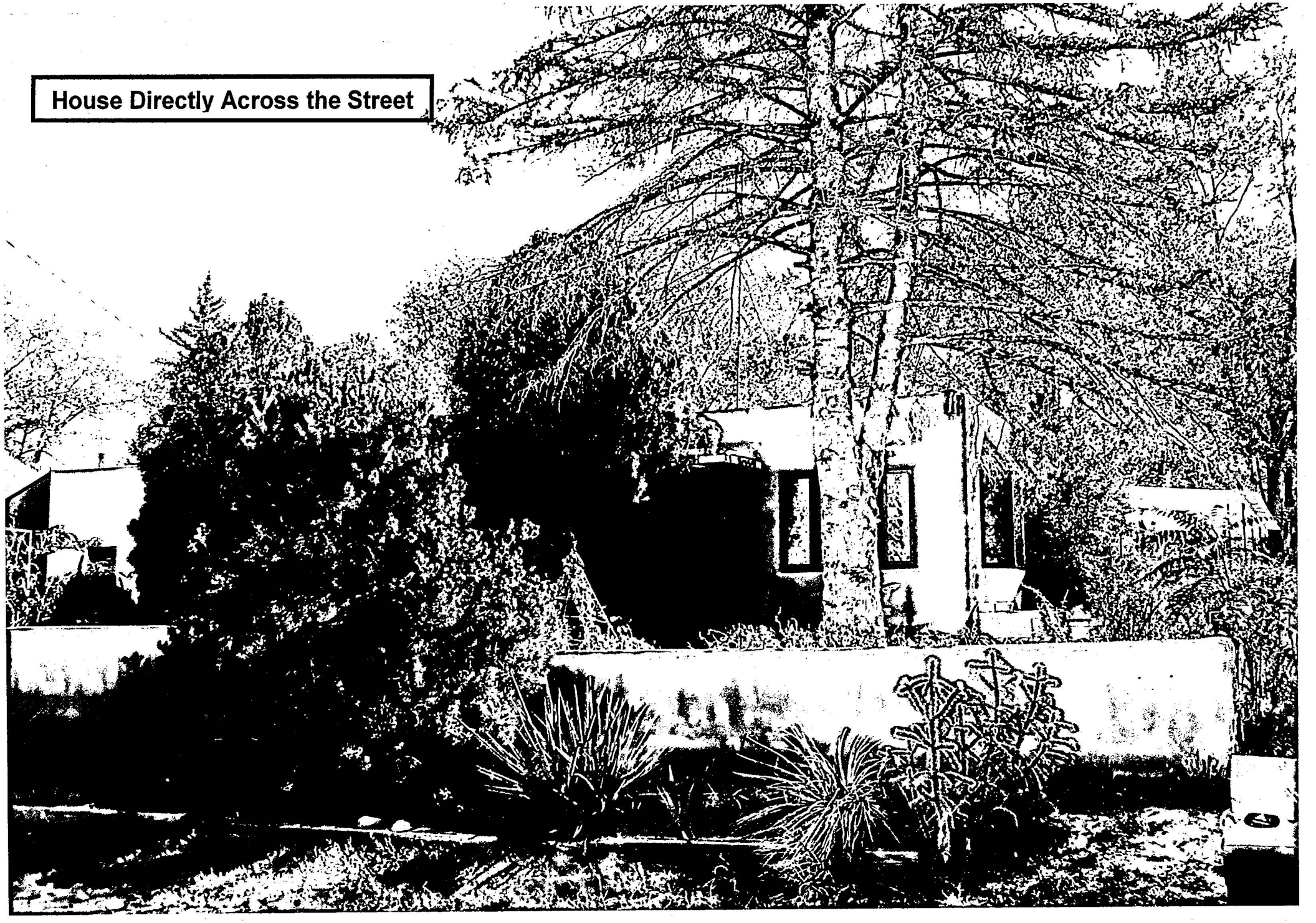



House in Historic District





House Directly Across the Street



City of Santa Fe, New Mexico

memo

DATE: October 24, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-A

ADDRESS: 810 Waldo Street
Historic Status: Non-contributing/Non-status
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Forms

____ Zoning Review Sheet

__x__ Other: vicinity map

APPLICANT SUBMITTALS

____ Proposal Letter

____ Vicinity Map

____ Site Plan/Floor Plan

____ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends an historic status upgrade to contributing for both the residential and garage structures on this property based upon historic date of construction and relative integrity of materials and massing.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

Since the historic district boundary does include a portion of the property and the residential building has status assigned to it, the property may be interpreted with the intention that it is included within the district.

When the property was inventoried in 1982 it was between 40 and 46 years old. Now the structures are over 70 years old and they are eligible for upgrade in status.

The minor alterations to the exterior of the structures include only the non-historic portal on the front elevation of the residence and the loss of the pedestrian gate in the wall between the structures. The 2005 inventory of the garage notes that the original garage door adds to the integrity of the property and recommends contributing historic status.

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: 810 Waldo St (garage)	3. Local Reference Number: 051600 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

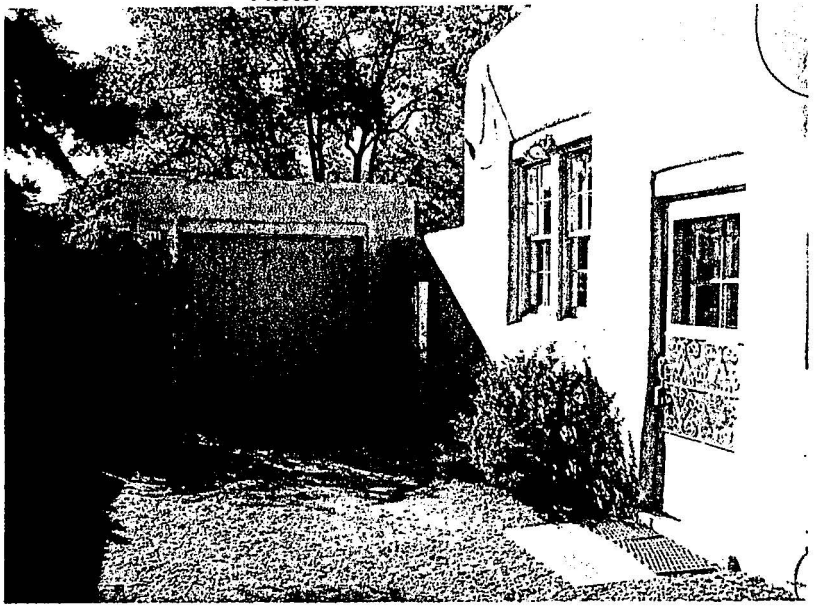
6. Date of Survey:
__9__/ _26__/ ___2005____

7. Previous Survey Date(s):
___/ __7__/ __1982_ (house only)
_X_ No previous survey

8. Name of Project:

9. UTM
Zone: 13, NAD 27
Easting: 415019
Northing: 3948253

Photo:



10. Photo Information
Digital 9-21-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504

View of: North (front) elevation

11. Brief Description of the Property:
One-room adobe garage covered in stucco set to the rear of the house at 810 Waldo. No visible foundation, but there is a concrete pad on the interior of the structure. There is a vertical plank garage door on the north end with an 8" timber lintel spanning the top, and a small 2'x1') window on the south end. The garage shares a connecting courtyard wall with the main house. The wall used to have a full-size door but now has a ½ size wire gate. The garage appears to be the same age as the house. The house well preserved and does not appear to have undergone any major alterations. The presence of the original garage adds historic value to the home and contributes to the character of the neighborhood.

12. Who uses the property?

Owner's residence

13. Construction Date:

Date: 1930-36 ___Known __X_ Estimated Source: Based on construction date of house from 1982 survey

14. Setting:

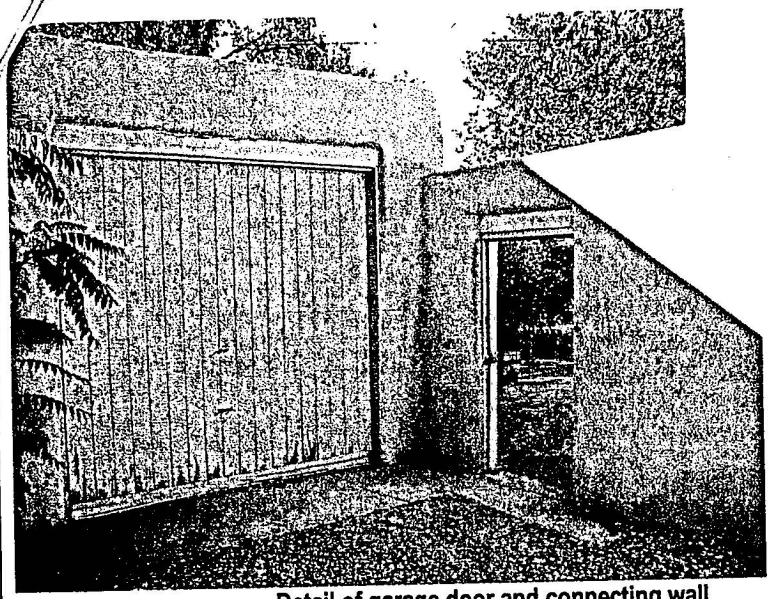
__ Suburban __ Rural __ Village _X_ Urban If Urban: __ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments:

HCPI Base Form (FORM 1)

(Continued from other side)

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



Detail of garage door and connecting wall

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

Shannon Dennison
ArcCom
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? __ Unknown _X_ No __ Yes How?

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

Describe:

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

22. National or State Register:

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?

23. National or State Historic District:

Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: _X_ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None _X_ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: ____2____ Satellite map, footprint

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: 810 Waldo St (garage)	3. Local Reference Number: 051600
		4. County Santa Fe
		5. Date of Survey: 9-26-2005

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular

_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
__ Not visible _X_ None
__ At Grade __ Raised
Materials: __ 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_ Parapet
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
Fixed	metal or timber	4	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
Garage	vertical plank	timber	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

13. Porches __ N/A

Type: __ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features
Connecting wall to main house

15. Modifications: __ No known modifications

#1_____ Date: _____ Known___ Source:

#2_____ Date:_____Known ___ Source:

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

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

Polk city directories – Frey Angelico Chavez Memorial History Library and Photo Archives
Satellite image – Google map engine
McAlester, V. (2000) A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

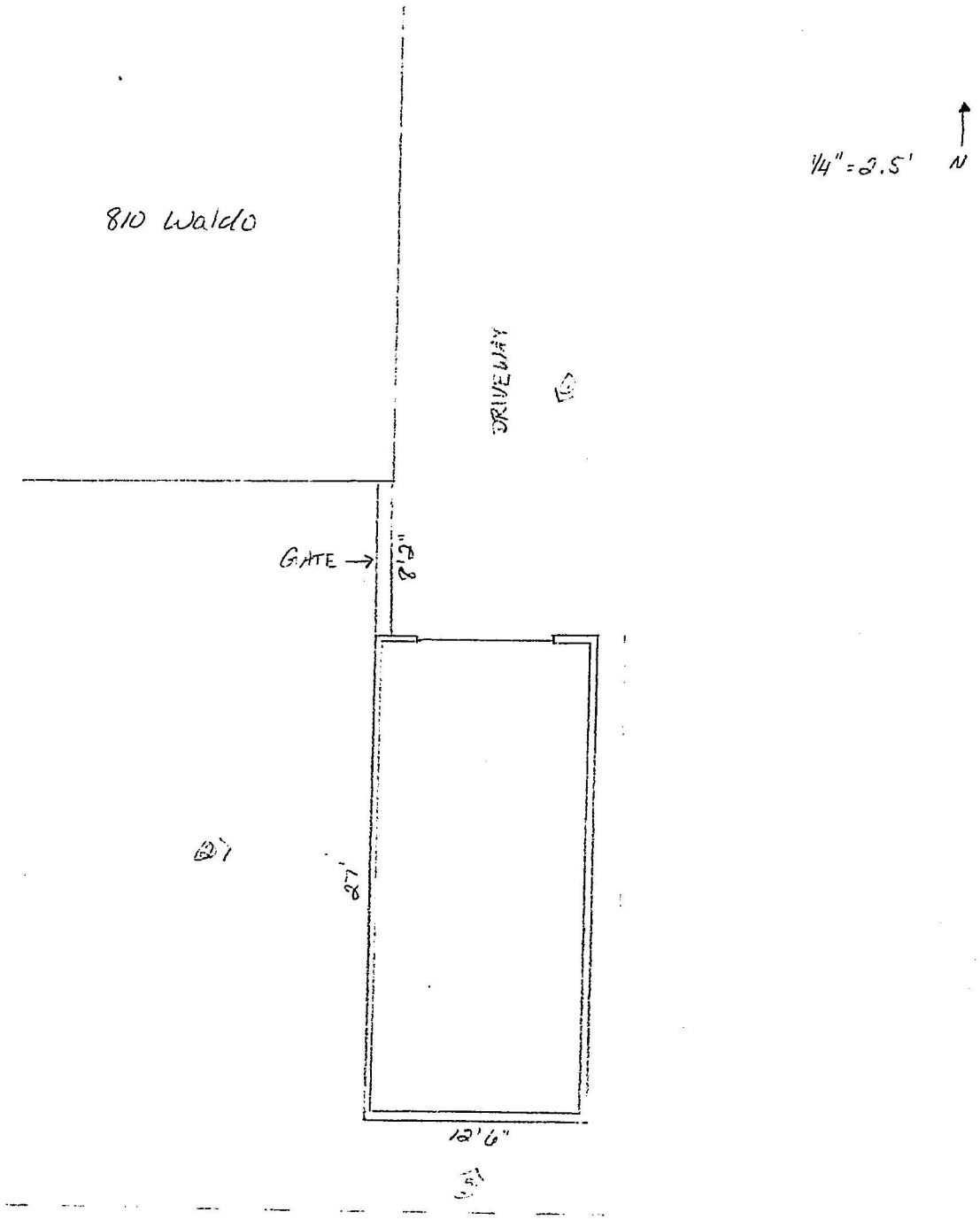
SITE:

18. Attached or Associated Properties

House at 810 Waldo

Are associated properties eligible for listing? No

19.Site Plan:



PLEASE INCLUDE:

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

NOTES:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property)	**2. Location:** **810 Waldo St**	**3. Local Reference Number:** **051600**
		4. County **Santa Fe**
		5. Date of Survey **9-21-05**

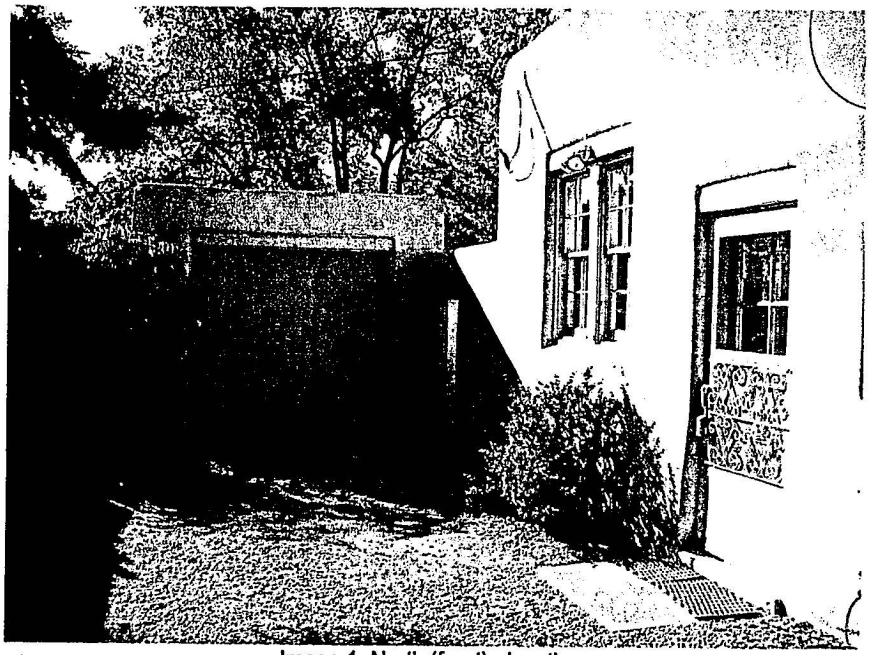


Image 1. North (front) elevation

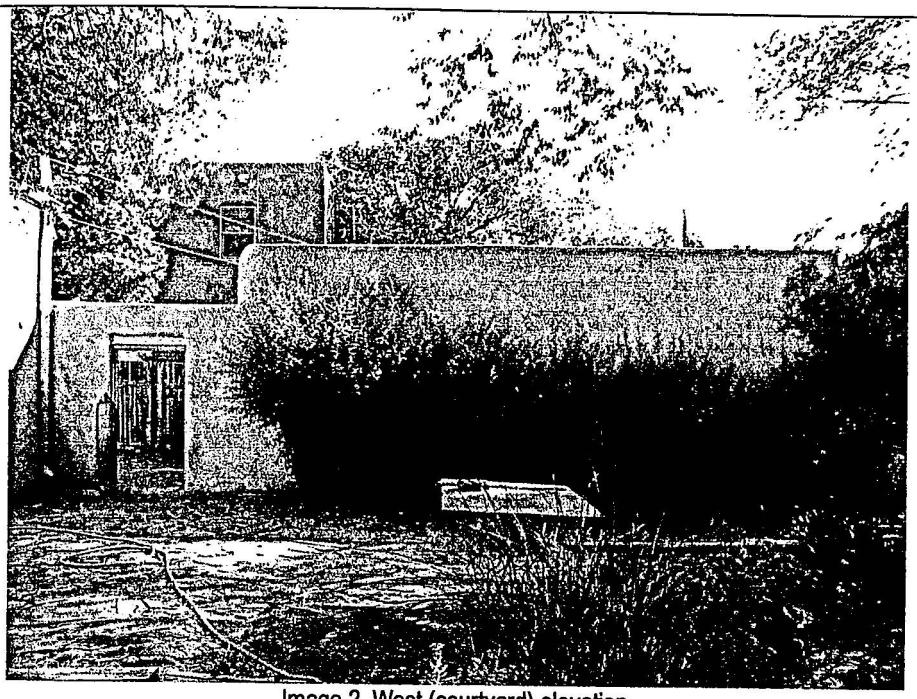


Image 2. West (courtyard) elevation

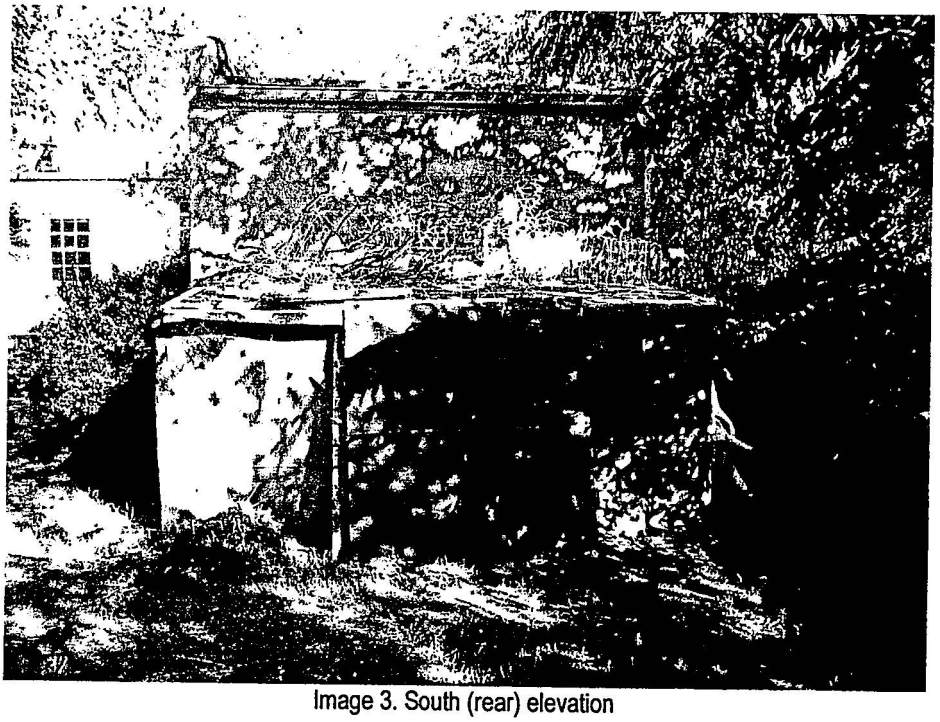


Image 3. South (rear) elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3532

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 246	UTM reference zone 12 (13)	easting / northing

location description: 810 Waldo

city/town: Santa Fe

land grant/reservation:

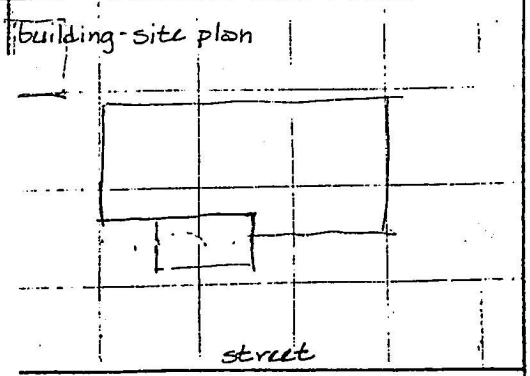
building name:

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

film roll by E.T. no. 9 | negative nos. 2 3 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1940 estimate 1930-36 actual

source: City Directory

use: present (residential) other ___ historic (residential) other ___

condition: ___ excellent X good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: n/a

wall material/surface: stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: parapet, wd d/h 6-6, wd / wrought iron porch, lintel [illegible] front window

surroundings: res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ significant ___ contributing X supporting ___ intrusive

comments: [illegible] Cauble, hedge

associated buildings? X yes

what type? garage

if inventoried, list ID nos.

19[illegible]

see back? ___ yes

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 10/18/06 TIME 2:32
SERVED BY Maria L. Vigil
RECEIVED BY

Amended

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, OCTOBER 24, 2006 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, OCTOBER 24, 2006 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

September 12, 2006
September 26, 2006

E. COMMUNICATIONS

F. ADMINISTRATIVE MATTERS

1. Price Reduction Signs Bill

G. OLD BUSINESS TO REMAIN POSTPONED

H. OLD BUSINESS

1. Case #H-06-70. 123 W. San Francisco. Downtown & Eastside Historic District. Lloyd & Associates, agents for Greer Enterprises, Inc., proposes to install 8 windows on a Non-Contributing commercial building.

2. Case #H-05-179. 200 Gonzales. Downtown & Eastside Historic District. Donald & Monica Wiles, agents/owners, propose details for units 8, 9, 10 and 11 on the previously approved 14 unit Los Cielos Compound. Unit 8: 2,416 sq. ft. at 15' 6" high, Unit 9: 2,207 sq. ft. at 16' 3" high, Unit 10: 1,980 sq. ft. at 16', Unit 11: 1,970 sq. ft. at 16' high, where the maximum allowable height is 16' 6".

I. STATUS REVIEW

1. Case #H-06-102. 907 Don Miguel Place. Downtown & Eastside Historic District. Thomas McIntosh, agent for Gilbert & Helen Ortiz, proposes to maintain the Non-Contributing status on a residential building.

2. Case #H-06-111. 441 Apodaca Hill. Historic Review District. Joseph Cordova, agent for Peter & Nancy Pennington, proposes to maintain the Non-Contributing status on a residential building.

J. NEW BUSINESS

1. Case #H-05-167. 610 Galisteo. Don Gaspar Historic District. Staff proposes to rescind previous remodeling approval for this property.

   Case #H-06-100. 610 Galisteo. Don Gaspar Area Historic District. Inside Out Design, agents for MODO Group, LLC, propose to remodel a 2,134 sq. ft. Contributing residence with a 450 sq. ft. addition, replace doors and windows, and increase height from 11' to 12' where the maximum allowable height is 17' 8"; to remodel a 634 sq. ft. Contributing casita with 184 sq. ft. of additions, replace windows and doors and increase height from 9' to 12' 6"; and to demolish a Non-Contributing garage.

2. Case #H-06-101. 701 Alto. Westside-Guadalupe Historic District. Michael Soto, agent for GP McRostie, proposes to construct a 4' 10" high coyote fence with pedestrian and vehicular gates where the maximum allowable height is 5' in front of a Contributing building.

3. Case #H-06-105. 804 Galisteo. Don Gaspar Area Historic District. Marlin McKenna, agent/owner, proposes to remodel existing rock walls and re-construct sheds on a Contributing property.

4. Case #H-06-107. 1317-B Cerro Gordo. Downtown & Eastside Historic District. Dorothy J. Pearl, agent/owner, proposes to construct a 780 sq. ft. addition on a 2,700 sq. ft. Non-Contributing residence at or below existing adjacent height.

5. Case #H-06-108-A. 810 Waldo. Don Gaspar Area Historic District. Staff proposes an historic status review for a Non-Contributing residence and a non-status garage.

   Case #H-06-108-B. 810 Waldo. Don Gaspar Area Historic District. Mark Hogan, agent for Marc Harris, proposes to remodel a residential structure by replacing a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to construct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

6. Case #H-06-110. 651-A Camino de la Luz. Downtown & Eastside Historic District. Liaison Planning, agents for Michael & Janet Harding, propose to remove a chain link fence and to construct a 6' high coyote fence along a side lot line.

7. Case #H-06-112. 527 Don Gaspar. Don Gaspar Area Historic District. Design Solutions, agents for Michael Donlan, propose to remodel a Non-Contributing building by replacing doors and windows, creating new openings, and re-stuccoing, and to remove a 6' high wood fence.

K. MATTERS FROM THE BOARD

L. BUSINESS FROM THE FLOOR

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Planning Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the October 24, 2006 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, October 24, 2006 so that transportation can be arranged.

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HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
October 24, 2006

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MINUTES OF

THE CITY OF SANTA FE

HISTORIC DESIGN REVIEW BOARD MEETING

OCTOBER 24, 2006

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board (HDRB) was called to order on the above date at approximately 6:00 p.m. by Vice Chair Jake Barrow in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

ROLL CALL

Roll call indicated the presence of a quorum as follows:

Members Present:
Mr. Jake Barrow, Vice Chair
Ms. Jane Farrar
Mr. Robert Frost
Ms. Deborah Shapiro

Members Excused:
Ms. Cecilia Rios, Chair
Mr. Dan Featheringill
Mr. Charles Newman

Staff Present
Ms. Marissa Barrett, Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Ms. Kami Martínez, Historic Planner

APPROVAL OF AGENDA

Mr. Rasch requested two changes to the agenda:

1. Case 06-102, 907 Don Miguel Place postponed by the owner until Nov 14th.

There were no speakers from the public regarding this case.

Mr. Frost moved for approval of Case #H 06-108a to upgrade the structures to contributing per staff recommendations. Ms. Shapiro second the motion and it passed by unanimous voice vote.

Case #H-06-108-B. 810 Waldo. Don Gaspar Area Historic District. Mark Hogan, agent for Marc Harris, proposes to remodel a residential structure by replacing a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to construct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

Mr. Rasch presented the staff report for this case as follows:

Background and Summary

"810 Waldo is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as Non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

"If the structures are upgraded to Contributing, the east elevation of both are considered to be primary.

"The applicant proposes to remodel the property with the following twelve items;

1. A 130 square foot addition will be constructed on the rear non-primary elevation of the 330 square foot garage. The addition will match existing adjacent height.

2. The non-historic front porch will be removed and will be replaced with a similar sized portal that more closely resembles the Spanish Pueblo Revival style of the property. The portal will feature exposed wooden elements including viga posts, carved corbels, a header beam with stuccoed undulating parapet.

3. The picture window on the front elevation will be replaced with a new window in the existing opening that matches the operation and light pattern of existing windows. There is no evidence of the date of this window.

4. The vertical plank carriage-style garage doors will be removed and replaced with similar doors. The date of these doors has not been established. The inventory consultant found them to be significant to the historic integrity of the property and the applicant has found that the hardware is not historic. This issue should be discussed and clarified along with the potential for an exception request.

5. A wrought iron railing will be installed at a new basement entrance on the south, non-primary elevation of the residence. The railing will be 3' high.

6. The west, non-primary elevation of the residence will be remodeled with opening dimension and location changes. French doors will be installed in two locations. A raised porch with iron railing will also be installed.

7. A large L-shaped portal will be constructed between the west elevation of the residence and the north elevation of the garage. The applicant states that it will not be attached to the two structures but the drawings show it attached. The east portion of the portal will be lower than the residence but higher than the garage and the south portion of the portal will be slightly lower than the garage. An outdoor fireplace and chimney will be constructed with the portal. New openings on the north, non-primary elevation of the garage will include French doors and paired 8-light windows.

8. Most windows will be repaired and retained. A historic window will be relocated from the west elevation and it will replace an identical window on the front, primary elevation that is in worse condition.

9. The pedestrian gate in the wall between the garage and the residence will be replaced with a wooden door.

10. Yardwalls and gates will be constructed at the street frontage and into the property on the north and south sides.

    The front wall will be constructed to the maximum height of 4' with pilasters. The front pedestrian gate a two-leaf wooden door flanked by battered pilasters and surmounted with a wooden cover to a maximum height of 8' 6". Two wooden and iron vehicle gates are proposed at the south and the north sides of the property.

    The north wall will not attach to the residence. But the pedestrian gate beside the garage is not set back a minimum of 10' and no exception has been requested.

11. The braided iron wire fence along the driveway will be removed. This is probably a historic fence.

12. The structures will be stuccoed with elastomeric earth-toned colors and the trim will be finished in white. Colors will be displayed at the hearing.

"Staff recommends denial of window replacement on the primary elevation of the residence and otherwise approval of this application with the conditions that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items were not historic and that the rear portals do not attach to the two structures. Staff defers to the Board for streetscape harmony and relationship to the existing structures regarding the front wall, gates, and entrance cover. For all other items, this application complies with Section 14=-5.2 (H_ Don Gaspar Area Historic District design standards.

Present and previously sworn was Mr. Mark Hogan, who said they might need to do some adjusting because it was just upgraded. He asked that the Board consider it as a single structure with garage connected.

He explained they were proposing to replace the front window and side door was to be filled in. He said the west elevation would be the most dramatic. He clarified there was a short basement underneath and would lower the kitchen in back so it could open onto the back yard.

He said the north elevation was not visible at all and they were proposing to change one window into a door.

He showed the site plan with existing footprint and the additions onto the house. He explained the double plane portal. He shared an exhibit on making it less than 50% [Exhibit A].

Mr. Hogan said he did not catch the part about setback ten feet.

Mr. Rasch pointed out where the wall connected was not ten feet back. He said they might choose to not connect it.

Mr. Hogan went through the rest of the site plan and showed the basement part which would be kept for laundry and mechanical. He said both large gates would have iron work which was not solid. He showed replacing the plate glass window with a treble window.

Mr. Barrow asked if the gate on the right was existing.

Mr. Hogan said no it was a six foot fence.

Mr. Barrow asked if the applicant then, was having two vehicular gates.

Mr. Hogan said that was correct and it provided access to the back yard.

Mr. Frost asked if the gate on the right, since the applicant was removing the door on the south elevation to create the basement elevation was not an area for parking.

Mr. Hogan said yes, on the driveway.

Ms. Shapiro asked if they would have to take out any trees.

Mr. Hogan said just some shrubs along side the garage. All trees that were healthy they would keep.

Ms. Farrar asked about the style of the vehicle gates. She was not convinced this was part of the streetscape. Also the gate into the house, did not relate to the architectural style of the original building. She said the building was simple and straightforward and the gates were not simple.

Mr. Hogan said it was true but they were not wedded to that. It was the only thing that was carried from the back. He said those gates were not fabricated yet.

Ms. Farrar asked for the wall height calculation.

Mr. Rasch said without a height calculation, the wall could be at four feet and the gates were an accent and could be higher.

Ms. Farrar said she liked the new portal but she was not sure about the shape of it. The house does not have a lot of modulation. She asked what the applicant was thinking.

Mr. Hogan said they kept drawing it and never felt it was quite right but this one felt the best of all they drew.

Mr. Rasch referred to sheet A -2- .1, where one could see the original drawing.

Mr. Frost said it seemed like there was a nicely squared up hedge with a grated wire

fence and asked how he would feel about keeping that.

Mr. Hogan said they were looking for more closure to the front yard. He said they planned on landscaping it and making the front yard more a part of or extension of the house. He said that all the other houses already had walls.

Mr. Frost asked if they could have the hedge and wire fence on the outside of the wall.

Mr. Hogan said they would be amenable to that.

Mr. Barrow asked if the streetscape had 100% walls or did they have some open spaces.

Mr. Hogan said there were mostly walls but driveways punctuated that.

Mr. Barrow asked if there were other vehicle gates in the neighborhood.

Mr. Hogan said he did not do a study on that. He said to the right side was the original drive.

Mr. Barrow said it was a bit of an issue because it was something that was not here historically.

Mr. Rasch said there might be one on Abeyta.

Ms. Shapiro asked if the applicant considered another material like a steel gate one could see through.

Mr. Hogan said they didn't.

Ms. Shapiro said they could see this delicate little house nestled in the trees and with the gates on both sides, it would be a fortress.

Mr. Frost said it was a very attractive little house.

Mr. Hogan said they didn't want to do a fortress and they were trying to keep it as a neighborhood friendly house. It was more about visual containment than security.

Mr. Barrow said with the layout, there was going to be a lot happening in the back yard.

Mr. Hogan said the front yard would face the morning sun and Ms. Harris would be gardening.

Ms. Shapiro asked if the applicant said the laundry was in the basement.

Mr. Hogan said yes.

Ms. Shapiro said the applicant would have to go outside to get there.

Mr. Hogan said yes.

Mr. Frost said the garage door seemed to have changed to something different.

Mr. Hogan said it would be the master bedroom and they wanted that design to get light in.

Mr. Frost said the applicant might do the gates more like the original garage door. he thought the original door needed to be retained.

Mr. Barrow said there were several points about the walls.

PUBLIC COMMENT

Present and sworn was Ms. Judy Cody, 1816 Waldo Street, who said she lived adjacent to Mr. Harris' property. She said he showed her the plans for his renovation. She said she was not well versed in this but trusted the Board to help retain the character of the neighborhood. She said the plans bore no resemblance to the existing. She questioned why a 1,300 sq ft house needed two vehicle gates.

She said the architect's mention that Waldo Street had houses with walls was not true. She said she had lilac trees and across the street were two courses of blocks but there were no gated walls on Waldo Street. She said this would be the first so she maintained that walls were not part of the streetscape. She said Waldo Street was a charming street and this was more like an east side compound than a Waldo address.

She said the idea of the basement being dug two feet lower meant that without the gate you would see the railing to the new laundry room from the street; the doorway now would be lost and also the 3 foot iron rail to the basement would be visible from the street and between the garage door and the new gate.

She said the gate to the left was adjacent to her property and she was concerned that she would be pulling out blind. She pointed out that now it was a wire fence and it was safe to see what was coming on Waldo Street.

She wondered if cutting a new driveway into Waldo in the historic neighborhood was allowed. She said the owner told her that he would be storing a historic vehicle on the left.

She didn't think there was any attempt to match the color that was anywhere nearby; that this was a much darker chocolate color and Mr. Harris told her he went to Ralph Lauren to choose colors. She asked that the Board help protect the neighborhood from gentrification.

Present and sworn was Ms. Julia Gegan 216 East Berger who said she had no economic interest here but was here on behalf of her landlord. She said she loved the neighborhood and loved the color of this house. It was a traditional color and the color proposed was inappropriate. She said she would like to see the house at its full potential.

She thought it was a very innovative idea to have master bedroom in the garage but her backyard abutted this back yard and was separated by a three-foot wire fence. She said if it were to have a six-foot wall, she would want it to be finished on her side. Security was not an issue here as she had two dogs. She passed her card to Mr. Harris. She felt the backyard had much potential with lilacs but the remodel would change the entire house.

Present and sworn was Ms. Kaitlin McEwen who said she lived across and was concerned about the gates. She said all of their houses had that nice neighborhood feel with greenery and was open and they kept an eye out for each other.

She said this would change it a lot. She felt the corbel over the entrance seemed a little large and she would like to see something less formidable and less like a compound. She said they had a little two-foot wall in front and they all really liked each other and were friendly.

Present and sworn was Mr. Edward Moore, 802 Waldo Street who said that along their property line they would have a six-foot fence instead of the three foot one now and he would not be able to see out of his driveway at all. He added that they would lose sight of many houses that they watched for neighbors when they were away. With this six-foot wall, it would burden everybody and be an eyesore.

Present and sworn was the owner, Mr. Marc Harris who said he loved the neighborhood house and bought it not as a spec house but intended to live there and wanted to be a good neighbor. He said he did tell his neighbors he would drop the wall. He said he didn't realize they were against the gates so he could drop them also. He said they wanted to maintain the neighborhood and wherever they put a wall, they would finish it for the neighbor in the color they chose.

Present and sworn was Ms. Courtney Kerr, 814 Waldo Street, who said Mr. Harris did show most of the neighbors the plans. She agreed with the Board that this was like a fortress. She said present walls were all very low with the highest one across the street at about four feet. She said theirs was two feet. She said she was mostly concerned with the corbels, She said it went to about eight feet. He talked about having lights on top which would make it about ten feet so it would be out of scale.

She said she knew he was in favor of a compound feeling but they didn't really have a compound type of neighborhood. Don Gaspar has a different feel from the east side. She wondered why they would have two driveways and she was concerned about having a new drive on the right side.

Present and sworn was Ms. Annabelle Moore 802 and 806 Waldo who said her husband explained about the wall. She said she didn't want a six-foot wall. She added that the gate would go into all of their shrubs. She said their neighborhood was safe.

Mr. Barrow said he thought he did

Present and sworn was Ms. Linda Murphy t5 Desert Rain, who said she owned 216 East Berger where Ms. Gegen lived. She said her structure was going to be considered for contributing status.

She said she checked and was told that she could only add 50% to her property. She said that eventually, she wanted to live in that property when her children had left. She said this would really impact her back yard and having a six-foot adobe yard wall was not what she would have bought had she known. She said she wasn't notified until today and she was curious why owners were not notified.

Mr. Rasch said the only time adjacent neighbors were notified was when the addition was 10,000 square feet or more or when properties were downgraded. He said the only thing they were required to do was publish in the newspaper.

Ms. Murphy said that made it hard.

Mr. Barrow said a lot of useful and interesting comments by neighbors and some reflected what they were talking about already.

He asked about why he was making the changes of color etc.

Mr. Harris said he was a textile designer and he felt the color they chose has been chosen with care. He said they chose an Adobe Mocha that was close to other homes and a light cream trim. He said they really were only increasing their living space by 12x12. He said he would like to help the neighbors feel content so he would set the wall behind the shrubs with a nice pedestrian gate and remove the top.

He felt maybe they could just have a pedestrian gate on left side and only have the vehicle gate on the right. He said they did want to have a boundary on the garden.

Mr. Barrow asked about stepping down.

Mr. Harris said the back yard was very comfortable but the side yard was exposed and they wanted to have it secluded so they wanted the six-foot walls on the side and they would scale down the front wall way down.

Ms. Shapiro asked about the back.

Mr. Harris said there was an existing building

Mr. Hogan pointed out two existing structures on the lot line.

Mr. Harris said on the other side there was a wood fence six feet high so they were just replacing a six-foot with a six-foot and on the back they wanted a solid wall for privacy.

Ms. Shapiro asked how long he had lived here.

Mr. Harris said they purchased this property six months ago.

Mr. Barrow said it was a bit of a balancing act.

Mr. Harris said if the Board extended their view a couple of blocks, almost all of them had walls.

Ms. Gegen said the majority of walls were two feet high.

Mr. Harris said it was important to have some privacy in our back yard. They could make the front more open.

Ms. Shapiro said there was a lot of vegetation back there. would the applicant keep the vegetation.

Mr. Harris said a wall really appeals to me. The back yard was not really visible at all.

Ms. Shapiro said it affects their back yard.

Judy said my fence was not six feet.

Mr. Barrow 0 when they get into the back yard, it was a grey area but the front was what they could work with.

Mr. Rasch said the preliminary zoning worksheet had conditions: a visibility triangle was required and nothing within it could be over three foot high. Three other items. He reminded them that now that the buildings were contributing the Board usually required that a historic color be proven.

He said they usually do administrative on replacing in kind. He wanted a clarification on the wall for how much was being added on. He said the portals were additional square footage. Fourth, he said the braided wire fence if the Board required it to be retained was historic material.

Ms. Farrar asked about how the square footage and separate structures were being considered.

Mr. Rasch said with a roof, it would be one structure and once the portals were connected, it would become an addition to the main residence.

Ms. Farrar said the connection forces it.

Mr. Barrow said the Board was seeing it as under 50%.

Mr. Rasch said only 615 square feet was allowed to the main residence and they did exceed 50% by his calculation.

Mr. Frost said they included the garage as part of historic structure.

Ms. Farrar and Mr. Rasch argued about it.

Mr. Barrow said their interpretation was that they were within the 50% rule and they were not dealing with exceptions unless it would be with the garage door.

Ms. Farrar said they had to establish what the parameters were. She said they agreed it was within 50% and they all agreed with neighbors about vehicular gates.

Ms. Farrar moved to postpone Case 06-108 B for redesign of specific elements: the front walls and gates, to use as much historic material as possible such as the garage doors, especially on the primary facades; to consider softening the walls so that relationship with neighbors would be enhanced.

Mr. Hogan said most of the issues of concern were about the front yard walls and gates. He asked if it would be possible to approve what the Board could approve. He said clearly they would come back for the front but the most substantial area of work was in the non-visible area in the back portion and then bring back the front wall, doors, gates, etc.

Mr. Barrow said it seemed they could accommodate that request so they could continue with construction.

Mr. Frost seconded the motion with added conditions that the Board would approve the basic interior renovation with the addition of the exterior portals and the garage addition, but withholding approval on the walls, stucco color, window replacement, the basement entrance, the exterior lighting and garage door. Ms. Farrar added withholding approval on the portal top design. The motion passed by unanimous voice vote.

Mr. Barrow said he was encouraging the applicant to continue working with the neighborhood.

6. **Case #H-06-110.** 651-A Camino de la Luz. Downtown & Eastside Historic District. Liaison Planning, agents for Michael & Janet Harding, propose to remove a chain link fence and to construct a 6' high coyote fence along a side lot line.

Mr. Rasch presented the staff report for this case as follows:

Background and Summary



810 Waldo Street
Street Facade - East Side



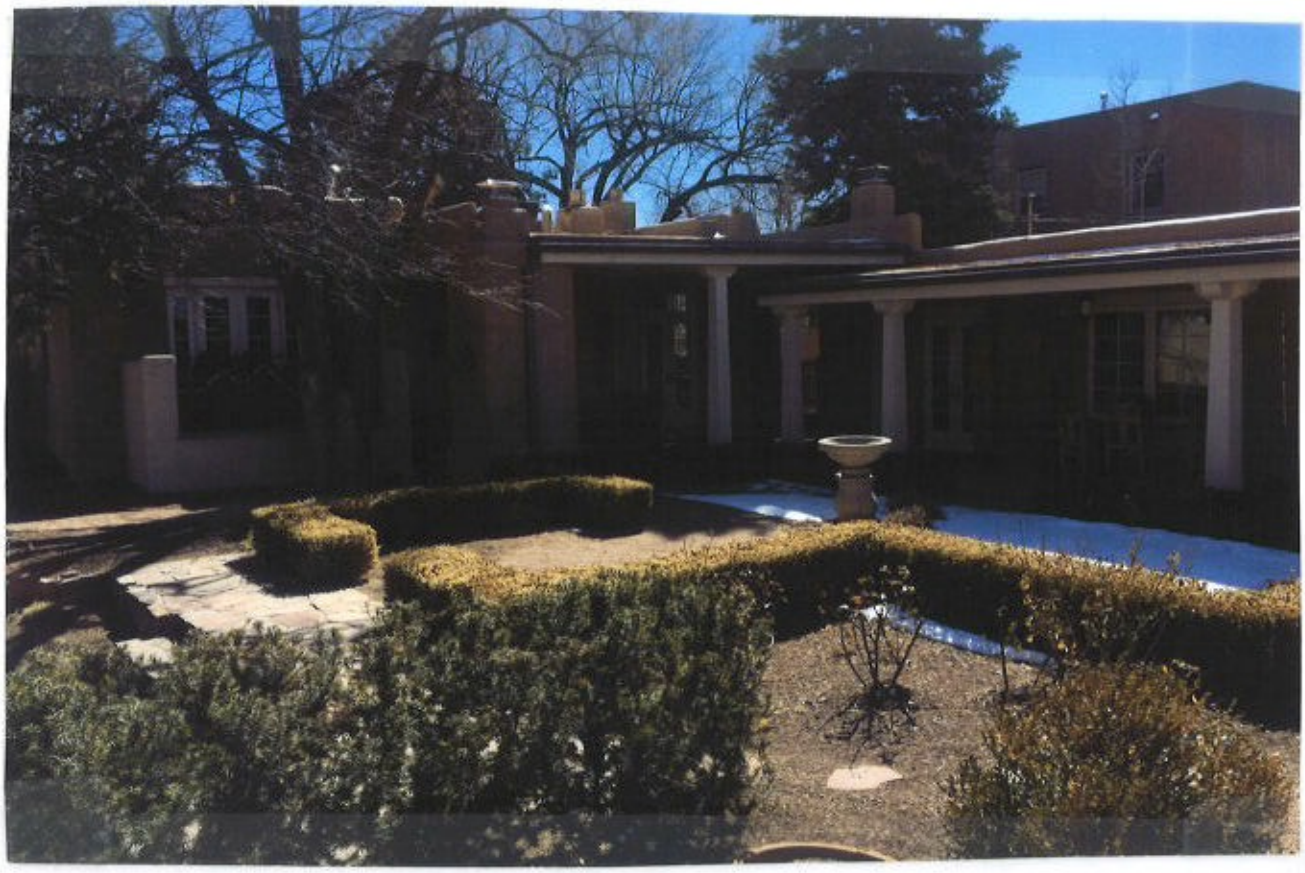
810 Waldo Street - East Side (street)
These are the 2 windows that would be replaced



810 Waldo Street - North Side

3- Windows proposed to change

* The window in the middle is over a bathtub — we propose changing the size to one that is half the current height.





810 Waldo Street - West Side
House and casita - connected by portal
No proposed changes





810 Waldo Street - South Side (Main house)
Propose changing the 2 windows noted above.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003461--HDRB

Project Description:

Project Location(s): 459 CAMINO MANZANO
Santa Fe, NM 87505

Contacts:

Property Owner: Carolyn & Craig Kenny & Smith

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: southwest

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: 1983, 92

Year of Construction: 1930s-90s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 11, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-003641-HDRB

Address: 459 Camino Manzano
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__ **Zoning Review Sheet**

__x__ **Other**: demolition assessment from Building Official

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends that the Demolition Standards per Section 14-3.14(G)(1) – Demolition of Historic or Landmark Structure - have been met.
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:

459 Camino Manzano is a single-family residential structure constructed in a Spanish Pueblo Revival Style with non-contributing status to the Downtown and Eastside Historic District. Dating from the 1930s, it has seen heavy renovations, so that almost nothing of the historic structure is visible.
To the west of the house is a freestanding carport from the 1990s consisting of a stuccoed wall, round wood supporting posts, and a flat roof with vigas.

The applicant proposes the following items:

1. Demolish this existing carport and construct a 565 square foot garage to a height of 13 feet. The maximum allowable building height is 14 feet 8 inches. The stucco will be El Rey "Pueblo", the same as the existing house and the windows will be turquoise to match the house as well. The garage door will be stained a natural wood color. Small wooden gates with natural color stain will connect the inner and outer garden areas;
2. Construct a freestanding kiva fireplace in the front garden of the house;
3. Construct a new front gate of wood, colored turquoise to match the house doors and with a stucco frame.

DEMOLITION STANDARDS

Per Section 14-3.14(G)(1) - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance.
Staff response: this is a non-historic structure of no historical importance.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure.
Staff response: This structure has no public visibility and is thus not part of a unique street section or block front.

(c) The state of repair and structural stability of the structure under consideration.
Staff response: the state or repair and structural stability is good and is not under consideration.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H854

IDENTIFICATION

ADDRESS: 459 CAMINO MANZANO

ID NUMBER: 0516 00068

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

DATE OF CONSTRUCTION:

1930's ESTIMATE 1949 ACTUAL

SOURCE(S) OWNER ↔ CITY DIRECTORY

PLAT 1927 "LOS ARBOLES"

BUILDING DATA

ARCHITECTURAL STYLE: SP

PUEBLO REVIVAL

USE: RESIDENTIAL

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? CARPORT WITH STORAGE UNIT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR COMPLETELY

EXPLAIN: REMODELED - NEW SECTION ON THE SOUTH

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

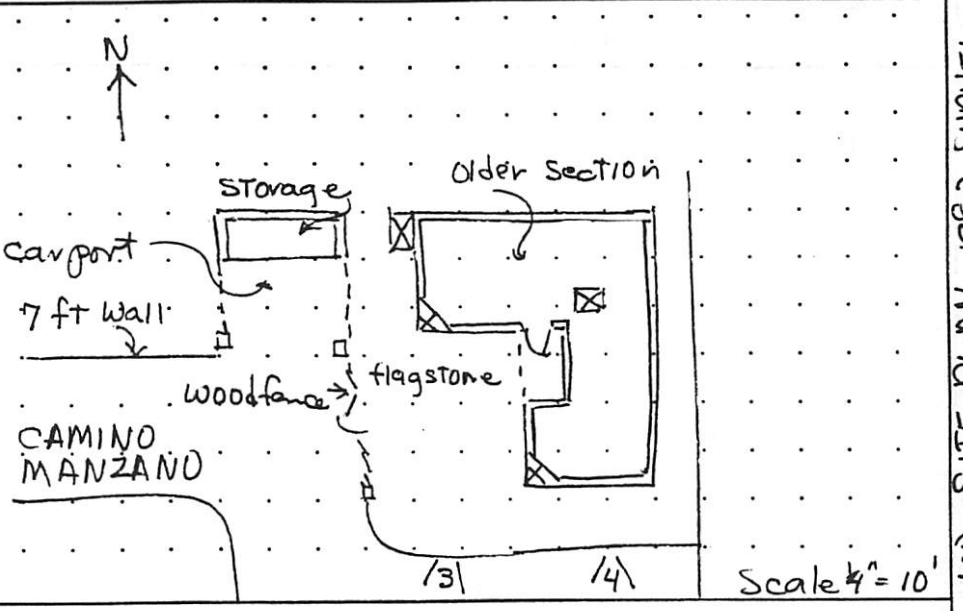
___ YES X NO

PHOTO



#1-3 SW CORNER

SITE PLAN



NO SITE PLAN 1983 SURVEY

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: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 4/21 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 3 TO 4

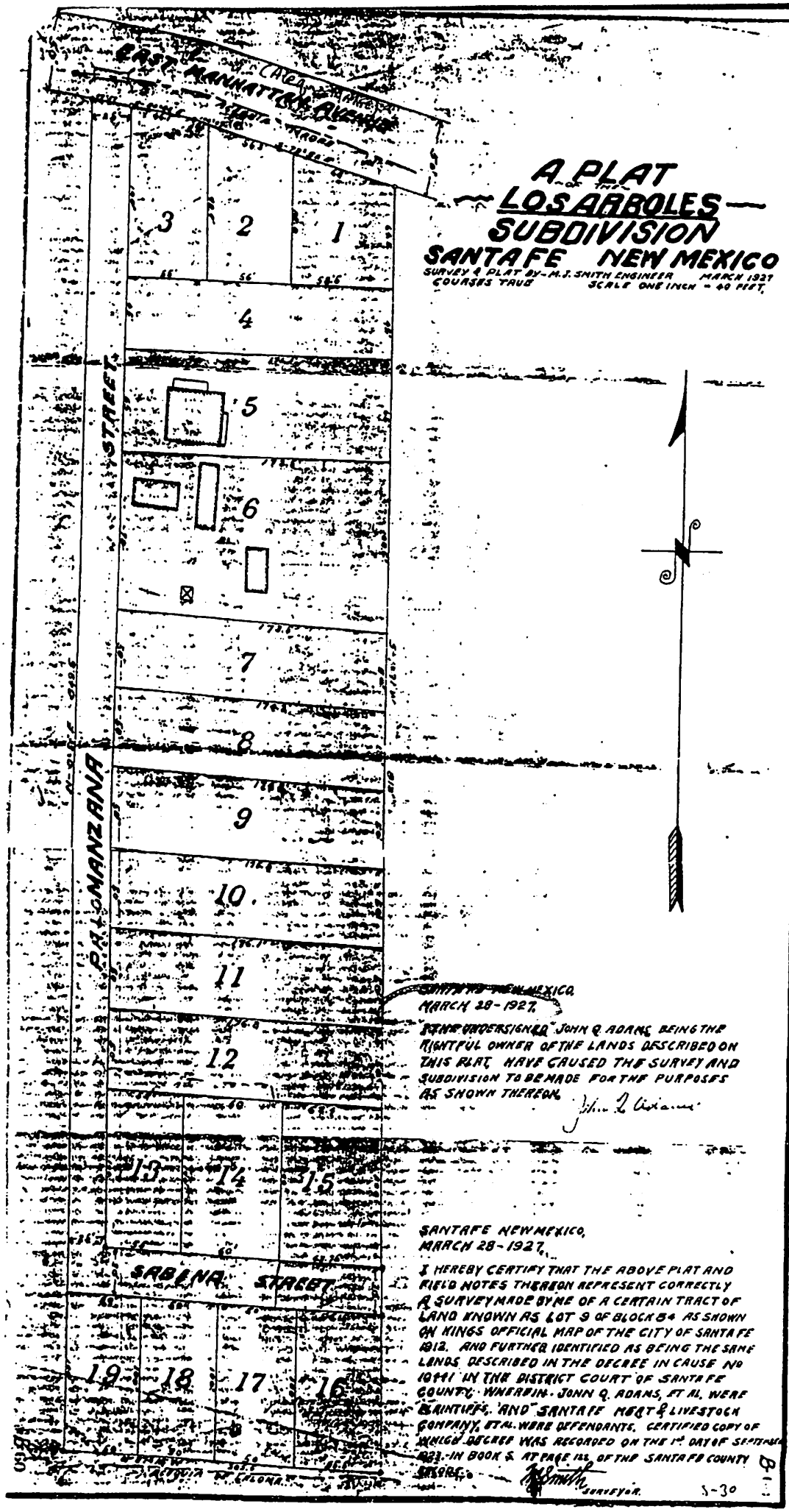
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	NEW STUCCO	EXCELLENT
FOUNDATIONS	NOT VISIBLE	
DOORS	FRENCH DOOR – MULTI PANE	
WINDOWS	TRIPLE VERTICAL WOOD CASEMENT	
PORTALES	PORTAL AT ENTRANCE	
CANALES	NEW WOODEN CANALES WEST SIDE	VIGAS WEST + SOUTH SIDES
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	4 ft STUCCO WALL 7 FT STUCCO WALL ON WEST	
ARCH. DETAILS	VIGAS ON WEST SIDE OF OLDER SECTION COVERED WITH TIN	VIGAS ON SOUTH SIDE COVERED WITH ROOF OVERHANG
OTHER FENCE	WOOD BETWEEN CARPORT AND HOUSE	
COMMENTS	FLAGSTONE PATIO VEGETATION OBSCURES BLD.	

ADDITIONAL PHOTOGRAPHS



#1-4 SE CORNER



A PLAT OF THE LOS ARBOLES SUBDIVISION SANTA FE NEW MEXICO

SURVEY & PLAT BY-M. J. SMITH ENGINEER MARCH 1927
COURSES TRUE SCALE ONE INCH = 40 FEET.

SANTA FE NEW MEXICO
MARCH 28-1927.

I THE UNDERSIGNED JOHN Q. ADAMS BEING THE RIGHTFUL OWNER OF THE LANDS DESCRIBED ON THIS PLAT HAVE CAUSED THE SURVEY AND SUBDIVISION TO BE MADE FOR THE PURPOSES AS SHOWN THEREON.

John Q. Adams

SANTA FE NEW MEXICO,
MARCH 28-1927.

I HEREBY CERTIFY THAT THE ABOVE PLAT AND FIELD NOTES THEREON REPRESENT CORRECTLY A SURVEY MADE BY ME OF A CERTAIN TRACT OF LAND KNOWN AS LOT 9 OF BLOCK 54 AS SHOWN ON KINGS OFFICIAL MAP OF THE CITY OF SANTA FE 1912. AND FURTHER IDENTIFIED AS BEING THE SAME LANDS DESCRIBED IN THE DECREE IN CAUSE No 10991 IN THE DISTRICT COURT OF SANTA FE COUNTY WHEREIN JOHN Q. ADAMS, ET AL. WERE PLAINTIFFS, AND SANTA FE MERC & LIVESTOCK COMPANY, ET AL. WERE DEFENDANTS. CERTIFIED COPY OF SAID DECREE WAS RECORDED ON THE 1st DAY OF SEPTEMBER 1923. IN BOOK 5 AT PAGE 122 OF THE SANTA FE COUNTY RECORDS.

M. J. Smith
SURVEYOR.

S-30

81

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600068
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 459 Manzano

city/town: Santa Fe

~~land grant/reservation~~

building name:

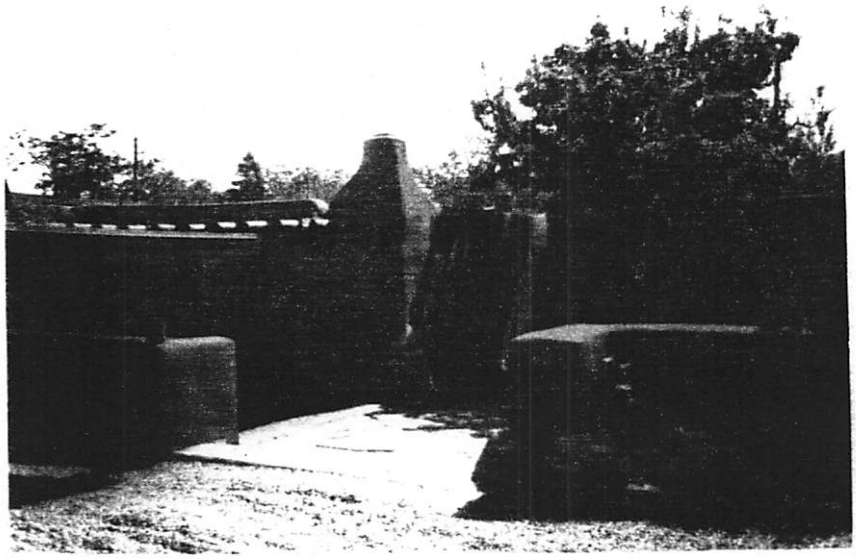
legal description: tnsp 17 N range 10 E sec 30 NW¼ NW¼

film roll by mb no. 4

negative nos. 30

loc. of neg. HPB

plan shape



date of construction: Postwar estimate ____ actual

source

use
present: residential
other ____
historic: residential
other ____

condition
X excellent ___ good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material

wall material/surface

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

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

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: May 4th, 2021

TO: Nicole A. Ramirez Thomas
Acting, Division Manager
Historic Preservation

FROM: Bobby Padilla,
Building Official, Division Manger
Inspections

ITEM & ISSUE
459 Camino Manzano, Santa Fe NM

BACKGROUND & SUMMARY

An inspection was performed on May 4, 2021, 2021 at the above mentioned address regarding the condition of the free standing carport. The structure is a post and beam construction. The foundation is of concrete/masonry construction.

The overall condition of the carport is in fair condition.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 03/29/2021

Site Address: 459 Camino Manzano

Property Owner of Record: Carolyn Kenny and Craig Smith

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505)989-4958

Proposed Construction Description:
Demolish carport including storeroom and build garage.
Add kiva fireplace in front of house

TOTAL ROOF AREA: 2934 SF

Zoning District: RC-8

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

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 : 42.2 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 20'0" Minimum: 7'0"
2nd Front? _____
Proposed Rear: 5'0" Minimum: 5'0"
Proposed Sides: L 5'0" R___ Minimum: 5'0"

Height: Proposed 13'0"
Maximum Height: 14'8" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible -----
Minimum: 2

Bicycle Parking:**
Proposed: N/A 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.

Richard Martinez [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE 03/29/2021 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☐**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions:_____
_____

REVIEWER: _____ **DATE:** ___/___/___

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

Revised 1-14-13

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PROPOSAL TO DEMOLISH CARPORT AND BUILD A GARAGE
Smith-Kenny Residence – 459 Camino Manzano
Downtown/Eastside Historic District – Non-Contributing
March 31, 2021

EXISTING CONDITIONS:

An existing house occupies the lot. There is also carport and storeroom. The house is a single story home built in the 1930's and has non-contributing status. The carport and storeroom were added in the 1990's.

PROPOSED CONSTRUCTION:

We are now asking to demolish the existing carport and storeroom and build a garage, which will be an independent structure. We are also adding a kiva fireplace in the front of the house and a new front gate.

The stucco will be El Rey "Pueblo" to match existing. Garage door will be stained a natural wood color to match existing. The windows will be turquoise to match existing.

Richard Martinez



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STUDIO PC

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505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE
459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

VIEW FROM STREET
MARCH 30, 2021



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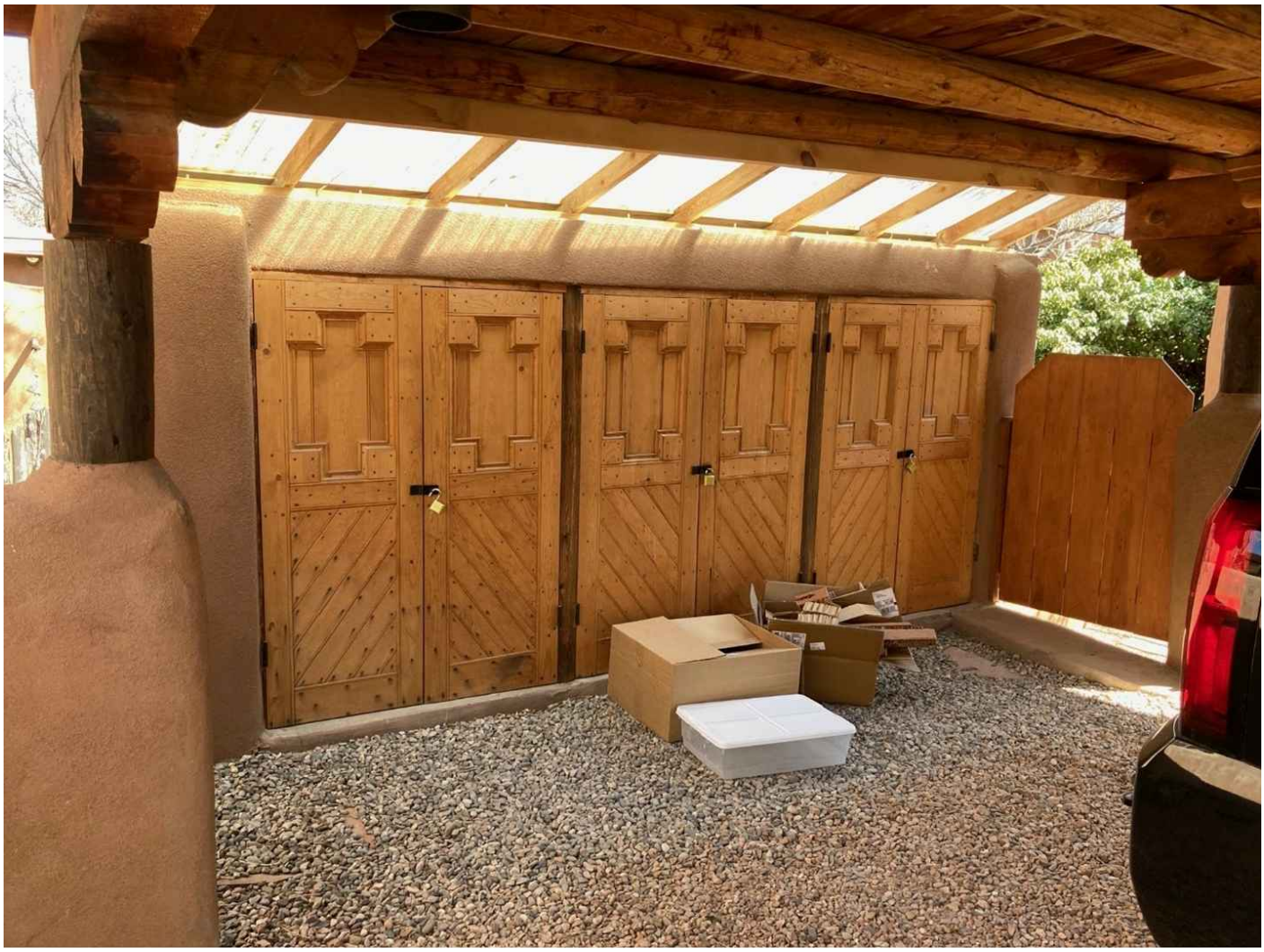
SMITH-KENNY RESIDENCE
459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

VIEW FROM CARPORT
TO STREET
MARCH 30, 2021



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459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

CARPORT LOOKING NORTH
MARCH 30, 2021



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459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

CARPORT EAST ELEVATION
MARCH 30, 2021



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459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

HOUSE WEST ELEVATION
MARCH 30, 2021



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459 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

HOUSE WEST ELEVATION
MARCH 30, 2021

MARTINEZ ARCHITECTURE STUDIO PC

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

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Exterior Finishes

Smith-Kenny Residence

459 Camino Manzano

Downtown and Eastside Historic District

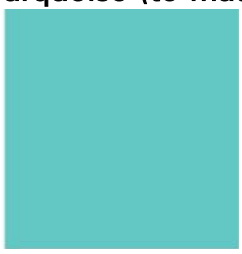
March 31, 2021

Stucco -Adobe (to match existing)

Garage door-Natural Wood Stain (to match existing)



Windows- Turquoise (to match existing)



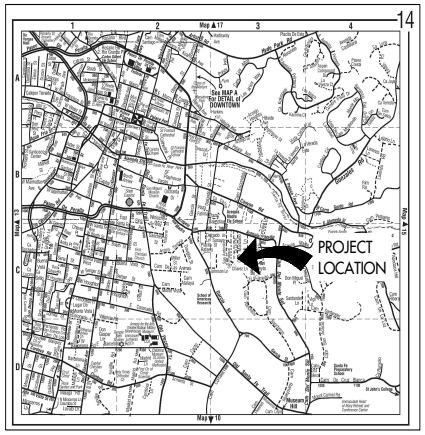
HDRB SUBMITTAL SET
SMITH-KENNY CARPORT MADE INTO GARAGE

459 CAMINO MANZANO
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST.
TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA
TURN LEFT ONTO ACEQUIA MADRE THEN TURN RIGHT ONTO CAMINO MANZANO
FOLLOW CAMINO MANZANO TO 459 CAMINO MANZANO. PROJECT IS AT THE END OF THE STREET.

PROJECT DATA

SCOPE OF WORK: GARAGE ADDITION IN PLACE OF EXISTING CARPORT

BUILDING TYPE: GARAGE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

MAX BUILDING HEIGHT: 14'-8"

NET AREAS (EXISTING):

MAIN HOUSE HEATED:	2,307 SQ.FT.
CARPORT/STORAGE:	565 SQ.FT.
PORTALS:	127 SQ.FT.
EXISTING ROOFED AREA:	2,934 SQ.FT.

NET AREAS (PROPOSED):

GARAGE:	565 SQ.FT.
NEW ROOFED AREA:	0 SQ.FT.

LOT AREA: - 7,053 S.F.

LOT COVERAGE: - EXISTING = 42.2%

ZONING: RC-8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

PARKING REQUIREMENTS: 2 SPACES IN FRONT OF GARAGE

DESIGN PROFESSIONALS

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

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA LEGAL LOT OF RECORD
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING CARPORT PLAN, PROPOSED GARAGE PLAN & EXISTING MAIN HOUSE FLOOR PLAN
A-3.0	EXISTING CARPORT & PROPOSED GARAGE EXTERIOR ELEVATIONS & FIREPLACE PLAN & ELEVATIONS

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SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

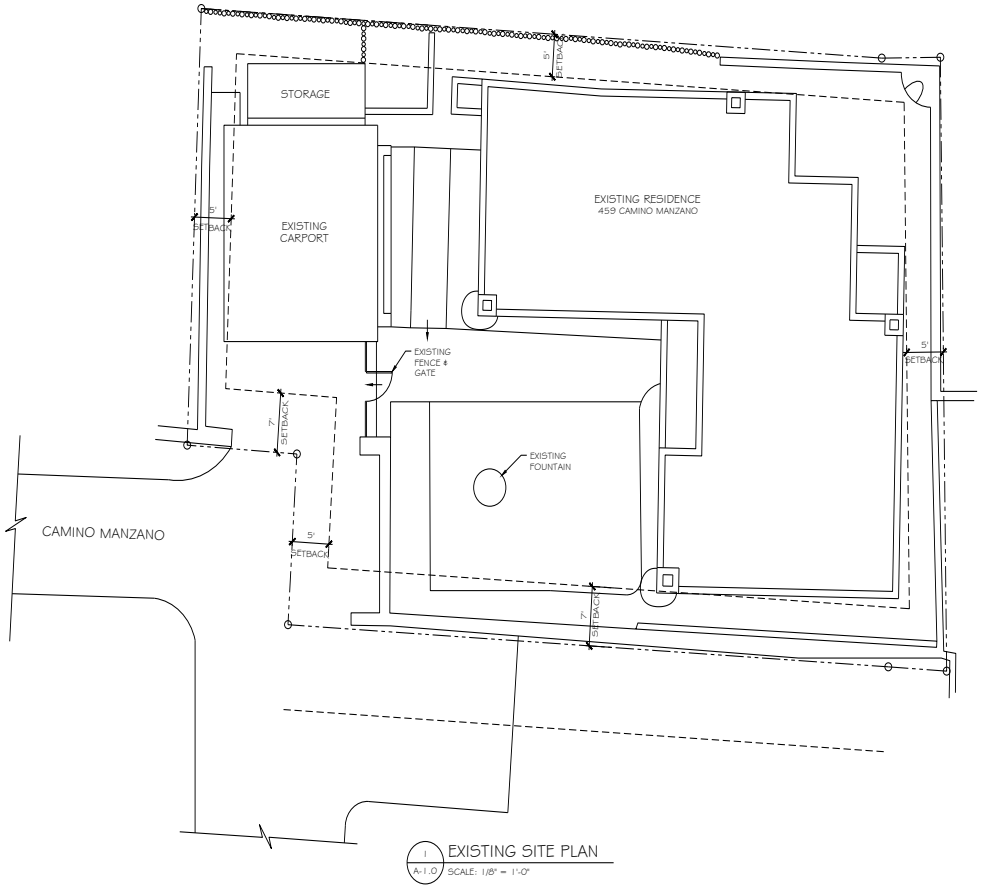
MARCH 29, 2021

COVER SHEET & PROJECT DATA

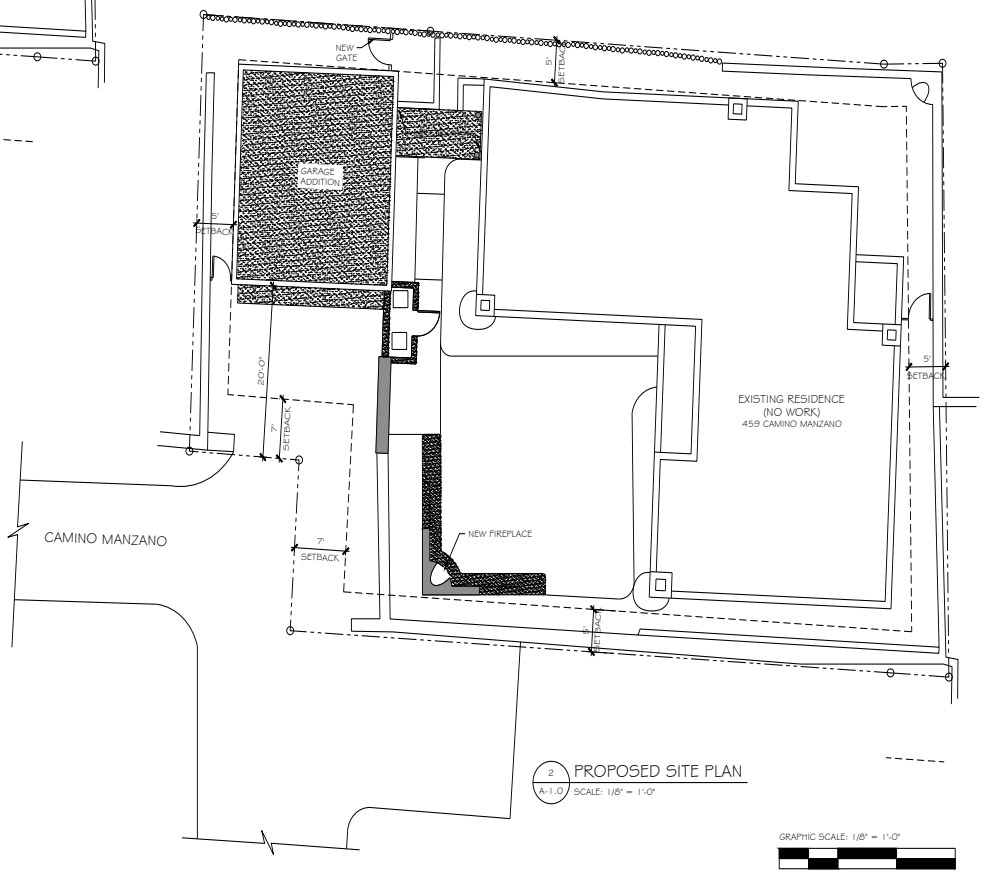
A
0.1

SET #

2101 - SMITH - KENNY



1 A-1.0 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 A-1.0 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

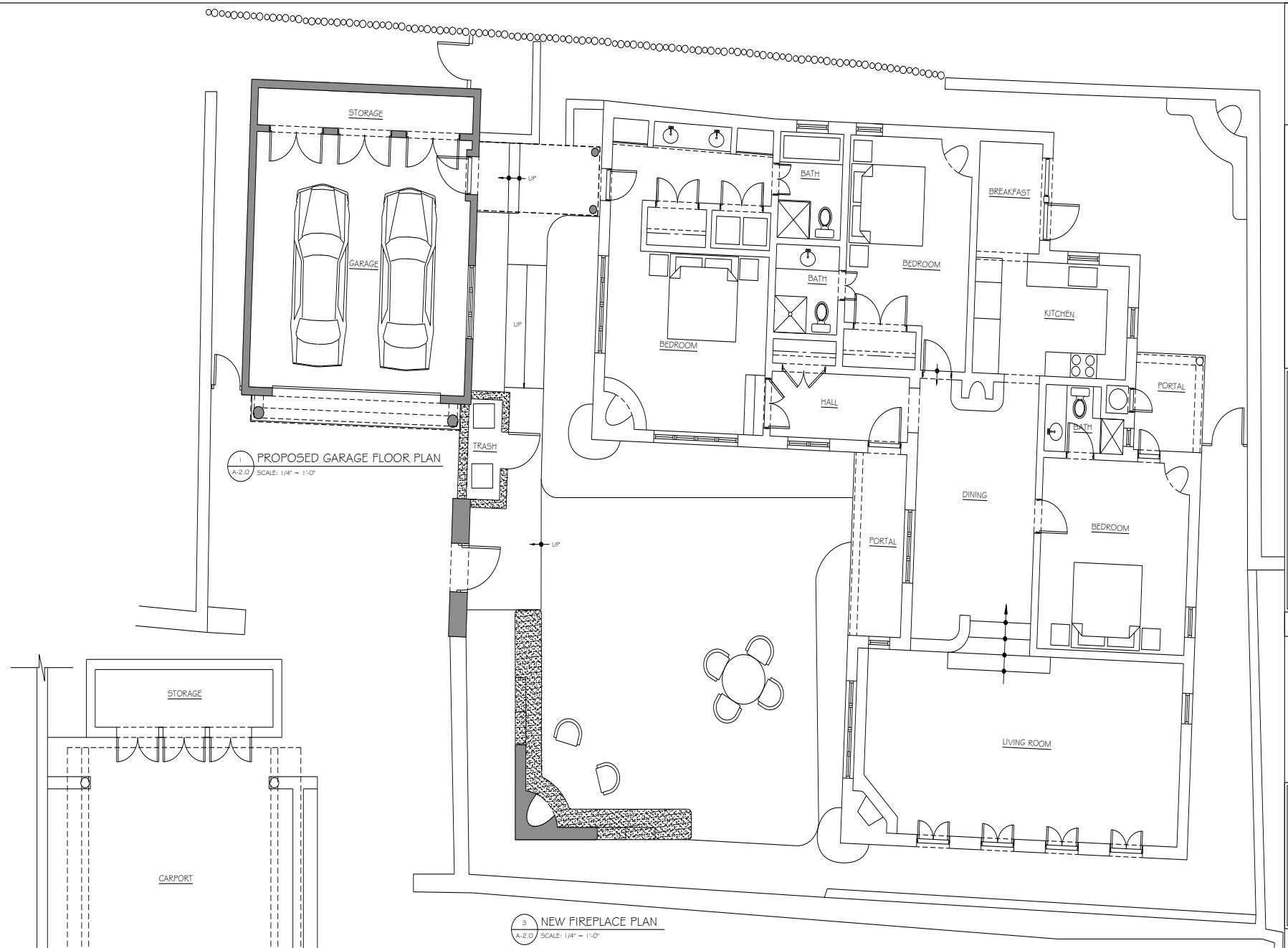
MARCH 29, 2021

EXISTING & PROPOSED SITE PLAN

A
1.0

SET #

2101 - SMITH - KENNY



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

3 A-2.0 EXISTING CARPORT & STORAGE PLAN
SCALE: 1/4" = 1'-0"

3 A-2.0 NEW FIREPLACE PLAN
SCALE: 1/4" = 1'-0"

2 A-2.0 EXISTING MAIN HOUSE FLOOR PLAN (NO WORK)
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING WALLS TO REMAIN
NEW WALLS

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

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SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

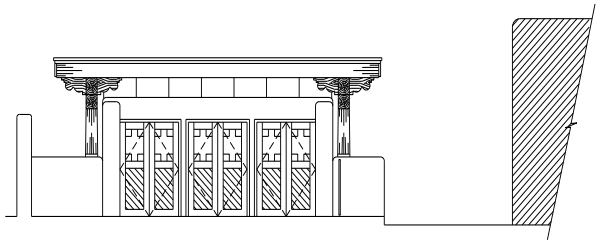
MARCH 29, 2021

EXISTING & PROPOSED FLOOR PLANS

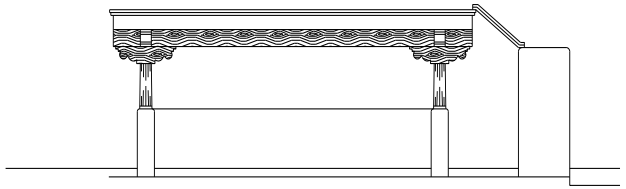
A 2.0

SET #

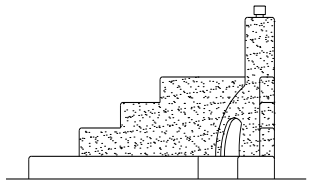
2101 - SMITH - KENNY



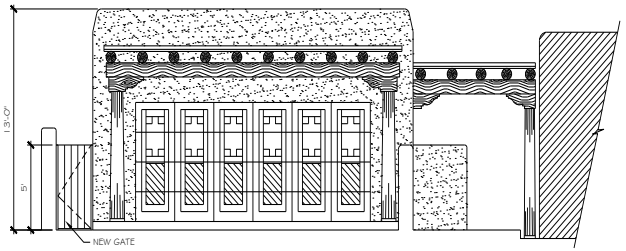
1 EXISTING SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



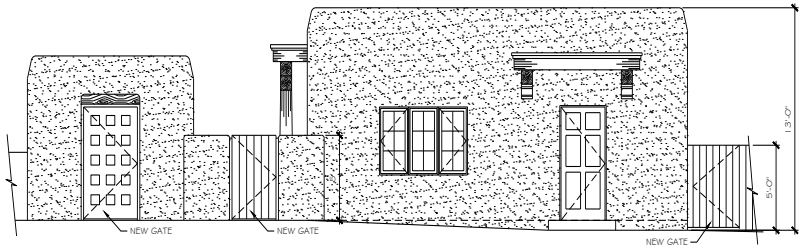
2 EXISTING EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



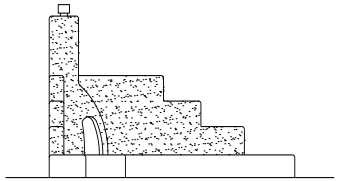
9 FIREPLACE NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



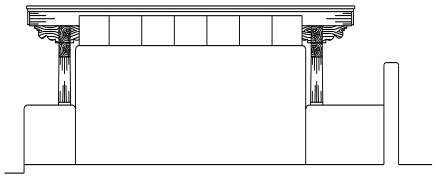
3 PROPOSED SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



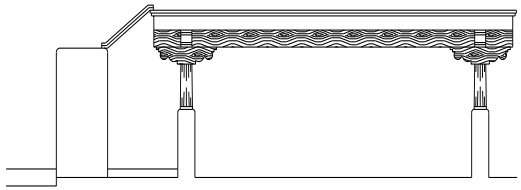
4 PROPOSED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



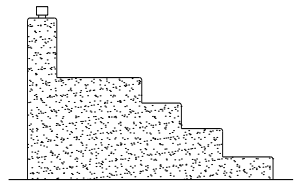
10 FIREPLACE EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



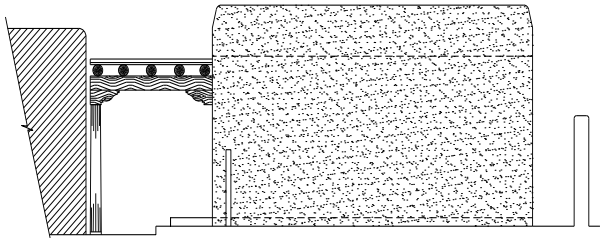
1 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



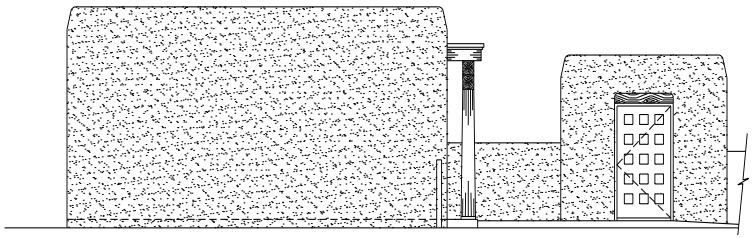
2 EXISTING WEST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



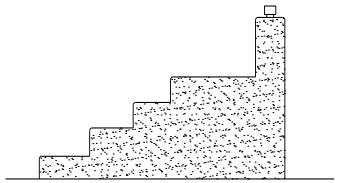
11 FIREPLACE SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



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



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



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

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

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

SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

MARCH 29, 2021

EXTERIOR ELEVATIONS

A
3.0

SET #

2101 - SMITH - KENNY

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003462--HDRB

Project Description:

Project Location(s): 810 WALDO ST
Santa Fe, NM 87505

Contacts:

Property Owner: Dan Jackson squirejax@aol.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 11, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003462-HDRB

Address: 810 Waldo Street
Historic Status: Contributing
Historic District: Don Gaspar Area

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

1. approval of the window replacement on the non- primary facade
2. approval to replace the bathroom window on northern end of the east façade, it being not original to the house
3. denial to replace the central historic window on the primary façade, as it is original to the house and can be repaired, finding that not all exception criteria have been met. The Board may upon further testimony find that all criteria have been met, in which case this item could be approved, meeting the design Standards in Sections 14-5.2(D) Historic Districts and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style in with contributing status to the Don Gaspar Area Historic District. The east façade, facing the street was designated primary by the board in case 2021-003534-HDRB and contains historic windows to the right of the entry portal.

The applicant now proposes the following items:

1. Replace historic windows on the non-primary north façade. The windows on this facade are from the 1950s but have not been subject to a window assessment, as they were presumed to be replaceable without need for an exception.
2. Replace the historic windows on the primary east facades, requesting an exception to Section 14-5.2(D)(5)(a)(1). The windows on the east facade are also from the 1950s and are described in the accompanying window assessment. The northern most window belongs to the bathroom which is believed to be a later addition to the, not part of the original structure.
   The assessor concludes that the windows can be repaired and their energy efficiency best improved by installing storm sashes on the exterior. The applicant requests an exception for their replacement, arguing that this will restore a more harmonious appearance and promote energy efficiency. The applicant also requests replacing windows on the north façade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(1) Staff request an exception to replace historic windows on a primary façade.

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

Applicant Response:
Our hope is to enhance the character of the district, not damage it. The proposed exception is consistent with both the historic style of the home and corrects the heterogeneous appearance imposed by multiple prior remodels. We believe the actions are a balance of historical perspective which improves the harmony of home's appearance while adding functionality to the windows and upgrading to current requirements for energy efficiency.

Staff Response:
Staff does not agree with the applicant. The historic status of the house derives in part from the historic material of the windows, in particular the central one, which is part of the original house. Removing this could jeopardize the status of the structure, which would damage the character of the district.

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

Applicant Response:
The proposed exceptions will correct the present situation in which significant temperature variations in the home imposed by extremes of outside temperatures make usability of some

rooms difficult to use at certain times of the year. The proposal will greatly improve the energy inefficiency of the home consistent with the City's goals of energy conservation. They will also allow the windows to be operational year-round without the need for storm window covers, thus allowing the windows to be used as exits in urgent situations.

Staff Response: Staff agrees with the applicant. It will improve efficiency and reduce a hardship in this way.

(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:
All of the changes cited have been proposed with the diversity of our neighborhood and historic design continuity in mind. They are intended to allow considerable advancement in the aesthetics of what is a beautiful example of Spanish Pueblo Revival architecture while upgrading the livability as stated in the accompanying letter. Such livability seems essential to maintain neighborhood vitality as a community of people as well as homes. All of these proposed changes are consistent with the historic style of the house, correct aberrations induced by prior multiple remodels, restore the harmony of the intended design and enhance the street view for other residents as well as visitors to our city.

Staff Response:
Staff agrees that the applicant has examined other design options, including exterior storm sashes.

RELEVANT CODE CITATIONS:

GREEN DESERT BUILDERS, LLC
2305 Brother Luke Place
Santa Fe, NM 87505
(505) 690-0819
License No.: 362682

March 9, 2021

Mr. Daniel Schwab
Senior Planner
City of Santa Fe Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87504

Re: Window Replacement – 810 Waldo Street

Dear Mr. Schwab,

As agent for Mr. Dan Jackson, owner of 810 Waldo Street, I hereby request consideration and approval for the following: replace six (6) windows; eliminate one (1) window; and stucco home.

The six windows proposed to be replaced are more than 50 years old and consist of two windows, located on the primary façade, or eastside, two on the southside and two on the northside. The small window to be eliminated is located on the northside. The new windows would match the existing windows and patio doors installed at the residence approximately 14 years ago. They are clad/wood construction, white exterior color and divided light.

The windows were evaluated by Mr. Scott Ernst who is well known for re-furbishing these types of windows. Mr. Ernst deemed some windows to be beyond repair due to extensive wood rot. The repair costs for the other windows far outweigh the cost of replacement. Based on Mr. Ernst's evaluation, Mr. Jackson proposes replacing the windows with new wood/clad divided light windows that will match the existing windows and patio doors already at his home.

Stucco color will match the existing stucco color. A sample board will be included with this submittal.

Thank you for your consideration.

Steve Rivera

EL REY PREMIUM COLORS



Timeless Beauty and Diversity

Premium colors are available for the following El Rey exterior finish and coating products:

- Premium Stucco
- Perma-Flex
- Perma-Flex Lastic
- Fog Kote
- Allegro II

Note: *The color on the textured chips are intended to show the approximate color of exterior color coat float finish stucco. Due to variations in finishes, it is strongly recommended that a physical sample be obtained in the color and texture desired for appraisal prior to ordering material. Apply a sample of the finish to the substrate being used before proceeding with the application. El Rey is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.*

810 Waldo Street

30 SOAPSTONE 73 | 80 SOFT ROSE 60 | 98 CANDLELIGHT 27 | 100 COLONIAL WHITE 79 | 101 NAVAJO WHITE 71 | 102 CAMEO 67

103 SAND 52 | 105 BAMBOO 47 | 106 BUCKSKIN 35 | 107 DENIM 47 | 108 KOKANEE 54 | 110 ASH 60

113 DOVE GRAY 60 | 114 DESERT ROSE 39 | 115 COTTONWOOD 32 | 116 ADOBE 24 | 117 FAWN 45 | 118 SUEDE 38

119 PALOMINO 55 | 121 SANDALWOOD 56 | 122 STRAW 42 | 124 CORAL 35 | 125 LA LUZ 20 | 127 HACIENDA 59

128 CREAM 61 | 129 IVORY 74 | 130 PUEBLO 53 | 135 SAHARA 35 | 197 LA MORENA 19 | 212 MADERA 24



810 Waldo Street
Street Facade - East Side



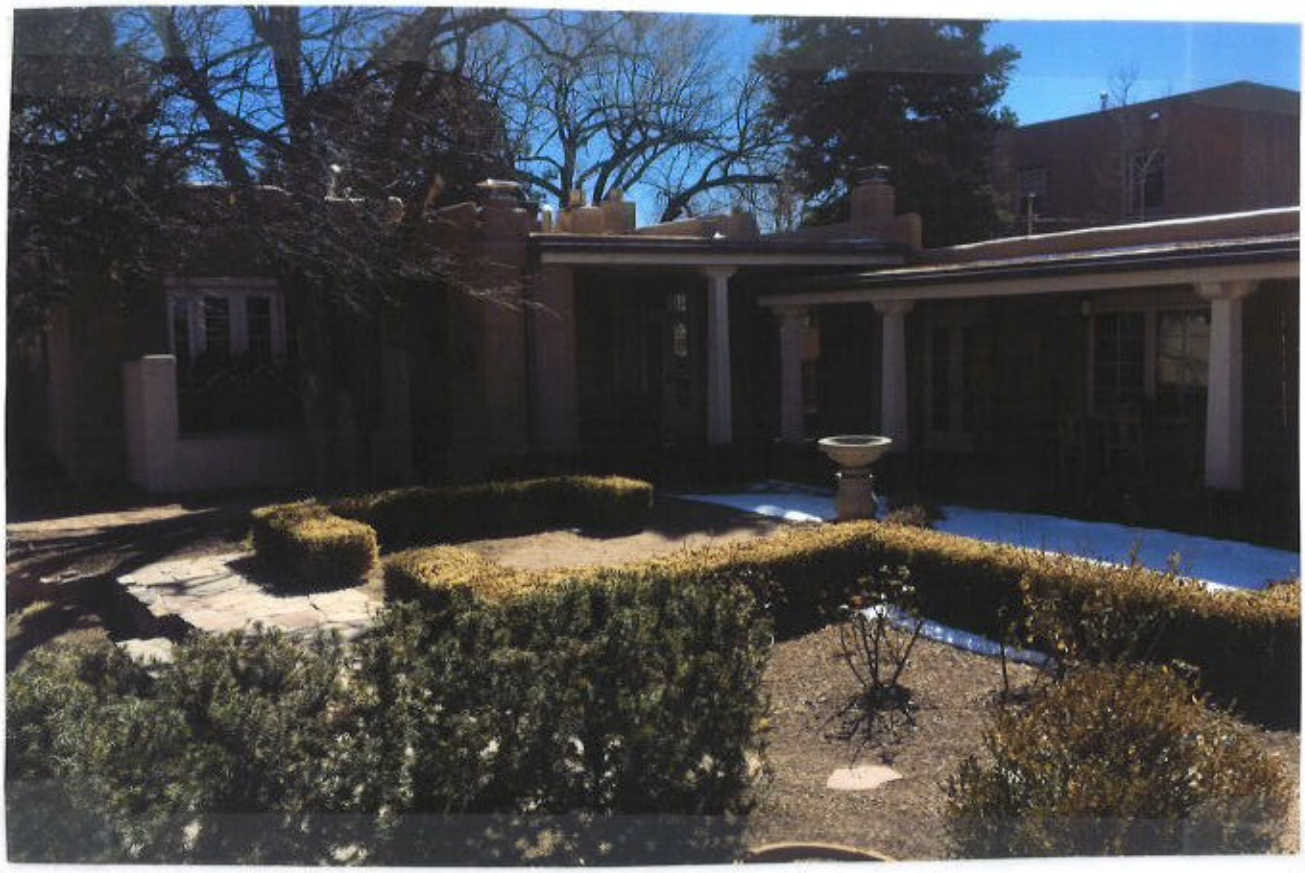
810 Waldo Street - East Side (street)
These are the 2 windows that would be replaced



810 Waldo Street - North Side

3- Windows proposed to change

* The window in the middle is over a bathtub — we propose changing the size to one that is half the current height.



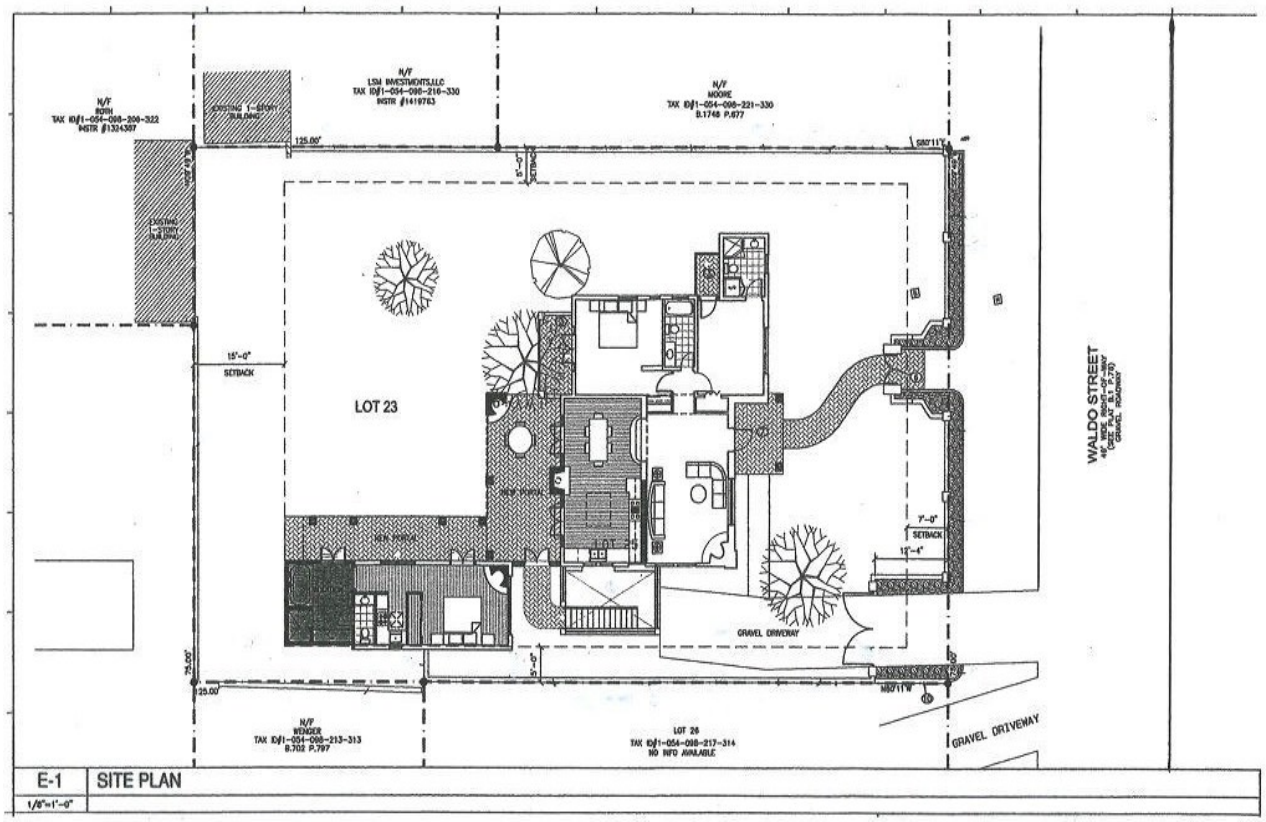


810 Waldo Street - West Side
House and casita - connected by portal
No proposed changes



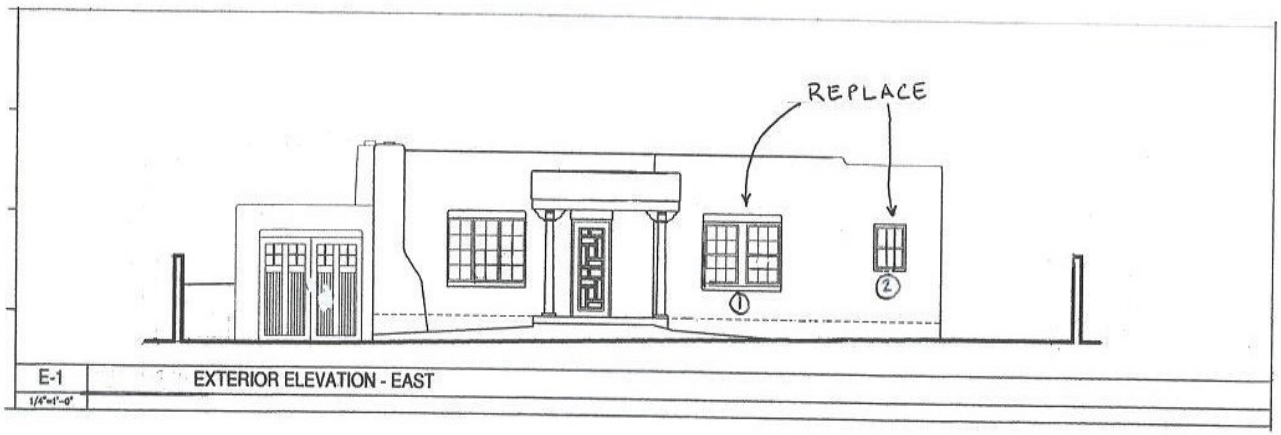


810 Waldo Street - South Side (Main house)
Propose changing the 2 windows noted above.



Jackson Residence
810 Waldo Street
Santa Fe, NM

SITE PLAN



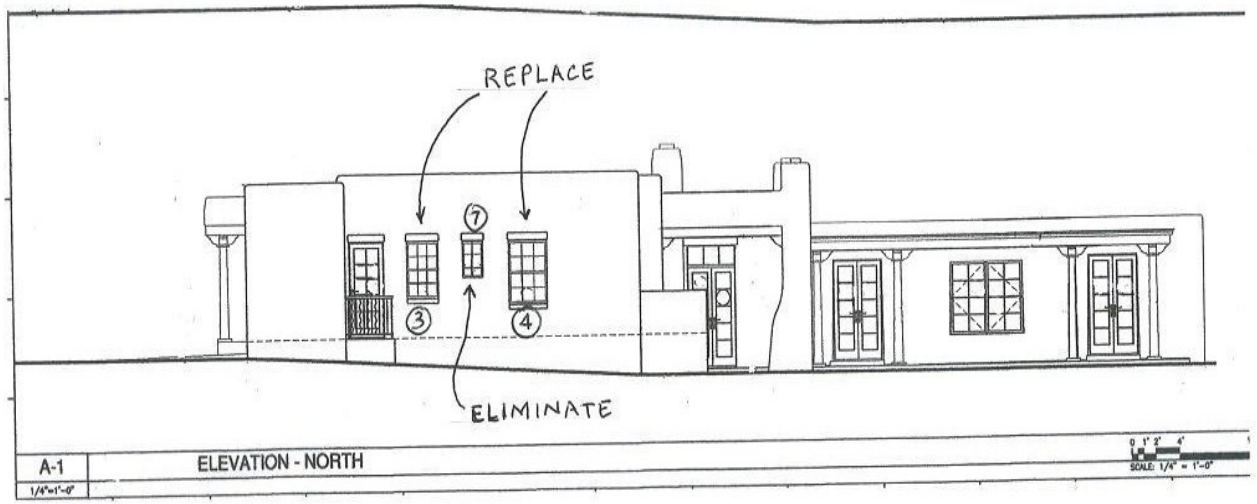
E-1 EXTERIOR ELEVATION - EAST
1/4"=1'-0"

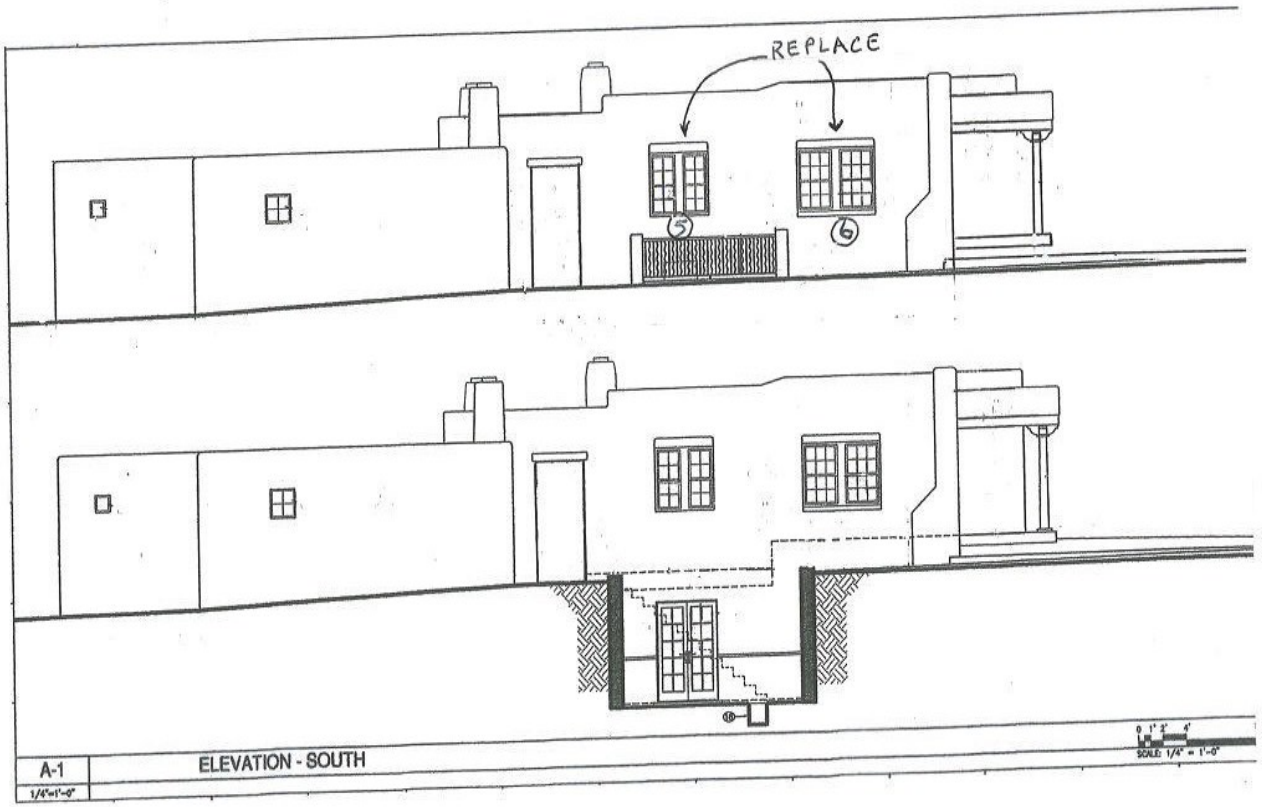


F-1 ELEVATION - WEST - NO CHANGES
1/4"=1'-0"

Jackson Residence
810 Waldo Street
Santa Fe, NM

ELEVATIONS





Jackson Residence
810 Waldo Street
Santa Fe, NM

ELEVATIONS

WINDOW SCHEDULE - 810 WALDO ST.

Label	Location	Size	Color/Material	Type	EXISTING WINDOWS		
					AGE	Repairable	Replace
①	Bedroom 1	6'-4"W x 4'-11"H	White/Wood	Casement, Divided Lite	50+	No	Yes
②	Bathroom 1	2'-6"W x 3'-4"H	White/Wood	Casement, Divided Lite	50+	Yes	Yes
③	Bathroom 2	2'-6"W x 2'-0"H	White/Wood	Awning, Divided Lite	50+	Yes	Yes
④	Bedroom 2	3'-0"W x 4'-11"H	White/wood	Casement, Divided Lite	50+	Yes	Yes
⑤	Kitchen	4'-9"W x 4'-6"H	White/wood	Casement, Divided Lite	50+	Yes	Yes
⑥	Living Room	6'-4"W x 4'-6"H	White/wood	Casement, Divided Lite	50+	Yes	Yes

NOTES:

- Windows to be same manufacture, color, style to match other existing.
- New stucco to be El Rey-Buckskin. Same color & finish as existing.
- Window #1 has been deemed unrepairable due to extensive wood rot.
- Windows 2-6 are repairable, but would cost more to repair than replace.
- Window #7 labeled on plans to be eliminated.
- All windows (1-7) are more than 50 years old.

Jackson Residence
810 Waldo Street
Santa Fe, NM

WINDOW SCHEDULE

Window Condition Assessment

810 Waldo St
Santa Fe,NM

Prepared by Scott Ernst
4/27/2021



The residence at 810 Waldo St in Santa Fe has a mix of traditional (original) windows and replacement windows. There seems to have been a series of remodels over the years.

In general, I would characterize the condition of the traditional windows to be good, with the usual signs of wear and aging. The window jambs were built in the traditional fashion so that they could accept storm sashes and most of them still have the storm sash hooks on the jamb header showing that they had storm sashes at one point. All of the original units are double or single hung, it's not possible to tell which since all of the upper sashes are painted shut. They have sash weights, not spiral balances, and most if not all still have their sash ropes.

The windows show signs of having been maintained over the years. You can see that at some point the paint started peeling, was scraped and painted again. The paint on the sashes is in decent condition. The paint on the sills is mostly failing.

This report only covers the two original window openings on the primary facade that faces Waldo St. There is another window on the primary facade that has been previously replaced. It is the south window on the east facing facade.

I will be numbering the windows from left to right on the primary facade. The replaced unit is number one.



Unit #2

This unit consists of two 34” x 54” double hung units that are mulled together. The sill on left unit is rotten on the left side. The meeting rail on upper sash is rotten. That sash would need to come apart and have its meeting rail replaced. The glazing compound is starting to fail, but not in terrible shape.

The unit on the right is in pretty good shape. The upper sash may need to come apart and have its sagging meeting rail replaced. The glazing is beginning to fail. The paint is in bad shape on sill.

Both units are set up for 1 1/8” storm sashes.



Unit #3

This unit consists of a single 28” x 38” double hung unit. The ropes have been replaced with some sort of aluminum weather stripping detail. The glazing compound is beginning to fail but isn’t terrible. The paint is in tough shape on the sill. Finding rot on the outside faces of the jamb wouldn’t surprise me but I don’t see any sign of it. Otherwise it is in good shape.

The unit is set up for a 1” storm sash and has storm sash hooks.

Conclusions and Recommendations

Compared to many of the windows that I've done assessments on, these are generally in good shape. They have seen a number of coats of paint come and go over the years and currently are mostly painted shut. All are repairable under the regulations set out by the Historic District in Santa Fe.

As specified above, there is some obvious rot on the jamb of Unit #2, however it wouldn't surprise me if, once the units came out, if there was more rot on the jambs that isn't apparent while they are in the building. I often find that with hidden rot it makes sense to replace the jambs and retain the sashes.

I would recommend taking out the sashes, having the paint stripped and steaming off the glazing compound. Then the two upper sashes in Unit #2 can be disassembled and have their meeting rails replaced in kind.

Going back to bare wood will allow for a clean start on primer, paint and new glazing compound.

Once the sashes have been repaired and the jambs repaired or replaced I would suggest retrofitting the jambs with modern weather stripping which is not visible to the street.

To improve the efficiency of the building envelope, storm sashes can be built to replace the missing storm sashes. I find that it is convenient to make the storm sashes with glass and screen aluminum inserts that can be swapped out from the inside of the storm sashes. This looks traditional from the street, but is convenient for the owners and does a good job of tightening up the opening.

Example of storm sash



Milton J. (Jeremy) Guiberteau, MD
810 Waldo Street
Santa Fe, NM 87505

Mr. Daniel Schwab
Senior Planner
City of Santa Fe
Historic Preservation Division
Santa Fe, NM 87504

RE: Exception to Replace Two Windows on the Front (East) Façade at 810 Waldo Street, Don Gaspar Historic District

Dear Mr. Schwab and Members of the Historic Preservation Review Board,

We are writing as the co-owners and residents of 810 Waldo St.to request an exception which would allow us to replace two of the existing widows of uncertain age on the front (east- and street-facing) façade of our home. In addition, we are asking to replace two windows on the north side of the home and two windows on the south side which are not visible from the street and not addressed in this letter. These issues and several others are addressed in a separate letter by our representative/contractor, Mr. Steve Rivera.

Our request is made after thoughtful consideration of making this change in a manner resulting in maintenance and even enhancement of the stylistic character of the house while improving its livability as our functioning home. The larger of the two windows serves a small bedroom and the smaller, an adjacent small bath, likely added at a later time. The two are mismatched with the larger being multipaned and the smaller with two large single panes. The windows have been painted and caulked shut for quite some time, making them inoperable. This presents not only significant ventilation problems in both summer and winter, but also prevents their being used as exits in time of emergencies creating a hazardous situation for the occupants.

Another issue with these windows is their extreme energy inefficiency, especially the larger one. This is especially an issue in the winter as the rapid heat loss through the windows causes a continual fluctuation of temperature in the bedroom making it a very challenging room to use. This is magnified by leaks and structural flaws due to age as well as heat

loss through the single-pane glass in the winter and loss of open-window ventilation in the heat of the summer. While the addition of new single pane exterior storm windows (there are none now) might improve this situation, these coverings are a hardship of extra expense as well as an unnecessary inconvenience of not being able to use the windows for ventilation while in place. This is especially the case during transition seasons when temperature variations on any given day can be quite impressive and when appropriate opening and closing of the windows is needed to compensate, Further, single-paned storm window covers have different reflectivity characteristics than the multipaned windows. This disturbs the exterior harmony with the large multipaned, double paned window on the south portion of the front façade which needs no storm window. This window was replaced in the most recent of many remodels in the early 2000's with Board approval as being consistent with the style of the home.

Our proposed solution is to replace both windows with historically consistent, custom operational double-paned windows which will also match the other large multipaned front façade window (referenced above). This will improve the visual harmony of the façade as well as the street view and continue to accomplish the intent of preserving the character of our home as a lovely example of Spanish Pueblo Revival (1930-1936) while upgrading its energy efficiency and thus, the usability as an owner-occupied historic home.

Our sincere appreciation for your consideration of our request.

Respectfully,

Jeremy Guiberteau, MD

Dan W. Jackson

(SEE SUMMARY on PAGE 3)

SUMMARY of ABOVE with Responses to Exception Criteria

Do not damage the character of the district.

- Our hope is to enhance the character of the district, not damage it. The proposed exception is consistent with both the historic style of the home and corrects the heterogeneous appearance imposed by multiple prior remodels. We believe the actions are a balance of historical perspective which improves the harmony of home's appearance while adding functionality to the windows and upgrading to current requirements for energy efficiency.

- **Are required to prevent hardship to the applicant or an injury to the public**

  - The proposed exceptions will correct the present situation in which significant temperature variations in the home imposed by extremes of outside temperatures make usability of some rooms difficult to use at certain times of the year. The proposal will greatly improve the energy inefficiency of the home consistent with the City's goals of energy conservation. They will also allow the windows to be operational year-round without the need for storm window covers, thus allowing the windows to be used as exits in urgent situations.

- **Strengthen the heterogenous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic district.**

  - All of the changes cited have been proposed with the diversity of our neighborhood and historic design continuity in mind. They are intended to allow considerable advancement in the aesthetics of what is a beautiful example of Spanish Pueblo Revival architecture while upgrading the livability as stated in the accompanying letter. Such livability seems essential to maintain neighborhood vitality as a community of people as well as homes. All of these proposed changes are consistent with the historic style of the house, correct aberrations induced by prior multiple remodels, restore the harmony of the intended design and enhance the street view for other residents as well as visitors to our city.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Wall, gate, and fence details, window replacement details and building finishes for a previously approved remodel of a Contributing property.
Project number: 06-10100108
Case number: H-06-108-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **810 Waldo**

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

BOARD ACTION

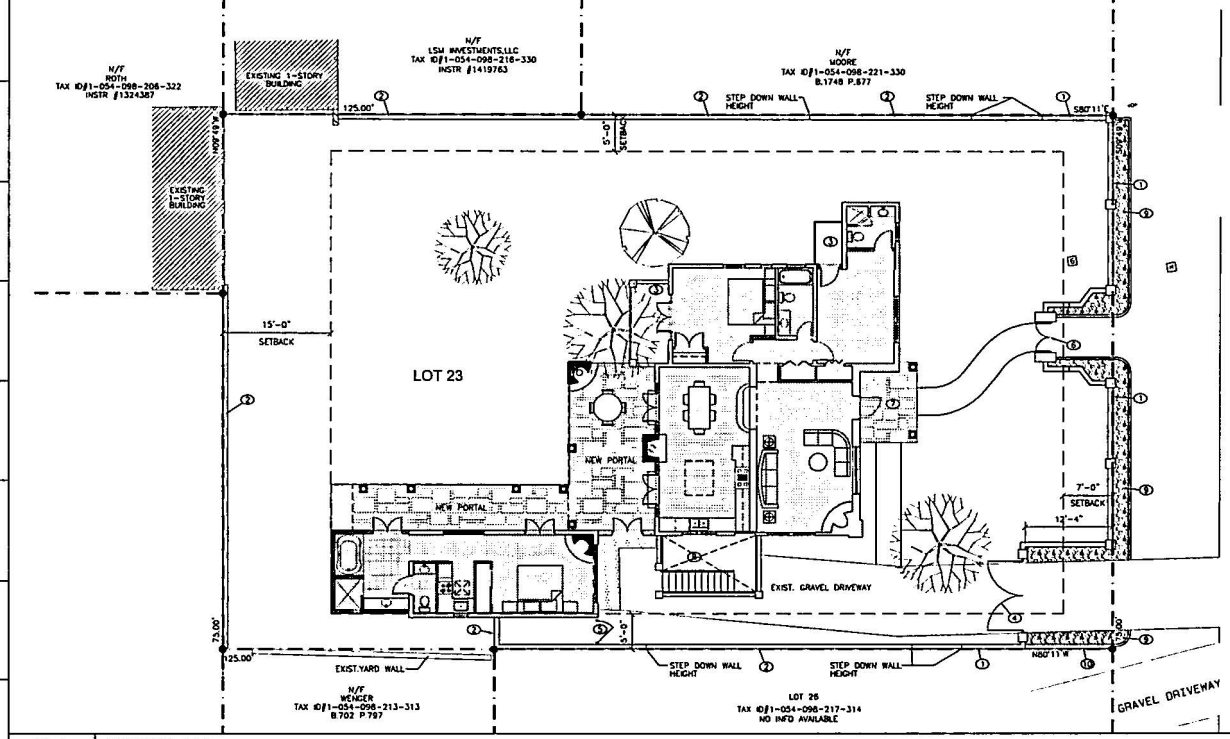
This is to certify that the Historic Design Review Board (HDRB) at their meeting on, December 12, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: that the vehicle gate be removed from the project; that the portal parapet be reduced in height, more like the northern section of the original proposal; that the garage door infill match the existing door with three windows and the design be approved by staff before permitting; and that the iron pedestrian gate design be simple and traditional and approved by staff before permitting.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). 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 (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



E-1 SITE PLAN

1/8"=1'-0"

KEYED NOTES

1. NEW 50" YARD WALL WITH STUCCO FINISH
2. NEW 6' HIGH YARD WALL WITH STUCCO FINISH
3. NEW BALCONY/DECK
4. NEW DRIVEWAY GATE
5. NEW YARD GATE
6. NEW COURTYARD ENTRY IRON GATE
7. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
8. NEW STAIR AND STAIRWELL TO EXISTING BASEMENT BELOW
9. NEW PLANTING BED WITH CURB

LEGEND

PROPERTY LINE
SETBACK LINE
FENCE
LANDSCAPING

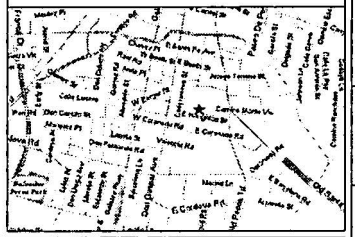
ZONING DISTRICT - RM1

DON GASPAR HISTORIC DISTRICT

LOT AREA = 9,375 S.F. (0.21 ACRES)

BUILDING FOOTPRINT = 1,696 S.F.

LOT COVERAGE = 18%



HDRB DRAWINGS

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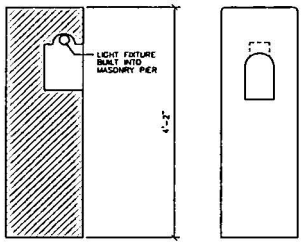


A-1 LANDSCAPE LIGHTING DETAIL

1"=1'-0"

0 1' 4' 8' 20'

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

HoganGroup

HOGAN GROUP INC. 505-988-1913 FAX 505-988-5094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

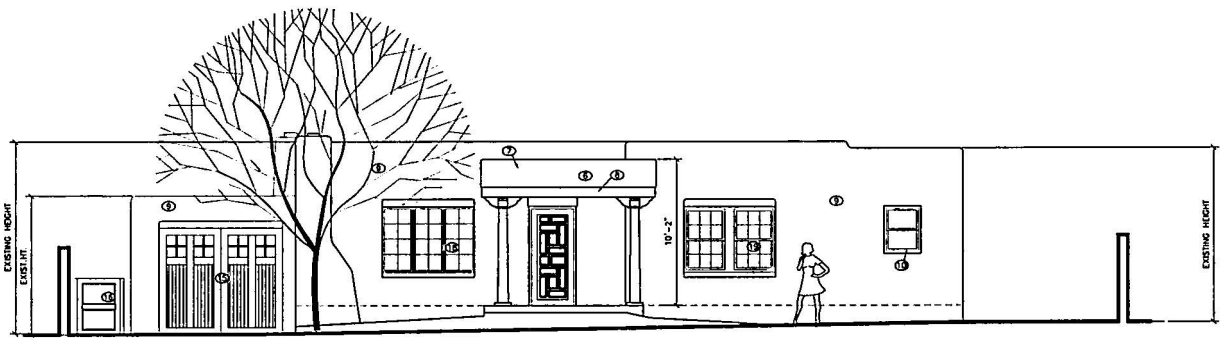
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: SITE PLAN

DATE: 10-31-06

PROJECT #: 0607

C1.1



E-1 | PROPOSED EXTERIOR ELEVATION - EAST

1/4"=1'-0"



A-1 | PROPOSED ELEVATION - EAST, STREET VIEW - WALDO STREET

1/4"=1'-0"

0 1' 2' 4' 10'
SCALE: 1/4" = 1'-0"

KEYED NOTES

1. EXISTING NON-HISTORIC PORCH TO BE REPLACED
2. EXISTING COYOTE FENCE TO BE REMOVED
3. EXISTING EXTERIOR DOOR TO BE REFINISHED
4. EXISTING WINDOW TO BE REPLACED
5. NEW 50" MAX HIGH YARD WALL WITH STUCCO FINISH
6. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
7. NEW STUCCO FINISH
8. NEW WOOD BEAMS & CORBELS
9. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
10. EXISTING WINDOWS TO BE REFINISHED
11. NEW WROUGHT IRON DRIVEWAY GATE
12. NEW IRON ENTRY GATE
13. NEW LANDSCAPE LIGHTING RECESSED IN MASONRY PIER
14. EXISTING GARAGE DOOR TO BE REPLACED
15. NEW GARAGE DOOR
16. NEW WOOD YARD GATE, MAINTAIN 6"MIN. CLEAR BETWEEN WALL AND EXISTING GARAGE
17. NOT USED
18. NEW WINDOW TO FIT EXISTING WINDOW OPENING
19. SALVAGED EXISTING WINDOW FROM WEST FACADE OF BUILDING TO BE REUSED HERE

HDRB DRAWINGS

ALL REPORTS, PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

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ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES
424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME
EXTERIOR ELEVATIONS

DATE: 10-31-06

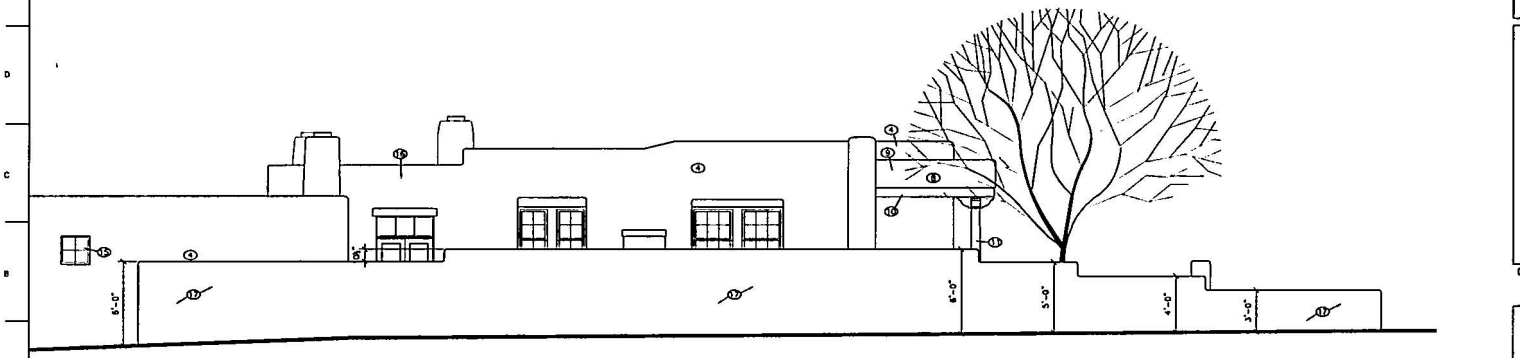
PROJECT #: 0607

A2.1



H-1 PROPOSED EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
6. FILL IN EXISTING WINDOW OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
7. NEW EXTERIOR FRENCH DOORS
8. NEW STUCCO FINISH TO MATCH EXISTING
9. NEW PORTAL TO REPLACE EXISTING NON-HISTORIC PORCH
10. NEW WOOD BEAM & CORBELS
11. NEW WOOD POST
12. EXISTING WINDOWS TO BE REFINISHED
13. NEW WROUGHT IRON RAILING
14. NEW PORTAL WALL, FINISH TO MATCH EXISTING
15. NEW WINDOW
16. NEW STAIRWELL TO BASEMENT
17. NEW 8" THICK CMU YARD WALL WITH STUCCO FINISH

HDRB DRAWINGS

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HoganGroup

HOGAN GROUP INC. 505-988-1813 FAX 505-988-8094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

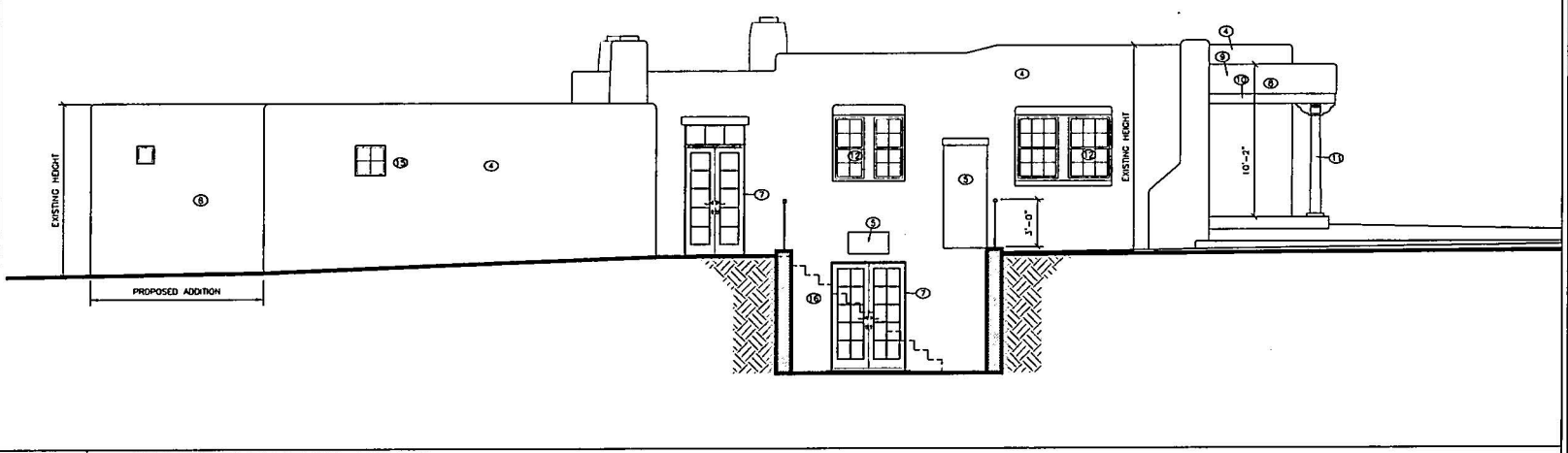
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-31-06

PROJECT #: 0607

A2.2



H-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

0 1' 2' 4' 10'

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
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HDRB DRAWINGS

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424 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

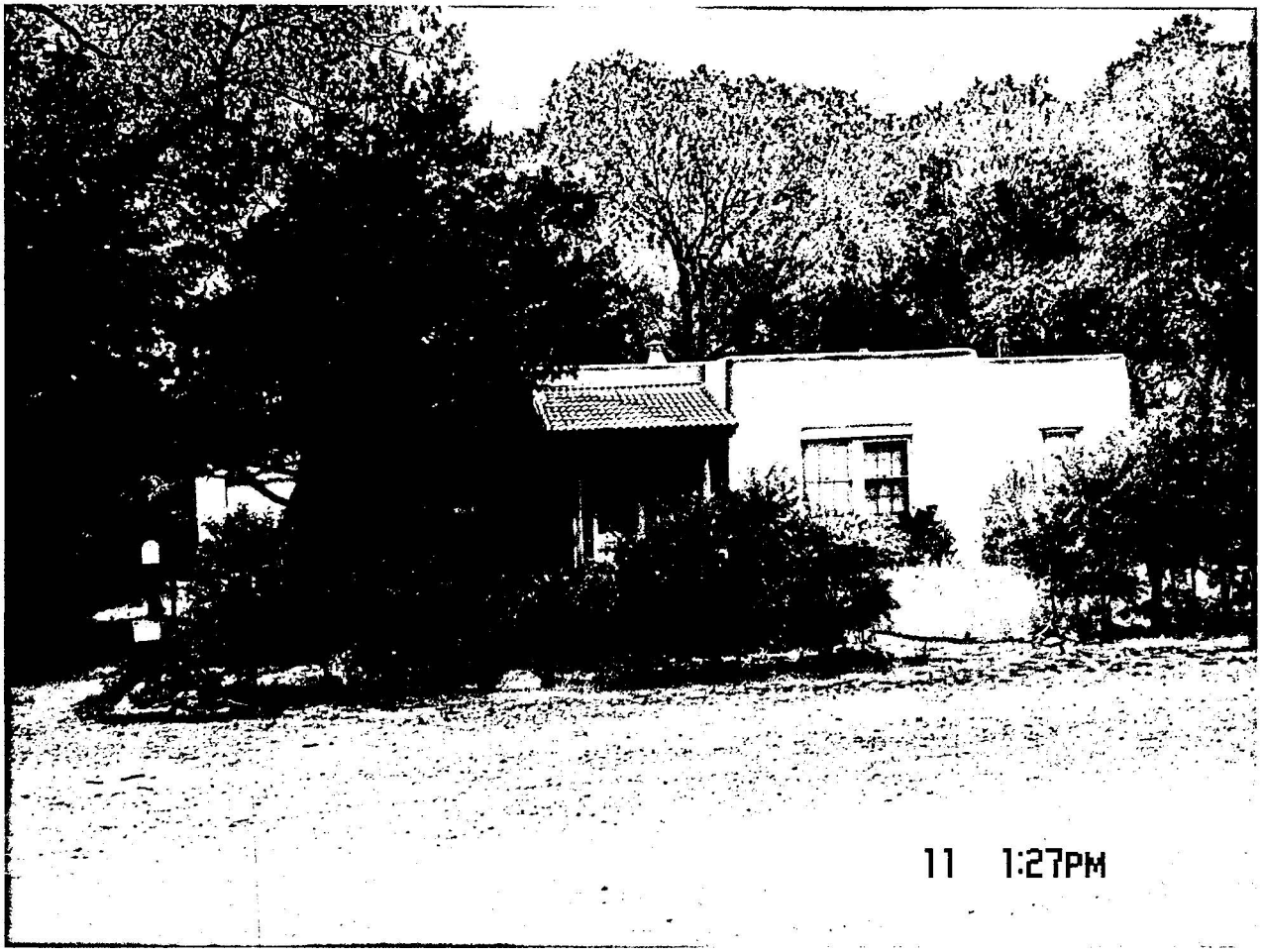
EXTERIOR ELEVATIONS

DATE: 10-31-06

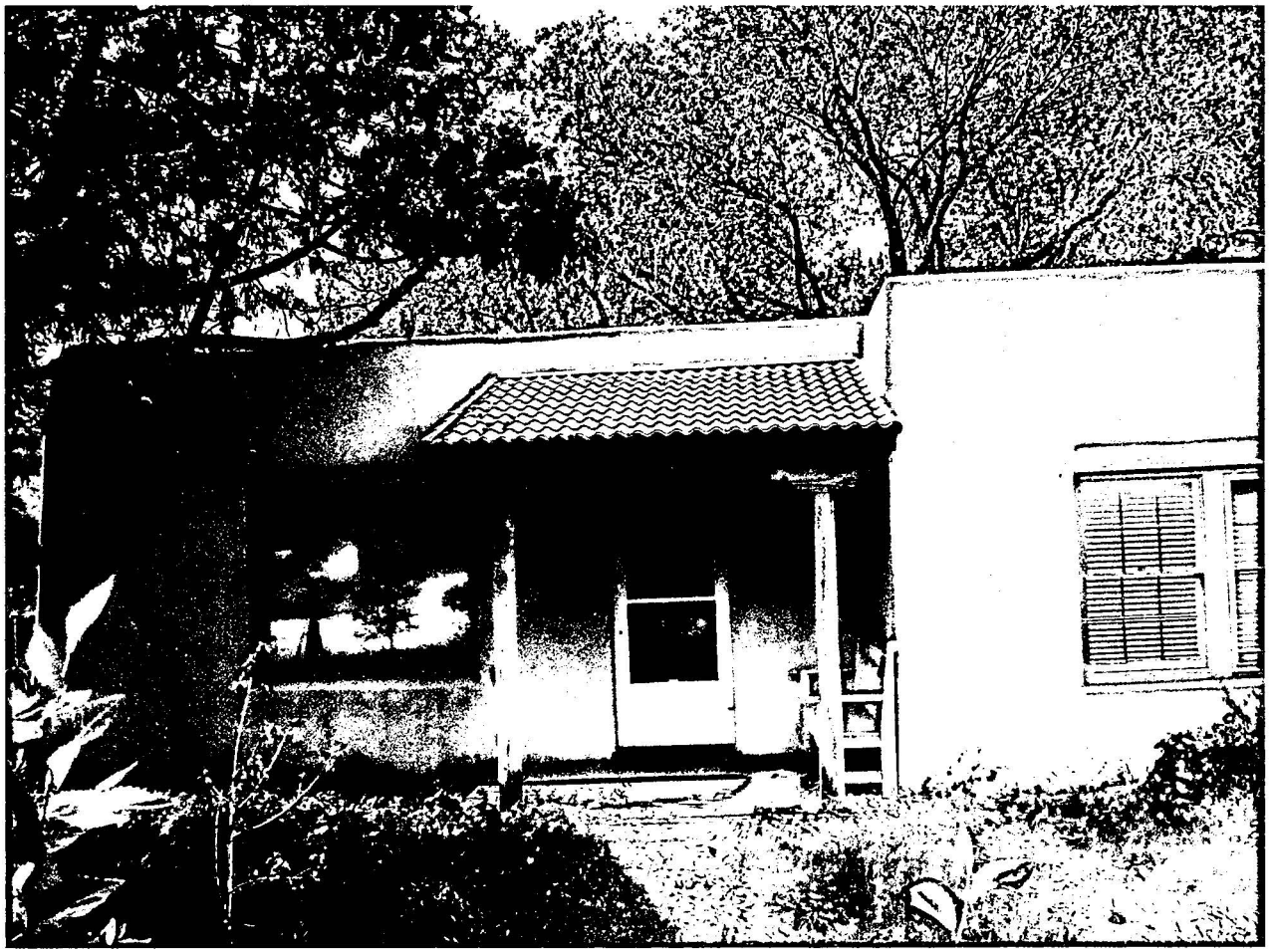
PROJECT #: 0607

A2.3

810 Waldo St. – street view



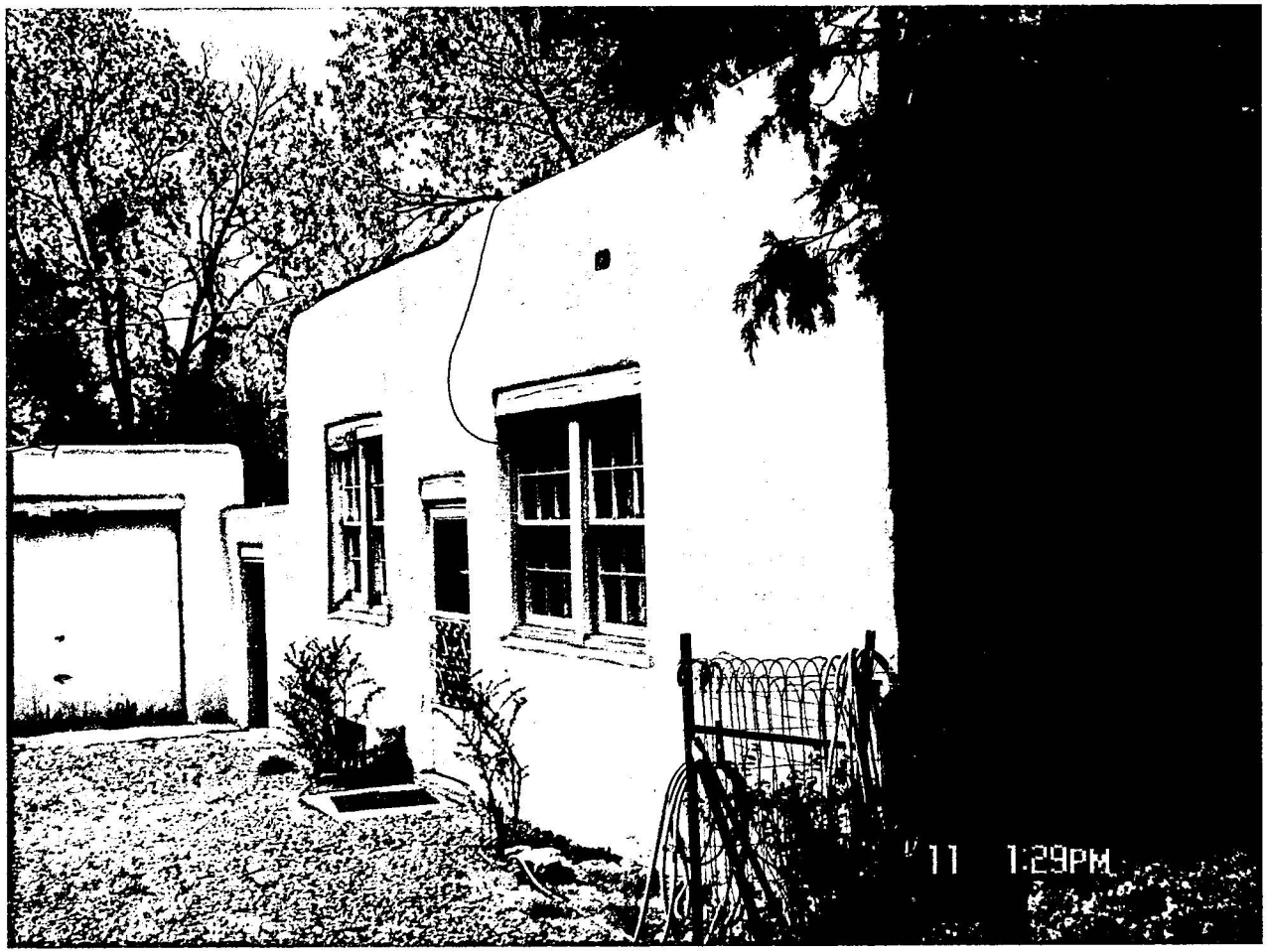
810 Waldo St. – Primary Façade, east side



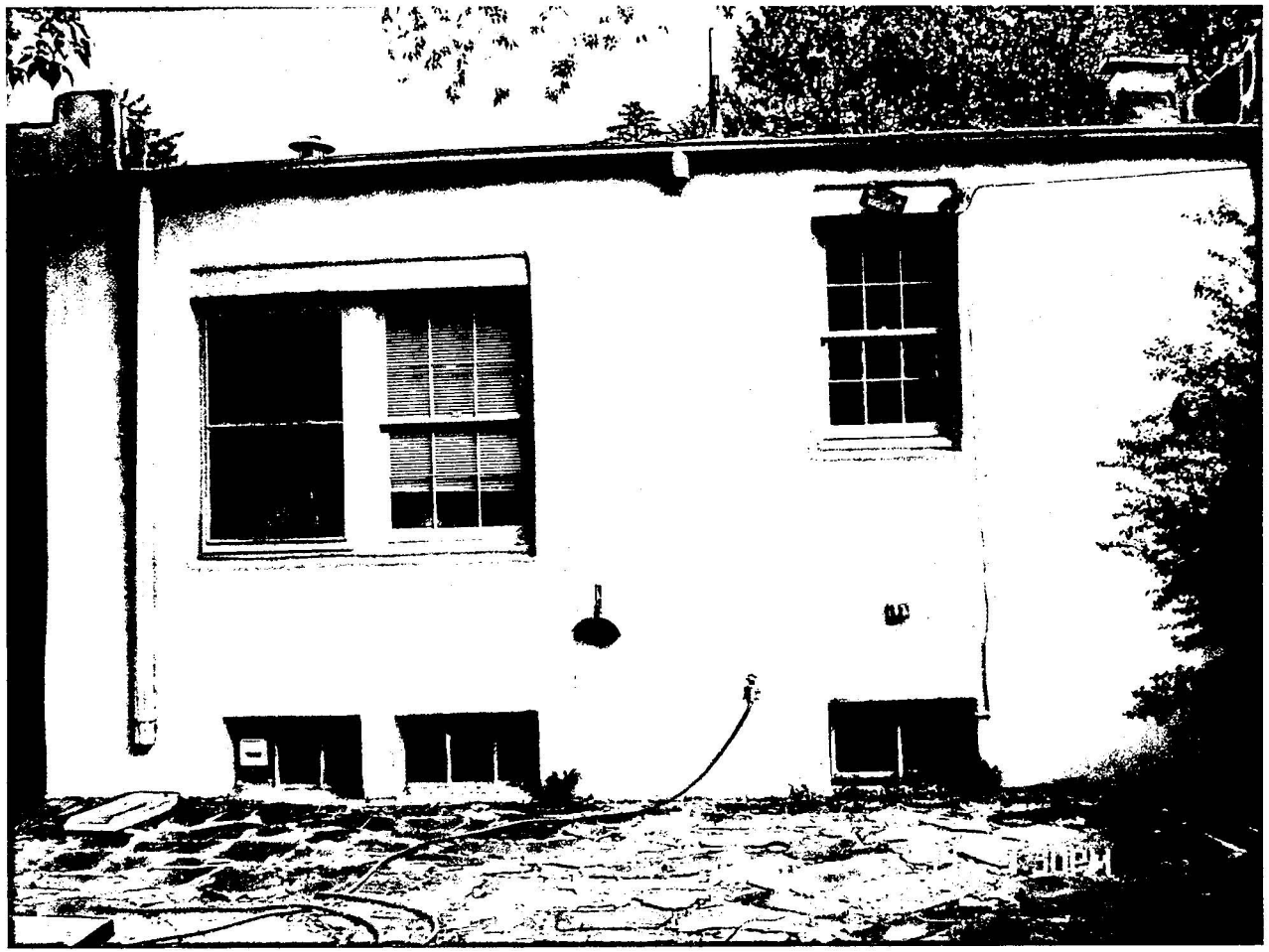
810 Waldo St. – garage east elevation



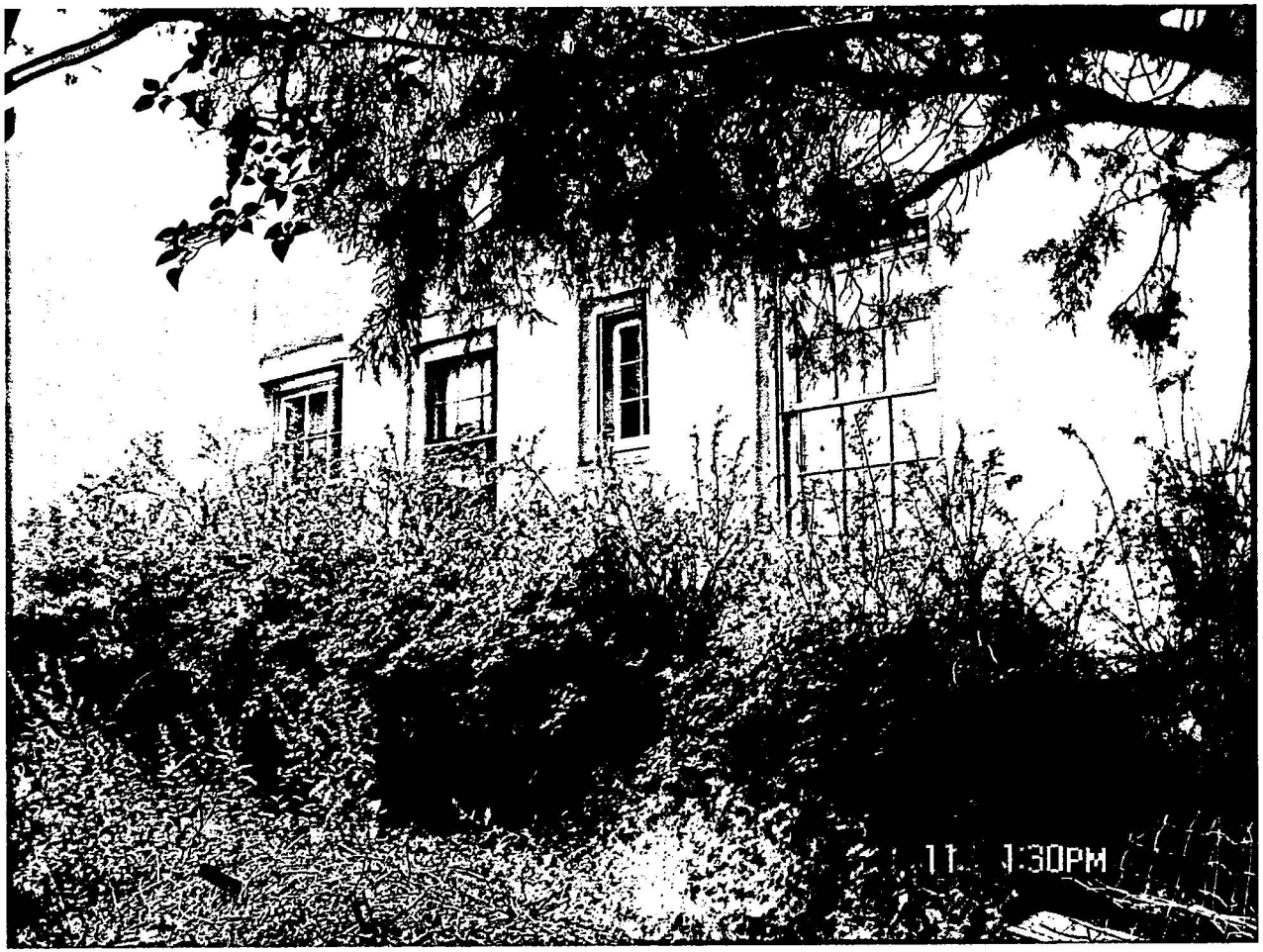
810 Waldo St. – South Elevation

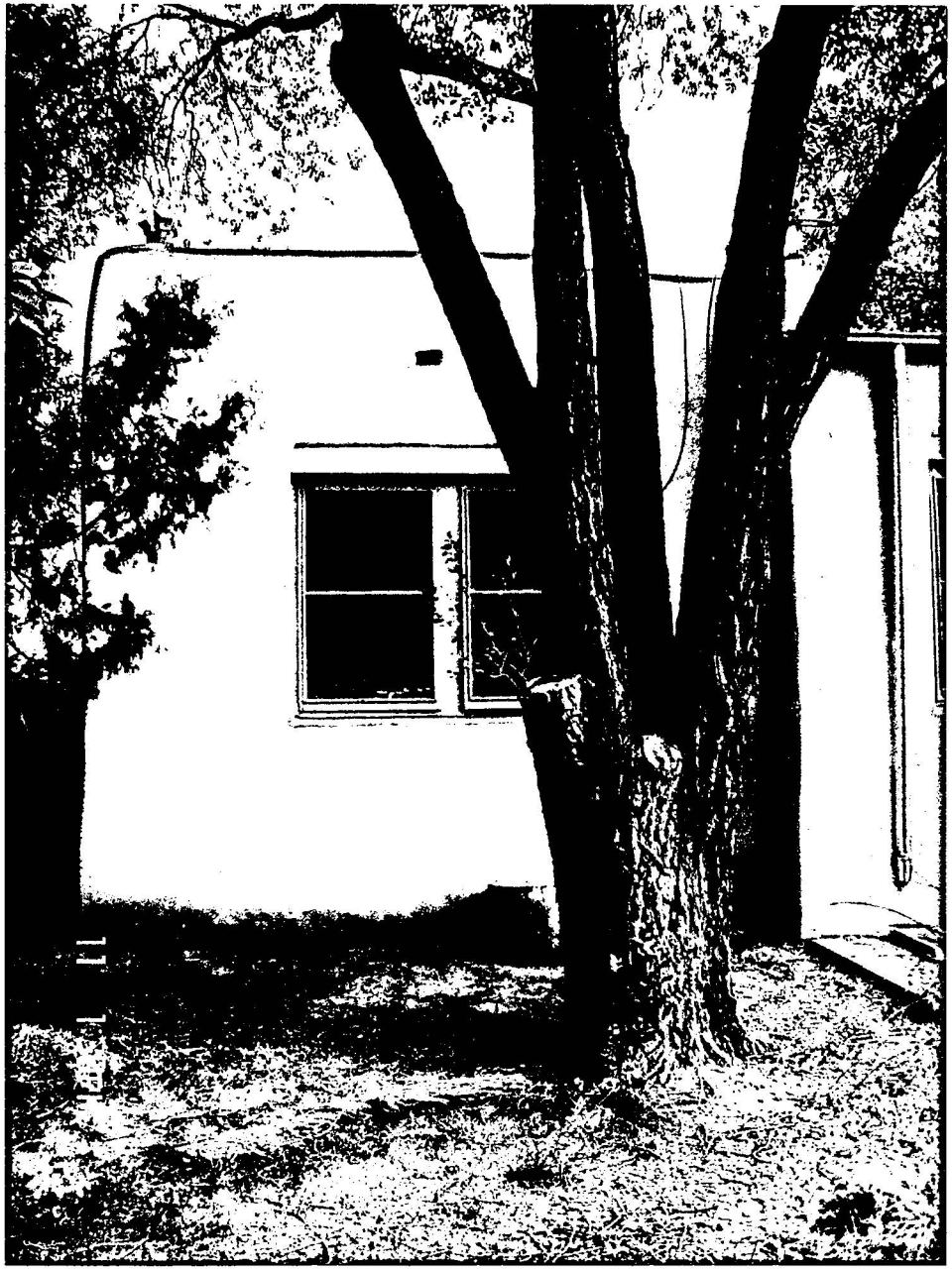


810 Waldo St. – Partial West (Rear) elevation



810 Waldo St. – Partial North Elevation





810 Waldo St.
Partial West (Rear)
Elevation

810 Waldo St. – Garage North Elevation



PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/24/2006

Property Owner of Record MARC HARRIS

Applicant Name MARK HOGAN, HOGAN GROUP INC. Phone (505) 988-1913

Site Address 810 HALDO STREET

Proposed Construction STUDIO/GUESTHOUSE

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RM-1 Subdivision _____ Lot _____ Block _____

Permitted Use:	☒	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 29' Required 7' (2nd Front) Provided _____ Required _____

(Left Side) Provided 4' Required 5' (Right Side) Provided _____ Required * 5'/0' w/ AFFIDAVIT

(Rear) Provided 20' Required 15'/0' w/ AFFIDAVIT (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear SEE COMMENTS BELOW

Density: _____ Open Space: _____

Lot Size: 9365 ± Total Roof Area: _____ Lot Coverage (%): _____ 40% PERMITTED MORE W/ PRIVATE OPEN SPACE.

Height of new construction: 36' PERMITTED BY ZONE. TO BE DETERMINED BY SURVEY. Wall Requirement: _____ Visibility triangle: 5'x10' REQUIRED

Parking: #Spaces Required 3 #Spaces Provided _____ HC spaces: Van N/A Regular _____ Bike rack _____

Other District Requirements: MUST PROVIDE 10' BUILDING SEPARATION

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☒ FURTHER REVIEW W/ FINAL PLANS WILL BE REQUIRED.

Comments: * NO AFFIDAVIT REQUIRED WHERE ADJOINERS ARE ALREADY AT 0 LOT LINE, BUT ONLY AT LIMITS OF EXISTING STRUCTURES

Reviewer R.W. Gray Date 7/24/06

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.

Applicant _____ Date 9.11.06

City of Santa Fe, New Mexico

memo

DATE: December 12, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-B

ADDRESS: 810 Waldo Street
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: previous case with action.

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items are not historic. Otherwise, this application complies with Section 14-5.2 (C) Regulation of contributing structures and (H) Don Gaspar Area Historic District design standards.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The buildings are listed contributing to the Don Gaspar Area Historic District. The east elevations are primary.

On October 24, 2006, the HDRB approved remodeling of the property with several conditions to be reviewed again before permitting.

Now, the applicant proposes to amend the request with the following items.

1. The front portal parapet has been altered in a more even line rather than the undulating line preferred by the applicant.

2. The front yard walls and gates have been redesigned, with one of the vehicle gates removed, reduced the entry gate structure, and reduced the heights of the side walls.

3. The south elevation basement entrance has been redesigned for better access to the laundry room.

4. The braided wire fence along the driveway will be retained rather than repaired.

5. The picture window in the east, front elevation is not historic and will be replaced without altering the opening dimensions.

6. The iron pedestrian gate between the residence and the garage is not historic and will be replaced with a wooden door without altering the opening dimensions.

7. No evidence of a non-historic date for the garage door has been found. Treatment of the existing door or allowable replacement should be discussed.

8. Exterior light fixtures are proposed fro landscape use that will be built into the masonry piers on the yardwalls at both sides of the pedestrian and vehicle gates. No fixtures were submitted for the building entrances.

9. A warm brown "Suede" stucco and a warm tan "Oyster" trim color is proposed.

HoganGroup

HoganGroupInc.com

HOGAN GROUP INC. 424 ACEQUIA MADRE SANTA FE NEW MEXICO 87505 505·988·1913 FAX·988·5094

October 31, 2006

Mr. David Rasch
Historic Preservation
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPES

Re: Review application
810 Waldo Street, Santa Fe, NM

Dear David,

We have revised the design of the yard walls, driveway and entry gates of the residence at 810 Waldo Street as requested at the 10/24/06 hearing. We believe the comments made at the hearing by HDRB members and neighbors have been addressed in these changes.

We have eliminated one of the driveway gates, leaving only the driveway gate at the southeast corner, where the existing driveway is located. We have also reduced the height of the driveway gate from 6'-0" to 5'-0", and stepped down the side yard walls as discussed during the hearing, to allow neighbors better visibility. The courtyard entry gate design has been revised by eliminating the roof cover and beam structure over the gate, as well as reducing the height of the gate from 6-0" to 4'-9". The south elevation reflects the recommended changes into the lower level access to the basement.

We've included elevations of the yard walls, showing the stepping down of the side yard walls. The front facade yard wall has been revised to include a planting bed along the wall. We also made the parapet of the new portal at the front entry straight across the top although we prefer the original design.

The owner of the property has provided the neighbors with updated drawings showing these changes and has discussed the revisions we've made with them. Their feedback has been positive, and no negative reactions have been expressed.

We hope with these changes we have created a design that will satisfy the concerns expressed by HDRB, the neighbors, and the desires of our client. Please find the revised drawings, and proposed color samples for stucco and window frames/trim.

These colors closely resemble colors formerly found on the existing structure and should blend well with other houses on the block. If you have any comments or suggestions, we'll be glad to discuss them or if you need any additional information, let us know.

Best regards,

Mark A. Hogan, AIA
President, Hogan Group Inc.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Remodel a residential structure by replacng a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to constrsuct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

Project number: 06-10100108
Case number: H-06-108-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 810 Waldo

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

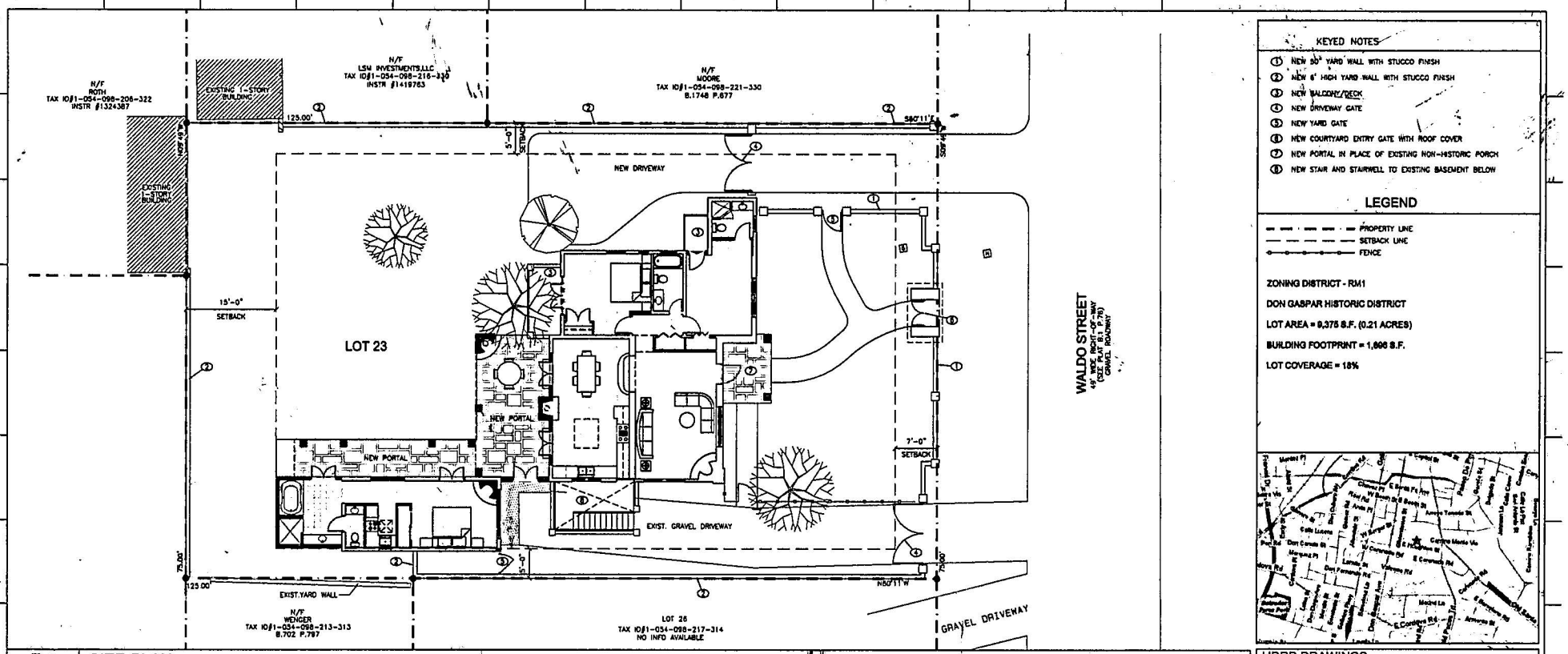
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, October 24, 2006, acted on the above referenced case. The decision of the board was to approve your request with the conditions that you may proceed to acquire a permit for all interior renovation, all portals, and the garage addition. You must re-submit to the Board re-design and re-consideration for approval of the following items before amending the permit: the front yard walls and gates; assessment of historic materials such as garage door, braided wire fence, iron gate between garage and residence, and window replacement; the south basement entrance; exterior lighting fixtures; and all finish colors.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner



E-1 SITE PLAN

1/8"=1'-0"

KEYED NOTES

1. NEW 5'-0" YARD WALL WITH STUCCO FINISH
2. NEW 6' HIGH YARD WALL WITH STUCCO FINISH
3. NEW BALCONY/DECK
4. NEW DRIVEWAY GATE
5. NEW YARD GATE
6. NEW COURTYARD ENTRY GATE WITH ROOF COVER
7. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
8. NEW STAIR AND STAIRWELL TO EXISTING BASEMENT BELOW

LEGEND

PROPERTY LINE
SETBACK LINE
FENCE

ZONING DISTRICT - RM1

DON GASPAR HISTORIC DISTRICT

LOT AREA = 9,375 S.F. (0.21 ACRES)

BUILDING FOOTPRINT = 1,866 S.F.

LOT COVERAGE = 18%

HDRB DRAWINGS

ALL PROPOSAL PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

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434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

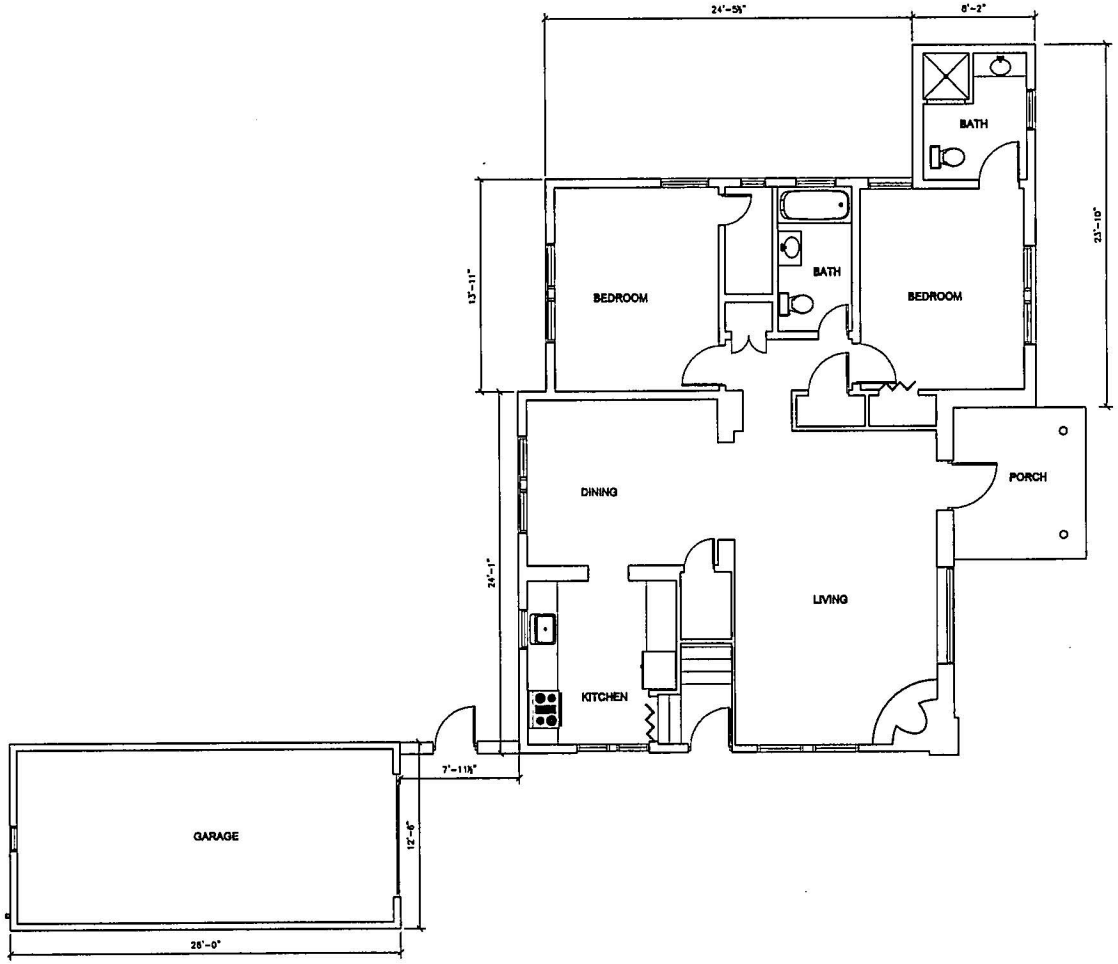
DRAWING NAME: SITE PLAN

DATE: 10-17-06

PROJECT #: 0607

C1.1

0' 4' 8' 20'
SCALE: 1/8" = 1'-0"



PRELIMINARY DRAWINGS

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434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: EXISTING FLOOR PLAN

DATE: 10-17-06

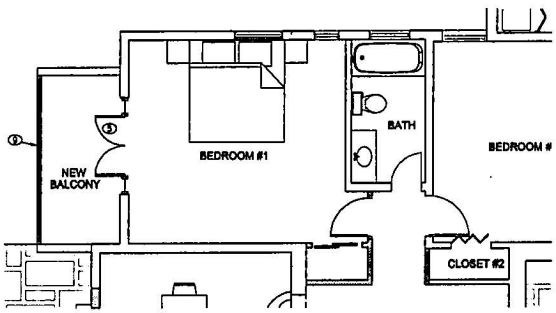
PROJECT #: 0607

A1.0

A-1 | EXISTING FLOOR PLAN

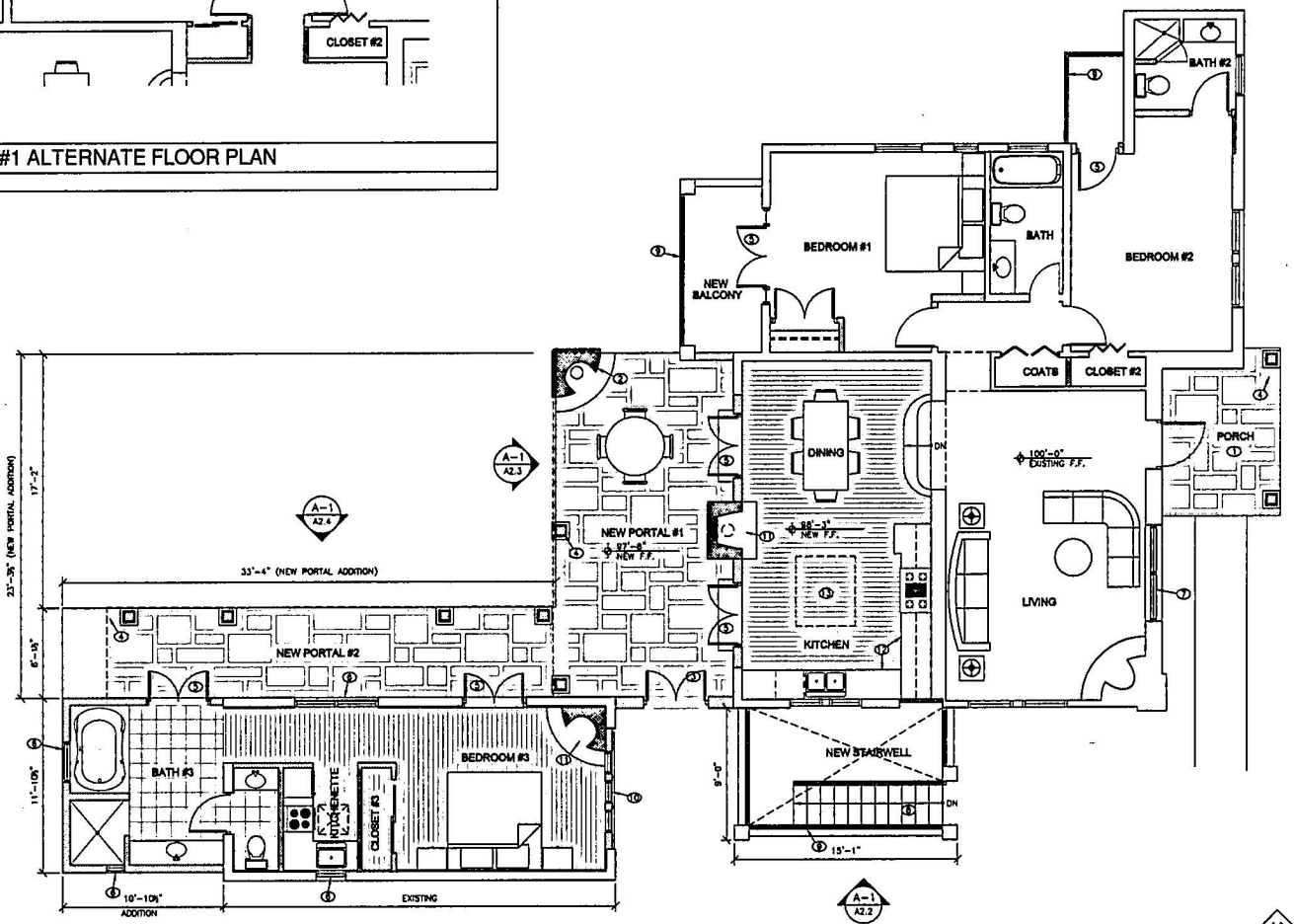
1/4"=1'-0"

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



I-9 BEDROOM #1 ALTERNATE FLOOR PLAN

1/4=1'-0"



A-1 FLOOR PLAN

1/4=1'-0"

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

KEYED NOTES

1. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
2. NEW OUTDOOR FIREPLACE
3. NEW EXTERIOR FRENCH DOORS IN PLACE OF EXISTING METAL YARD GATE
4. NEW WOOD POST, TYPICAL
5. NEW EXTERIOR DOOR, SEE ELEVATIONS
6. NEW WINDOW, SEE ELEVATIONS
7. NEW WINDOW IN TO REPLACE EXISTING WINDOW AND FIT EXISTING WINDOW OPENING
8. NEW STAIR TO EXISTING BASEMENT BELOW
9. NEW IRON RAILING, SEE ELEVATIONS
10. NEW GARAGE DOOR TO REPLACE EXISTING, INFILL BEHIND DOOR ON INTERIOR SIDE FOR INSULATION
11. NEW MASONRY FIREPLACE
12. NEW KITCHEN CABINETS/COUNTERS
13. NEW KITCHEN ISLAND, H.I.C

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

HDRB DRAWINGS

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434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

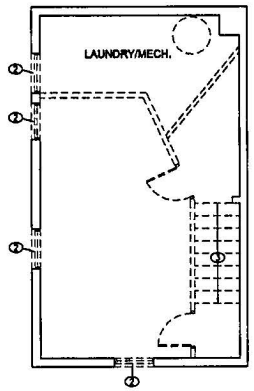
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME: PROPOSED FLOOR PLAN

DATE: 10-17-08

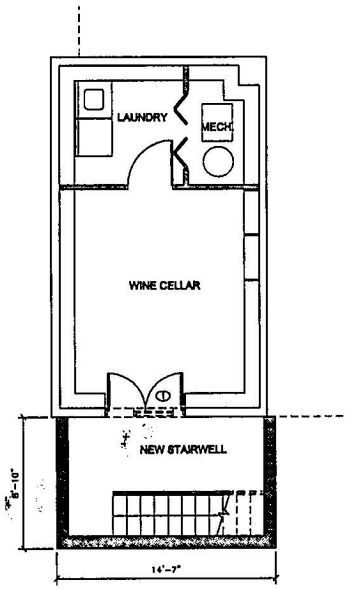
PROJECT #: 0607

A1.1



A-1 EXISTING BASEMENT FLOOR PLAN

1/4"=1'-0"



A-7 PROPOSED BASEMENT FLOOR PLAN

1/4"=1'-0"

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

KEYED NOTES

1. NEW EXTERIOR DOOR
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING STAIR TO BE REMOVED

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE REMOVED

HRDB DRAWINGS

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Harris Residence
Addition

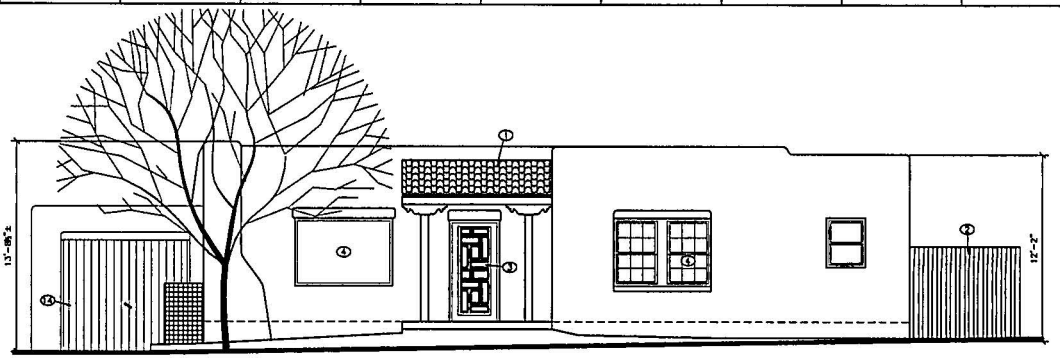
810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME BASEMENT FLOOR PLANS

DATE: 10-17-06

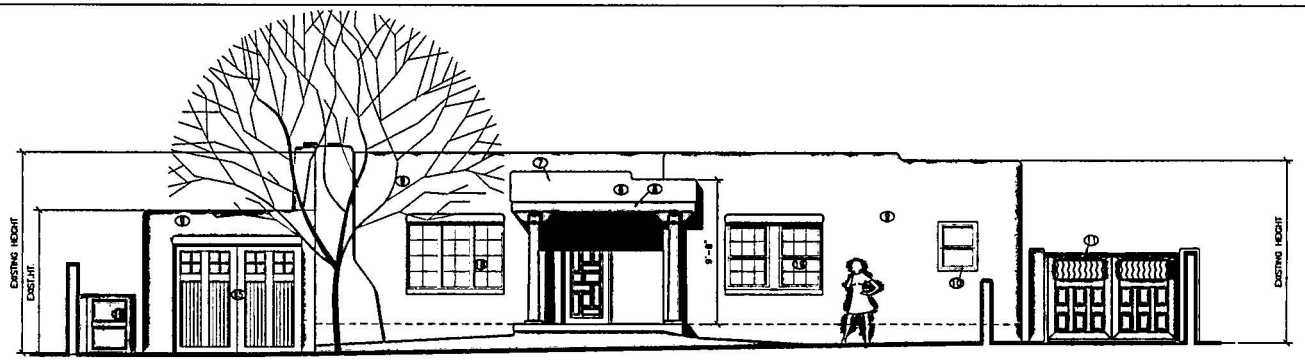
PROJECT #: 0607

A1.2



H-1 EXISTING EXTERIOR ELEVATION - EAST

1/4"=1'-0"



E-1 PREPOSED EXTERIOR ELEVATION - EAST

1/4"=1'-0"



A-1 PROPOSED ELEVATION - EAST, STREET VIEW - WALDO STREET

1/4"=1'-0"

0 1' 2' 4' 10'

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

KEYED NOTES

1. EXISTING NON-HISTORIC PORCH TO BE REPLACED
2. EXISTING COYOTE FENCE TO BE REMOVED
3. EXISTING EXTERIOR DOOR TO BE REFINISHED
4. EXISTING WINDOW TO BE REPLACED
5. NEW 50" MAX. HIGH YARD WALL WITH STUCCO FINISH
6. NEW PORTAL IN PLACE OF EXISTING NON-HISTORIC PORCH
7. NEW STUCCO FINISH
8. NEW WOOD BEAMS & CORBELS
9. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
10. EXISTING WINDOWS TO BE REFINISHED
11. NEW WOOD&WROUGHT IRON DRIVEWAY GATE
12. NEW WOOD ENTRY GATE
13. NEW ROOF COVER OVER ENTRY GATE
14. EXISTING GARAGE DOOR TO BE REPLACED
15. NEW GARAGE DOOR
16. NEW WOOD YARD GATE, MAINTAIN 6"MIN. CLEAR BETWEEN WALL AND EXISTING GARAGE
17. NOT USED
18. NEW WINDOW TO FIT EXISTING WINDOW OPENING
19. SALVAGED EXISTING WINDOW FROM WEST FACADE OF BUILDING TO BE REUSED HERE

HDRB DRAWINGS

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Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-06

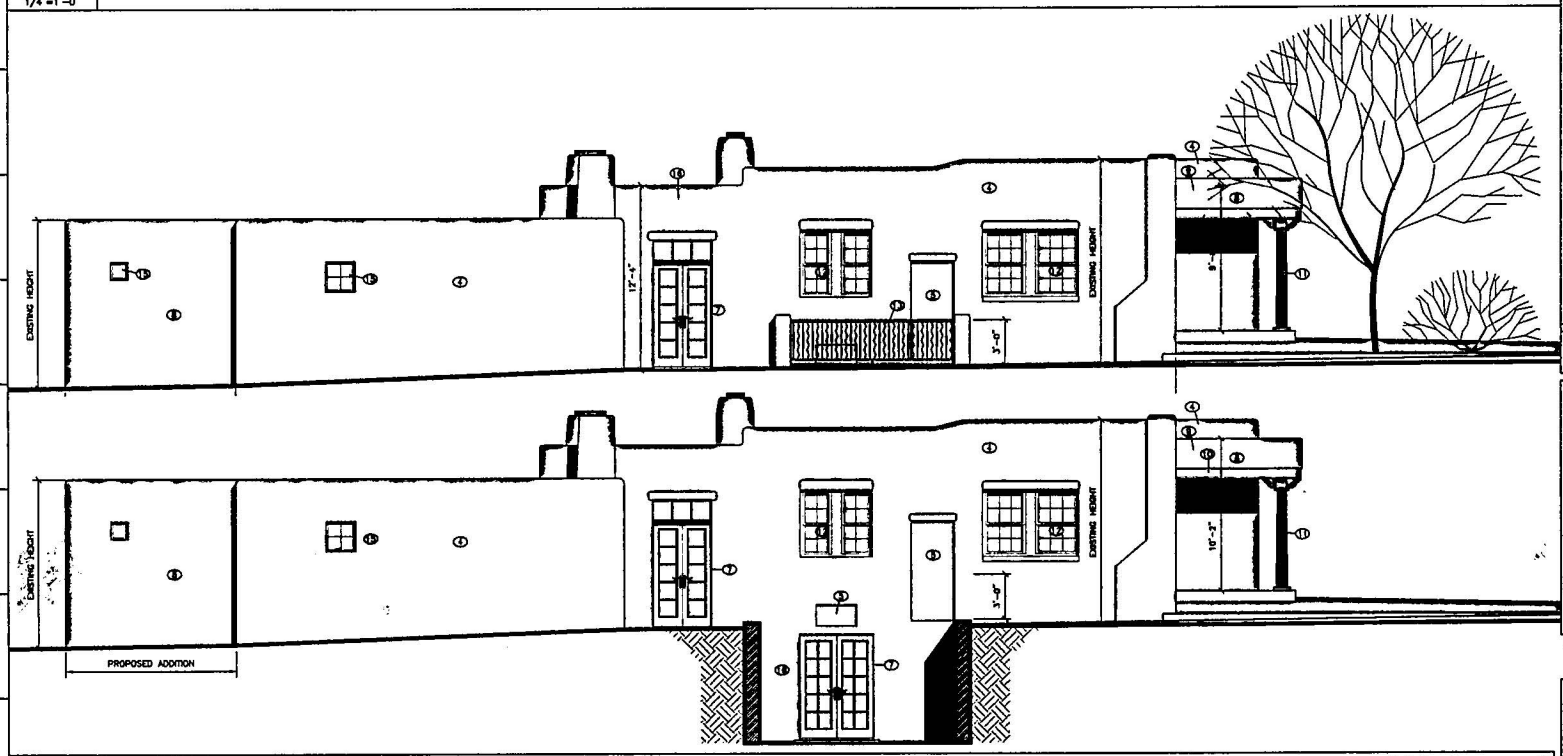
PROJECT #: 0607

A2.1



H-1 EXISTING EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

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

KEYED NOTES

1. REPLACE EXISTING NON-HISTORIC PORCH
2. EXISTING YARD GATE TO BE REMOVED
3. EXISTING DOOR AND SCREEN DOOR TO BE REMOVED; PRESERVE EXISTING LINTEL AND DOOR OPENING
4. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
5. FILL IN EXISTING DOOR OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
6. FILL IN EXISTING WINDOW OPENING PARTIALLY, PRESERVE OUTLINE OF OPENING
7. NEW EXTERIOR FRENCH DOORS
8. NEW STUCCO FINISH TO MATCH EXISTING
9. NEW PORTAL TO REPLACE EXISTING NON-HISTORIC PORCH
10. NEW WOOD BEAM & CORBELS
11. NEW WOOD POST
12. EXISTING WINDOWS TO BE REFINISHED
13. NEW WROUGHT IRON RAILING
14. NEW PORTAL WALL, FINISH TO MATCH EXISTING
15. NEW WINDOW
16. NEW STAIRWELL TO BASEMENT

HDRB DRAWINGS

ALL REPORTS, PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

HoganGroup
HOGAN GROUP INC. 505-988-1513 FAX 505-988-3094
ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES
434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

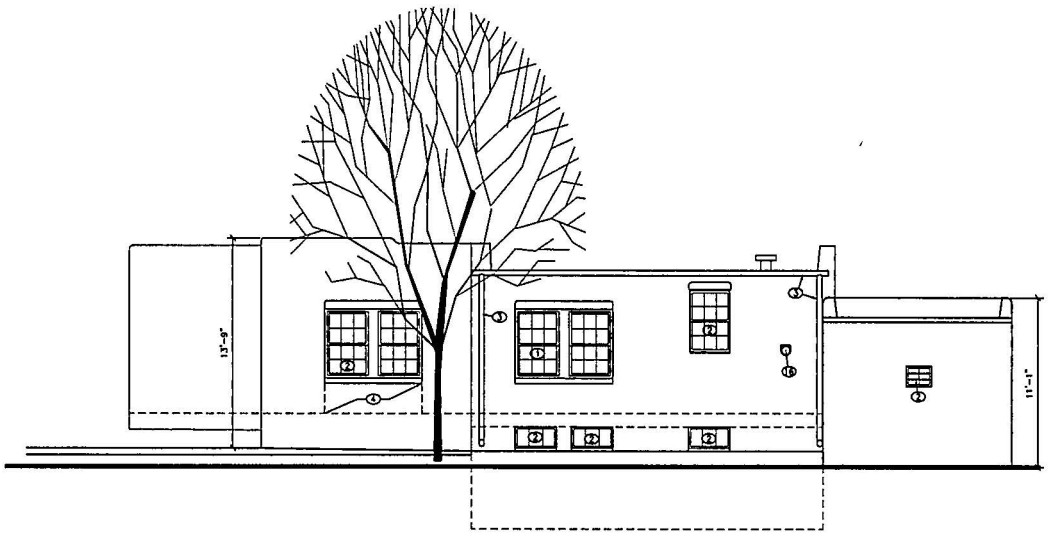
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-08

PROJECT #: 0607

A2.2



G-1 EXISTING EXTERIOR ELEVATION - WEST

1/4"=1'-0"



A-1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

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

KEYED NOTES

1. EXISTING WINDOW TO BE REMOVED; PRESERVE WINDOW FOR REUSE AT EAST SIDE OF BUILDING
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING METAL SCUPPER AND DOWNSPOUT
4. REMOVE PORTION OF EXISTING WALL AS NEEDED TO INSTALL NEW DOOR
5. NEW STUCCO FINISH TO MATCH EXISTING
6. NEW FRENCH DOORS IN PLACE OF EXISTING WINDOW
7. NEW FRENCH DOORS
8. NEW PORTAL WITH STUCCO FINISH
9. NEW WOOD BEAMS & CORBELS
10. NEW WOOD POST
11. NEW OUTDOOR FIREPLACE WITH STUCCO FINISH
12. EXISTING WOOD LINTEL TO REMAIN
13. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
14. NEW WROUGHT IRON RAILING
15. NEW WINDOW
16. RELOCATE EXISTING ELECTRICAL METER
17. NEW METAL SCUPPERS

HDRB DRAWINGS

ALL REPORTS, PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

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HOGAN GROUP INC. 505-986-1813 FAX 505-986-5094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

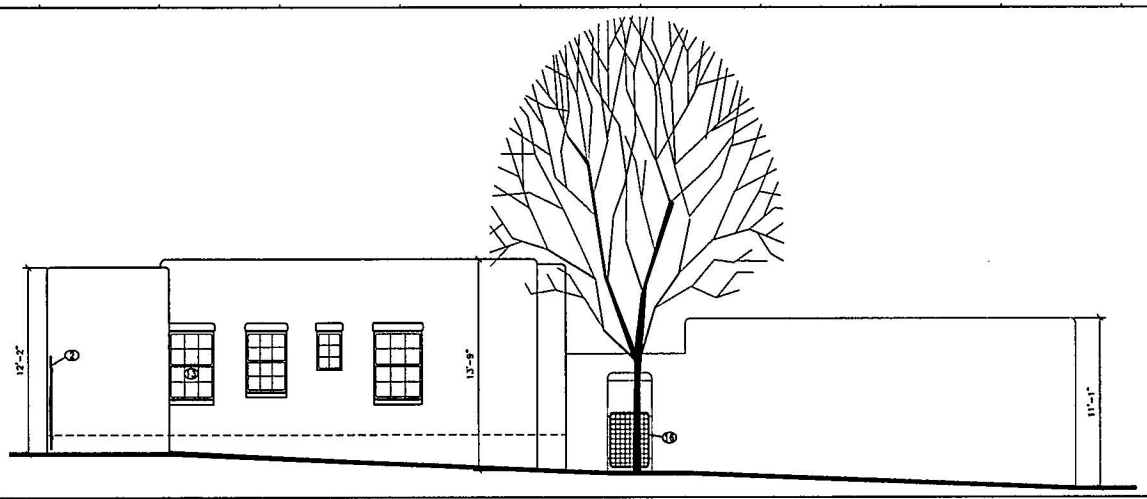
DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-08

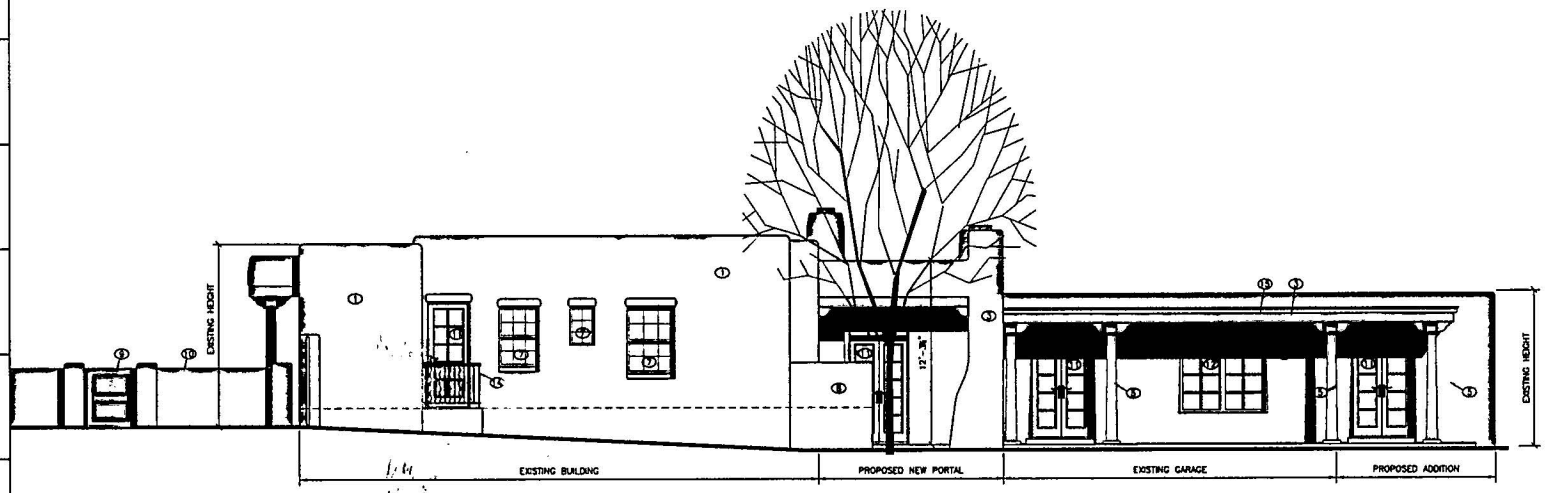
PROJECT #: 0807

A2.3



H-1 EXISTING EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



A-1 PROPOSED ELEVATION - NORTH

1/4"=1'-0"

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

KEYED NOTES

1. NEW STUCCO COLOR COAT, SEE COLOR SAMPLES
2. EXISTING COYOTE FENCE TO BE REMOVED
3. NEW PORTAL
4. NEW WOOD BEAMS & CORBELS
5. NEW WOOD POST
6. EXISTING YARD GATE TO BE REMOVED
7. EXISTING WINDOWS TO BE REFINISHED
8. NEW STUCCO FINISH BALCONY WALL
9. NEW WOOD YARD GATE
10. NEW 30" MAX. HIGH YARD WALL WWITH STUCCO FINISH
11. NEW FRENCH DOORS
12. NEW WINDOW
13. EXISTING WINDOW TO BE REMOVED
14. NEW WROUGHT IRON RAILING
15. NEW METAL SCUPPERS

HDRB DRAWINGS

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HOGAN GROUP INC. 505-988-1013 FAX 505-988-3094

ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES

434 ACEQUIA MADRE SANTA FE, NEW MEXICO 87501

Harris Residence
Remodel & Addition

810 Waldo Street
Santa Fe, New Mexico

DRAWING NAME

EXTERIOR ELEVATIONS

DATE: 10-17-06

PROJECT #: 0607

A2.4

City of Santa Fe, New Mexico

memo

DATE: October 24, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-B

ADDRESS: 810 Waldo Street
Historic Status: Non-contributing/Non-status
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

____ Historic Survey Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends denial of window replacement on the primary elevation of the residence and otherwise approval of this application with the conditions that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items are not historic and that the rear portals do not attach to the two structures. Staff defers to the Board for streetscape harmony and relationship to the existing structures regarding the front wall, gates, and entrance cover. For all other items, this application complies with Section 14-5.2 (H) Don Gaspar Area Historic District design standards.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

If the structures are upgraded to contributing, then the east elevation of both are to be considered primary.

The applicant proposes to remodel the property with the following twelve items.

1. A 130 square foot addition will be constructed on the rear, non-primary elevation of the 330 square foot garage. The addition will match existing adjacent height.

2. The non-historic front porch will be removed and replaced with a similar-sized portal that more closely resembles the Spanish-Pueblo Revival style of the property. The portal will feature exposed wooden elements, including viga posts, carved corbels, and header beam, with a stuccoed undulating parapet.

3. The picture window on the front elevation will be replaced with a new window in the existing opening that matches the operation and light-pattern of other existing windows. There is no evidence of the date of this window.

4. The vertical plank garage carriage-style doors will be removed and replaced with similar doors. The date of these doors has not been established. The inventory consultant found them to be significant to the historic integrity of the property and the applicant has found that the hardware is not historic. This issue should be discussed and clarified along with the potential for an exception request.

5. A wrought iron railing will be installed at a new basement entrance on the south, non-primary elevation of the residence. The railing will be 3' high.

6. The west, non-primary elevation of the residence will be remodeled with opening dimension and location changes. French doors will be installed in two locations. A raised porch with iron railing will also be installed.

7. A large L-shaped portal will be constructed between the west elevation of the residence and the north elevation of the garage. The applicant states that it will not be attached to the two structures, but the drawings show attachments. The east portion of the portal will be lower than the residence but higher than the garage and the south portion of the portal will be slightly lower than the garage. An outdoor fireplace and chimney will be constructed with the portal. New openings on the north, non-primary elevation of the garage will include French doors and paired 8-light windows.

8. Most windows will be repaired and retained. An historic window will be relocated from the west elevation and it will replace and identical window on the front, primary elevation that is in worse condition.

9. The pedestrian gate in the wall between the garage and the residence will be replaced with a wooden door.

10. Yardwalls and gates will be constructed at the street frontage and into the property along the north and south sides.

The front wall will be constructed to the maximum height of 4' with pilasters. The front pedestrian gate a two-leaf wooden door flanked by battered pilasters and surmounted with a wooden cover to a maximum height of 8' 6". Two wood and iron vehicle gates are proposed at the south and north sides of the property.

The north wall will not attach to the residence. But, the pedestrian gate beside the garage is not set back a minimum of 10' and no exception has been requested.

11. The braided iron wire fence along the driveway will be removed. This is probably an historic fence.

12. The structures will be stuccoed with elastomeric earth-toned colors and the trim will be finished in white. Colors will be displayed at the hearing.

HoganGroup

HoganGroupInc.com

HOGAN GROUP INC. 424 ACEQUIA MADRE SANTA FE NEW MEXICO 87505 505·988·1913 FAX·988·5094

November 17, 2006

Mr. David Rasch
Historic Preservation
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPES

Re: Board Action clarification
810 Waldo Street, Santa Fe, NM

Dear David,

We are preparing the application for building permit of the remodel/addition portion of the 810 Waldo Street property approved by HRDB on October 24, 2006. In order to assure the documents we submit for permit have addressed all of the HDRB conditions for approval, we need further clarification from the Board regarding some of the items listed in the Board Action letter dated October 24, 2006.

The revised drawings we submitted to HDRB on October 31, 2006, have addressed the redesign of the front yard walls and gates and the south basement entrance. We have also resubmitted new finish colors and drawing details of exterior lighting fixtures, as requested. The owner has decided to leave the braided wire fence intact, and we have discovered through visual inspection that the iron gate between the garage and residence is not original, and can provide photographs proving so.

According to our notes from the October 24 HDRB hearing, we understand that there was no objection to the proposed window and door design and locations. However, the Board Action letter calls for an assessment of historic materials of the garage door, iron gate between garage and residence, and window replacement. It is unclear what action we are required to take regarding window replacement. Also, what qualifies as assessment of historic materials of the garage door and iron gate?

Your response will help us avoid any misinterpretation of the action taken by the Board. We appreciate your assistance with this matter and look forward to hearing from you.

Best regards,

Mark A. Hogan, AIA
President, Hogan Group Inc.

R:\0607Harris Residence\Condocs\0 PF6.4\ 11-17-06 HDRB revision submittal letter.doc

HoganGroup

HoganGroupInc.com

HOGAN GROUP INC. 424 ACEQUIA MADRE SANTA FE NEW MEXICO 87505 505·988·1913 FAX·988·5094

September 11, 2006

Mr. David Rasch
Historic Preservation
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPES

Re: Review application
810 Waldo Street, Santa Fe, NM

Dear David,

Please accept the attached application for Historic Design Review Board review of the proposed addition and remodel of the residence located on 810 Waldo Street. The property lies partially within the Don Gaspar non-contributing Historic District and the RM-1 Zoning District.

The existing building's heated area is approximately 1,230 s.f, with an existing detached garage of approximately 330 s.f. The proposed design for this residence includes the addition of yard walls along the property lines, within the allowed maximum wall height, and driveway gates at the front of the house facing Waldo Street. We are also proposing to replace the current portal at the east side of the property with a new portal that more closely fits the style of the original construction. The proposed design includes the addition of covered portals at the rear of the house (not connected) and a 130 s.f. heated addition to the existing garage. New doors will be added on the west elevation that open to the rear yard area which is not publicly visible. None of the proposed additions will exceed the existing building heights.

This proposal also includes new stucco and refinishing existing windows throughout. The proposed stucco colors are #31322-57 and/or #31422-51 of the Sto Designer Collection color chart, and window frame finish will be white (see enclosed color samples).

The owners would also like to replace the existing garage door, which we have determined through the operating hardware is not original. The proposed replacement door is similar to carriage doors typical of the era of original construction.

We appreciate your time in reviewing this application. We hope to be heard by the Board at its regular meeting on October 10th. We will be happy to provide any additional information you may require. Please call if you have any questions.

Best regards,

Mark A. Hogan, AIA
President, Hogan Group Inc.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

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

Project description: Status review for a Non-Contributing residence and a non-status garage.
Project number: 06-10100108
Case number: H-06-108-A
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 810 Waldo

PROJECT NAMES:

OW - Marc Harris
Geyserville, CA 95441

Box 346
707-480-8291

AP - Mark Hogan
Santa Fe, NM 87505

424 Acequia Madre
505-988-1913

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, October 24, 2006, acted on the above referenced case. The decision of the board was to upgrade the property to Contributing status for both the residence and the garage.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). 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 (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

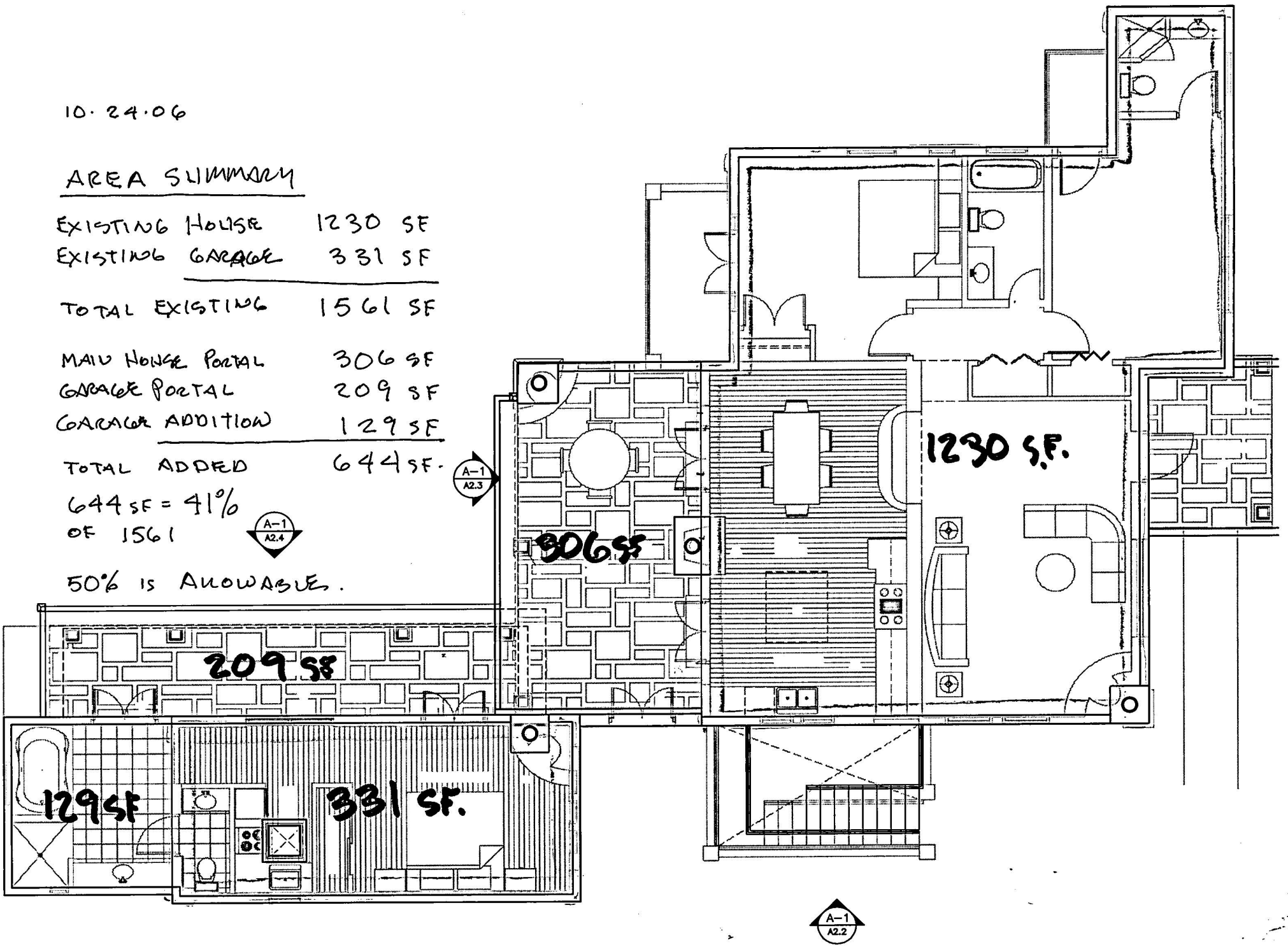
10.24.06

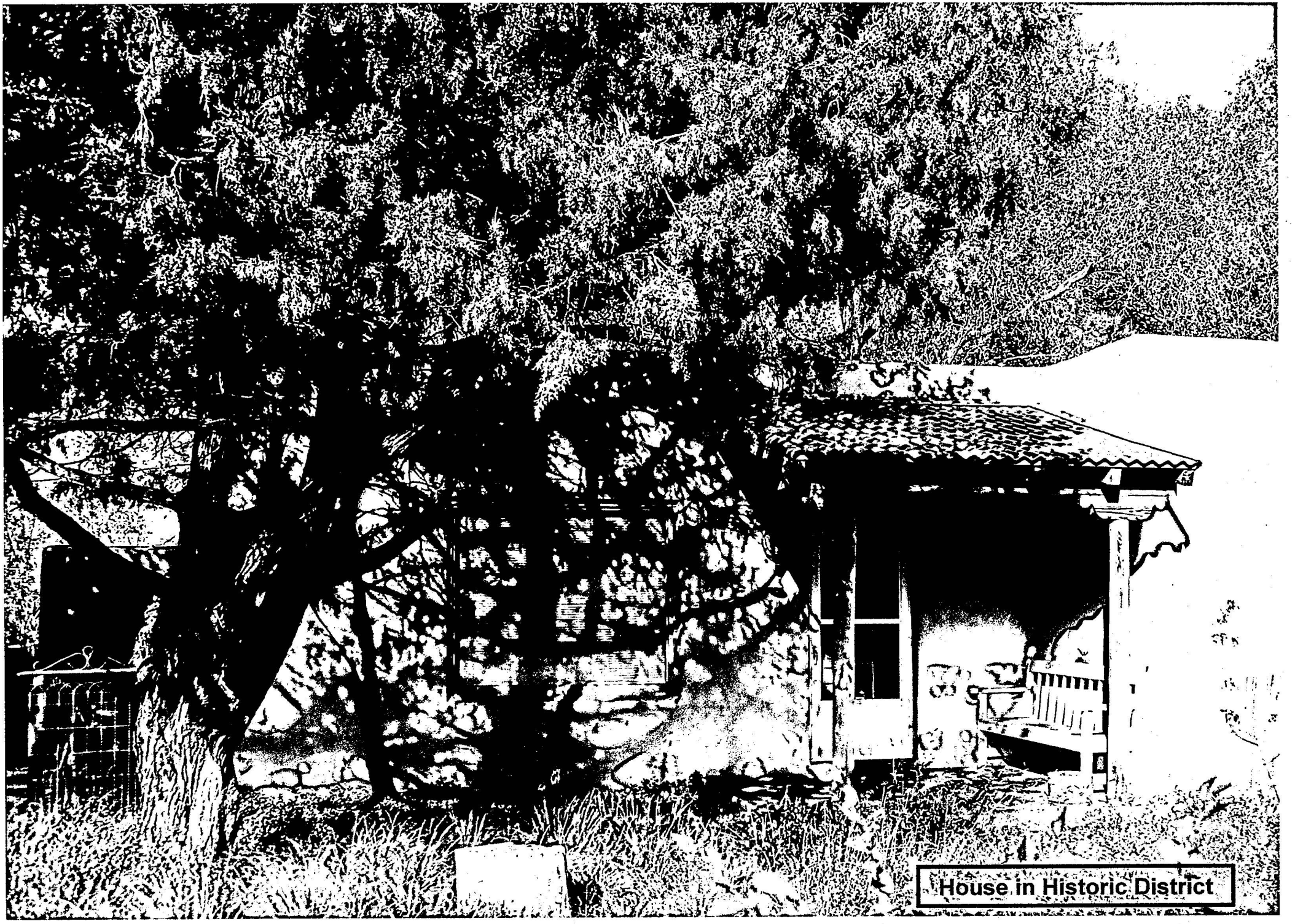
AREA SUMMARY

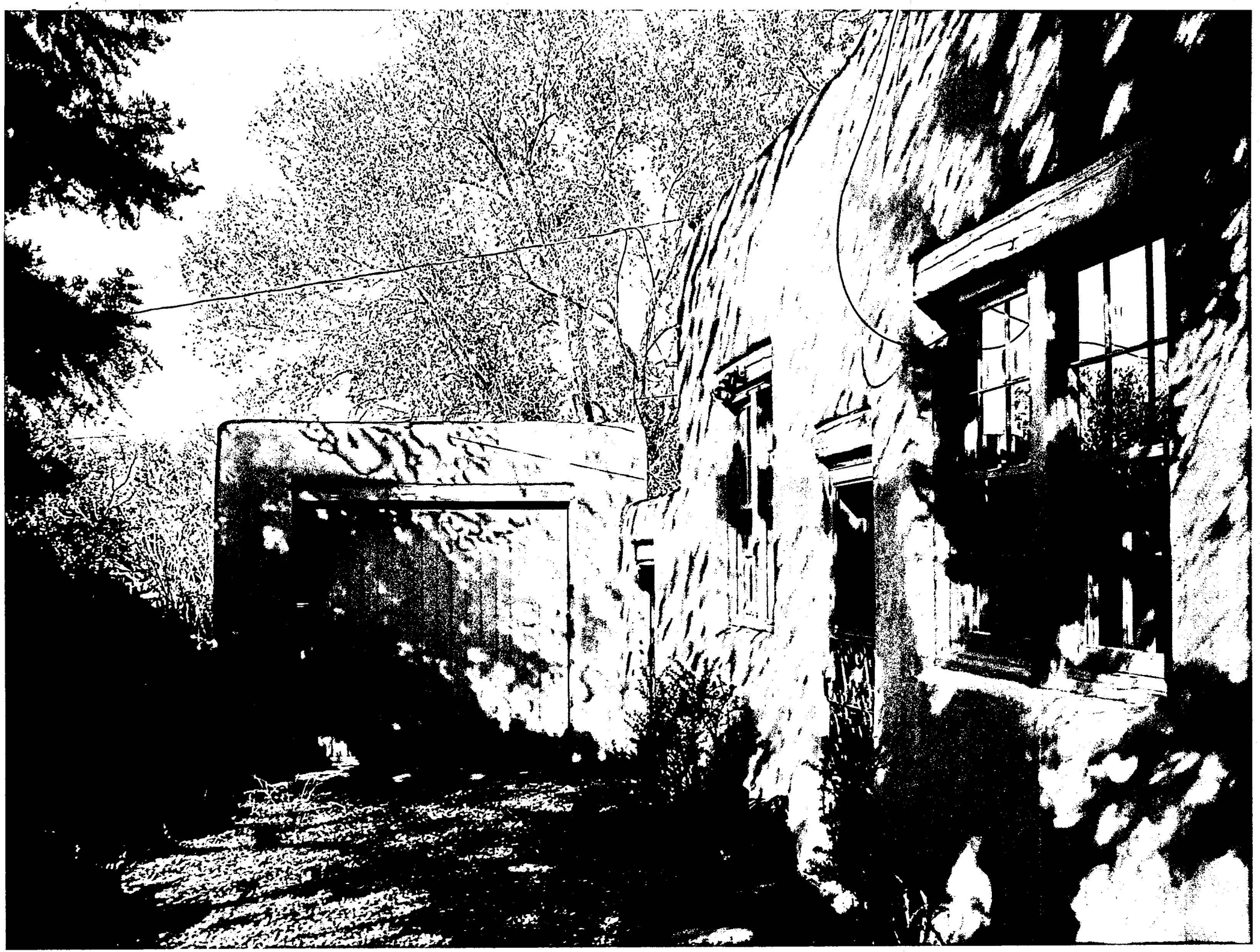
EXISTING HOUSE	1230 SF
EXISTING GARAGE	331 SF
TOTAL EXISTING	1561 SF
MAIN HOUSE PORTAL	306 SF
GARAGE PORTAL	209 SF
GARAGE ADDITION	129 SF
TOTAL ADDED	644 SF.

644 SF = 41%
OF 1561

50% IS ALLOWABLE.

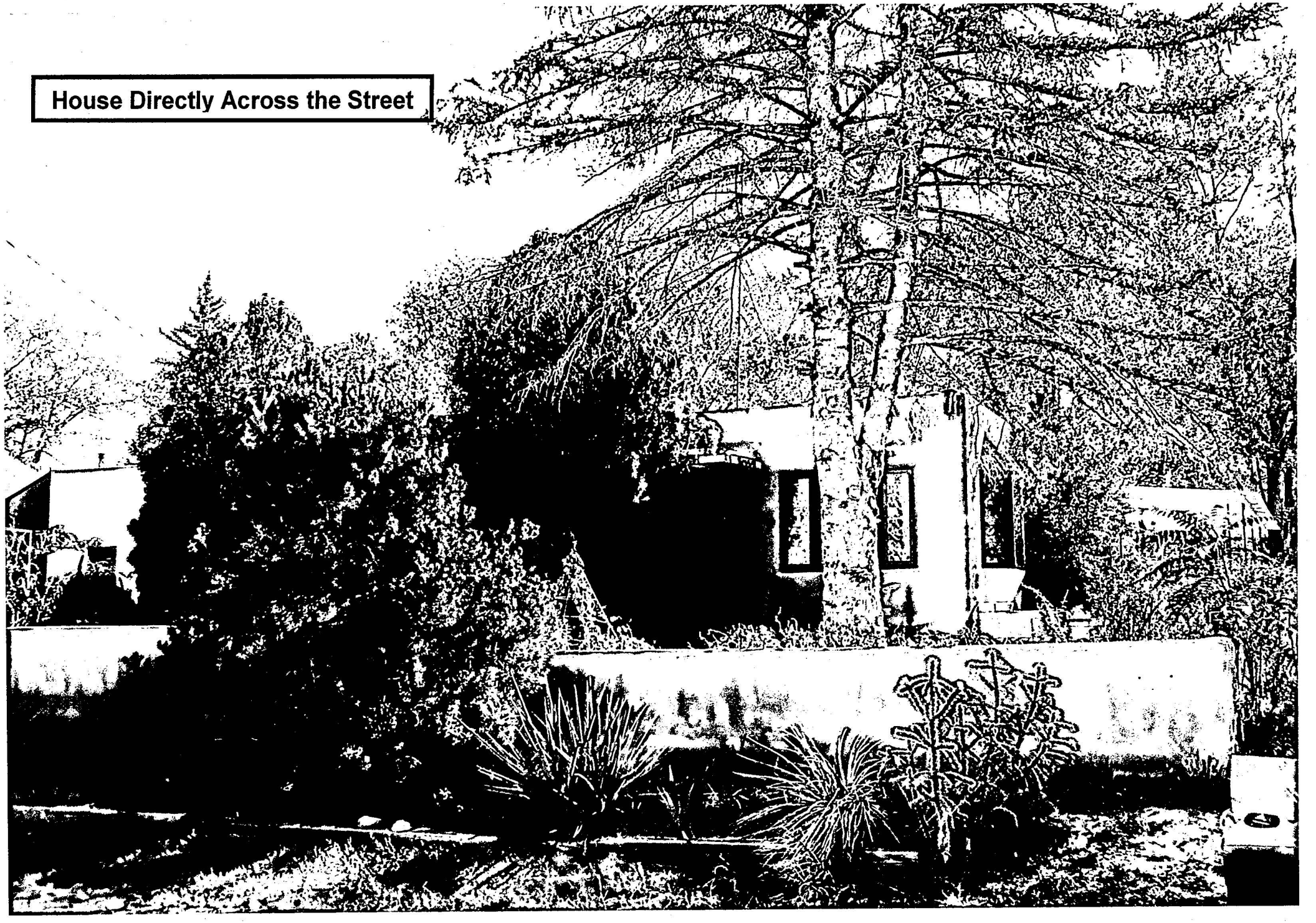



House in Historic District





House Directly Across the Street



City of Santa Fe, New Mexico

memo

DATE: October 24, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-06-108-A

ADDRESS: 810 Waldo Street
Historic Status: Non-contributing/Non-status
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Forms

____ Zoning Review Sheet

__x__ Other: vicinity map

APPLICANT SUBMITTALS

____ Proposal Letter

____ Vicinity Map

____ Site Plan/Floor Plan

____ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends an historic status upgrade to contributing for both the residential and garage structures on this property based upon historic date of construction and relative integrity of materials and massing.

BACKGROUND & SUMMARY:

810 Waldo Street is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

Since the historic district boundary does include a portion of the property and the residential building has status assigned to it, the property may be interpreted with the intention that it is included within the district.

When the property was inventoried in 1982 it was between 40 and 46 years old. Now the structures are over 70 years old and they are eligible for upgrade in status.

The minor alterations to the exterior of the structures include only the non-historic portal on the front elevation of the residence and the loss of the pedestrian gate in the wall between the structures. The 2005 inventory of the garage notes that the original garage door adds to the integrity of the property and recommends contributing historic status.

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: 810 Waldo St (garage)	3. Local Reference Number: 051600 4. County Santa Fe

5. Property Type:
_X_ Building __ Structure
__ Site __ Object

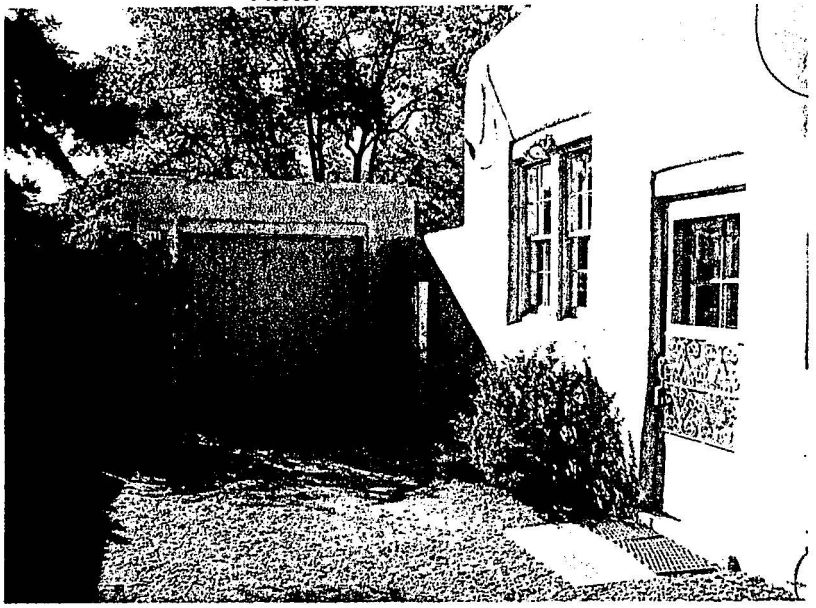
6. Date of Survey:
__9__/ _26__/ ___2005____

7. Previous Survey Date(s):
___/ __7__/ __1982_ (house only)
_X_ No previous survey

8. Name of Project:

9. UTM
Zone: 13, NAD 27
Easting: 415019
Northing: 3948253

Photo:



10. Photo Information
Digital 9-21-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504

View of: North (front) elevation

11. Brief Description of the Property:
One-room adobe garage covered in stucco set to the rear of the house at 810 Waldo. No visible foundation, but there is a concrete pad on the interior of the structure. There is a vertical plank garage door on the north end with an 8" timber lintel spanning the top, and a small 2'x1') window on the south end. The garage shares a connecting courtyard wall with the main house. The wall used to have a full-size door but now has a ½ size wire gate. The garage appears to be the same age as the house. The house well preserved and does not appear to have undergone any major alterations. The presence of the original garage adds historic value to the home and contributes to the character of the neighborhood.

12. Who uses the property?

Owner's residence

13. Construction Date:

Date: 1930-36 ___Known __X_ Estimated Source: Based on construction date of house from 1982 survey

14. Setting:

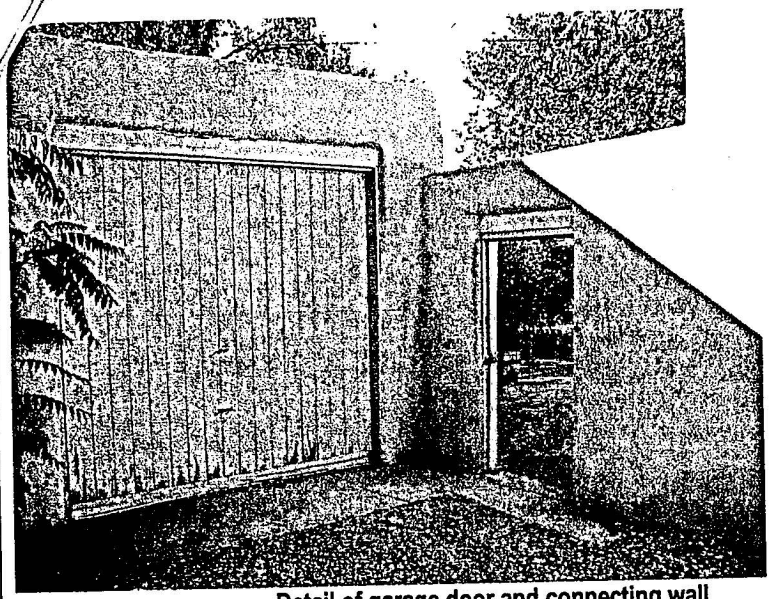
__ Suburban __ Rural __ Village _X_ Urban If Urban: __ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _X_ Similar __ Dissimilar
Comments:

HCPI Base Form (FORM 1)

(Continued from other side)

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



Detail of garage door and connecting wall

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

Shannon Dennison
ArcCom
PO Box 89
Santa Fe, NM 87504
505-982-2341

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

19. Is Property Endangered? __ Unknown _X_ No __ Yes How?

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

Describe:

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

22. National or State Register:

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?

23. National or State Historic District:

Is this property in a historic district? __ Unknown _X_ No __ Yes
If yes: _X_ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:
__ None _X_ HCPI Detail Form (FORM 2) _X_ Continuation Sheets, # pages: ____2____ Satellite map, footprint

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: 810 Waldo St (garage)	3. Local Reference Number: 051600
		4. County Santa Fe
		5. Date of Survey: 9-26-2005

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_X_ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular

_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
__ Not visible _X_ None
__ At Grade __ Raised
Materials: __ 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_ Parapet
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
Fixed	metal or timber	4	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
Garage	vertical plank	timber	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

13. Porches __ N/A

Type: __ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features
Connecting wall to main house

15. Modifications: __ No known modifications

#1_____ Date: _____ Known___ Source:

#2_____ Date:_____Known ___ Source:

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

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

Polk city directories – Frey Angelico Chavez Memorial History Library and Photo Archives
Satellite image – Google map engine
McAlester, V. (2000) A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

SITE:

18. Attached or Associated Properties

House at 810 Waldo

Are associated properties eligible for listing? No

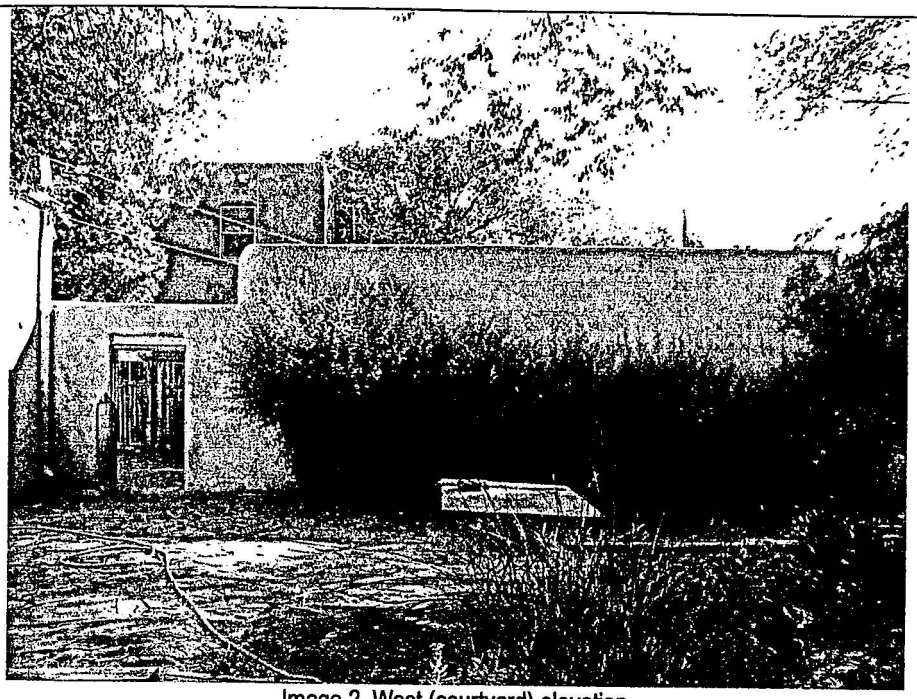


Image 2. West (courtyard) elevation

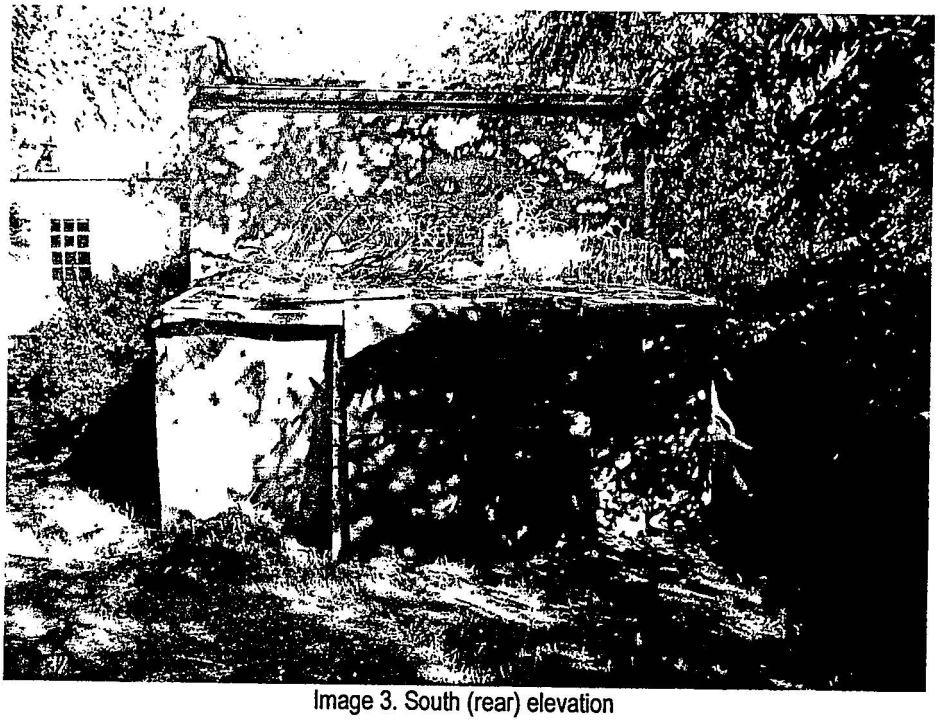


Image 3. South (rear) elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3532

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 246	UTM reference zone 12 (13)	easting / northing

location description: 810 Waldo

city/town: Santa Fe

land grant/reservation:

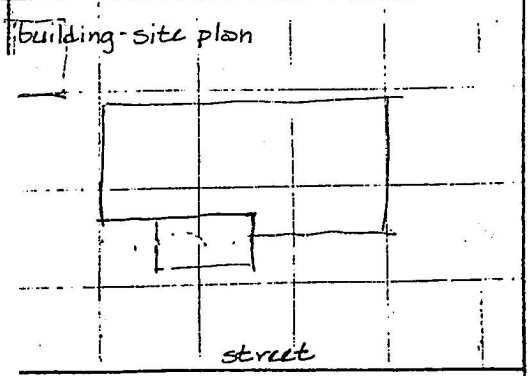
building name:

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

film roll by E.T. no. 9 | negative nos. 2 3 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1940 estimate 1930-36 actual

source: City Directory

use: present (residential) other ___ historic (residential) other ___

condition: ___ excellent X good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: n/a

wall material/surface: stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: parapet, wd d/h 6-6, wd / wrought iron porch, lintel [illegible] front window

surroundings: res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ significant ___ contributing X supporting ___ intrusive

comments: [illegible] Cauble, hedge

associated buildings? X yes

what type? garage

if inventoried, list ID nos.

19[illegible]

see back? ___ yes

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 810 Waldo Street - Santa Fe, NM 87501

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

PROJECT PROPOSAL: Addition & remodel of existing residence and garage

CONSTRUCTION COST: $ 75,000 FEE: $ 375 + $20 Poster Cost = $ 395

OWNER: Marc Harris **PHONE#:** 707-480-8291

OWNER ADDRESS: Box 346

CITY, STATE, ZIP CODE: Geyserville, CA 95441

APPLICANT: Mark Hogan **PHONE #:** 988-1913

ADDRESS: 424 Acequia Madre

CITY, STATE, ZIP CODE: Santa Fe, NM 87505

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

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

PREAPPLICATION MEETING: Date: 08/30/06 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 7/24/06 Planner: Randy Thompson
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 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 [XX]**
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? Does not exceed existing height.

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.

Signature of Applicant/Owner

9.11.06
Date

RECEIVED
SEP 12 2006
9:20 a.m.

H-06-108

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 10/18/06 TIME 2:32
SERVED BY Maria L. Vigil
RECEIVED BY

Amended

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, OCTOBER 24, 2006 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, OCTOBER 24, 2006 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

September 12, 2006
September 26, 2006

E. COMMUNICATIONS

F. ADMINISTRATIVE MATTERS

1. Price Reduction Signs Bill

G. OLD BUSINESS TO REMAIN POSTPONED

H. OLD BUSINESS

1. Case #H-06-70. 123 W. San Francisco. Downtown & Eastside Historic District. Lloyd & Associates, agents for Greer Enterprises, Inc., proposes to install 8 windows on a Non-Contributing commercial building.

2. Case #H-05-179. 200 Gonzales. Downtown & Eastside Historic District. Donald & Monica Wiles, agents/owners, propose details for units 8, 9, 10 and 11 on the previously approved 14 unit Los Cielos Compound. Unit 8: 2,416 sq. ft. at 15' 6" high, Unit 9: 2,207 sq. ft. at 16' 3" high, Unit 10: 1,980 sq. ft. at 16', Unit 11: 1,970 sq. ft. at 16' high, where the maximum allowable height is 16' 6".

I. STATUS REVIEW

1. Case #H-06-102. 907 Don Miguel Place. Downtown & Eastside Historic District. Thomas McIntosh, agent for Gilbert & Helen Ortiz, proposes to maintain the Non-Contributing status on a residential building.

2. Case #H-06-111. 441 Apodaca Hill. Historic Review District. Joseph Cordova, agent for Peter & Nancy Pennington, proposes to maintain the Non-Contributing status on a residential building.

J. NEW BUSINESS

1. Case #H-05-167. 610 Galisteo. Don Gaspar Historic District. Staff proposes to rescind previous remodeling approval for this property.

   Case #H-06-100. 610 Galisteo. Don Gaspar Area Historic District. Inside Out Design, agents for MODO Group, LLC, propose to remodel a 2,134 sq. ft. Contributing residence with a 450 sq. ft. addition, replace doors and windows, and increase height from 11' to 12' where the maximum allowable height is 17' 8"; to remodel a 634 sq. ft. Contributing casita with 184 sq. ft. of additions, replace windows and doors and increase height from 9' to 12' 6"; and to demolish a Non-Contributing garage.

2. Case #H-06-101. 701 Alto. Westside-Guadalupe Historic District. Michael Soto, agent for GP McRostie, proposes to construct a 4' 10" high coyote fence with pedestrian and vehicular gates where the maximum allowable height is 5' in front of a Contributing building.

3. Case #H-06-105. 804 Galisteo. Don Gaspar Area Historic District. Marlin McKenna, agent/owner, proposes to remodel existing rock walls and re-construct sheds on a Contributing property.

4. Case #H-06-107. 1317-B Cerro Gordo. Downtown & Eastside Historic District. Dorothy J. Pearl, agent/owner, proposes to construct a 780 sq. ft. addition on a 2,700 sq. ft. Non-Contributing residence at or below existing adjacent height.

5. Case #H-06-108-A. 810 Waldo. Don Gaspar Area Historic District. Staff proposes an historic status review for a Non-Contributing residence and a non-status garage.

   Case #H-06-108-B. 810 Waldo. Don Gaspar Area Historic District. Mark Hogan, agent for Marc Harris, proposes to remodel a residential structure by replacing a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to construct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

6. Case #H-06-110. 651-A Camino de la Luz. Downtown & Eastside Historic District. Liaison Planning, agents for Michael & Janet Harding, propose to remove a chain link fence and to construct a 6' high coyote fence along a side lot line.

7. Case #H-06-112. 527 Don Gaspar. Don Gaspar Area Historic District. Design Solutions, agents for Michael Donlan, propose to remodel a Non-Contributing building by replacing doors and windows, creating new openings, and re-stuccoing, and to remove a 6' high wood fence.

K. MATTERS FROM THE BOARD

L. BUSINESS FROM THE FLOOR

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Planning Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the October 24, 2006 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, October 24, 2006 so that transportation can be arranged.

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CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
October 24, 2006

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MINUTES OF

THE CITY OF SANTA FE

HISTORIC DESIGN REVIEW BOARD MEETING

OCTOBER 24, 2006

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board (HDRB) was called to order on the above date at approximately 6:00 p.m. by Vice Chair Jake Barrow in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

ROLL CALL

Roll call indicated the presence of a quorum as follows:

Members Present:
Mr. Jake Barrow, Vice Chair
Ms. Jane Farrar
Mr. Robert Frost
Ms. Deborah Shapiro

Members Excused:
Ms. Cecilia Rios, Chair
Mr. Dan Featheringill
Mr. Charles Newman

Staff Present
Ms. Marissa Barrett, Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Ms. Kami Martínez, Historic Planner

APPROVAL OF AGENDA

Mr. Rasch requested two changes to the agenda:

1. Case 06-102, 907 Don Miguel Place postponed by the owner until Nov 14th.

There were no speakers from the public regarding this case.

Mr. Frost moved for approval of Case #H 06-108a to upgrade the structures to contributing per staff recommendations. Ms. Shapiro second the motion and it passed by unanimous voice vote.

Case #H-06-108-B. 810 Waldo. Don Gaspar Area Historic District. Mark Hogan, agent for Marc Harris, proposes to remodel a residential structure by replacing a non-historic front portal, to construct a 130 sq. ft. addition on a 330 sq. ft. garage, to construct a 480 sq. ft. free standing portal between the residence and garage and to construct 6' high yard walls on side and rear lot lines, 4' high yard walls on front lot line with pedestrian and vehicle gates.

Mr. Rasch presented the staff report for this case as follows:

Background and Summary

"810 Waldo is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The residential building is listed as Non-contributing to the Don Gaspar Area Historic District. The garage does not have status assigned to it. The two structures are connected by a yardwall with a pedestrian gate.

"If the structures are upgraded to Contributing, the east elevation of both are considered to be primary.

"The applicant proposes to remodel the property with the following twelve items;

1. A 130 square foot addition will be constructed on the rear non-primary elevation of the 330 square foot garage. The addition will match existing adjacent height.

2. The non-historic front porch will be removed and will be replaced with a similar sized portal that more closely resembles the Spanish Pueblo Revival style of the property. The portal will feature exposed wooden elements including viga posts, carved corbels, a header beam with stuccoed undulating parapet.

3. The picture window on the front elevation will be replaced with a new window in the existing opening that matches the operation and light pattern of existing windows. There is no evidence of the date of this window.

4. The vertical plank carriage-style garage doors will be removed and replaced with similar doors. The date of these doors has not been established. The inventory consultant found them to be significant to the historic integrity of the property and the applicant has found that the hardware is not historic. This issue should be discussed and clarified along with the potential for an exception request.

5. A wrought iron railing will be installed at a new basement entrance on the south, non-primary elevation of the residence. The railing will be 3' high.

6. The west, non-primary elevation of the residence will be remodeled with opening dimension and location changes. French doors will be installed in two locations. A raised porch with iron railing will also be installed.

7. A large L-shaped portal will be constructed between the west elevation of the residence and the north elevation of the garage. The applicant states that it will not be attached to the two structures but the drawings show it attached. The east portion of the portal will be lower than the residence but higher than the garage and the south portion of the portal will be slightly lower than the garage. An outdoor fireplace and chimney will be constructed with the portal. New openings on the north, non-primary elevation of the garage will include French doors and paired 8-light windows.

8. Most windows will be repaired and retained. A historic window will be relocated from the west elevation and it will replace an identical window on the front, primary elevation that is in worse condition.

9. The pedestrian gate in the wall between the garage and the residence will be replaced with a wooden door.

10. Yardwalls and gates will be constructed at the street frontage and into the property on the north and south sides.

    The front wall will be constructed to the maximum height of 4' with pilasters. The front pedestrian gate a two-leaf wooden door flanked by battered pilasters and surmounted with a wooden cover to a maximum height of 8' 6". Two wooden and iron vehicle gates are proposed at the south and the north sides of the property.

    The north wall will not attach to the residence. But the pedestrian gate beside the garage is not set back a minimum of 10' and no exception has been requested.

11. The braided iron wire fence along the driveway will be removed. This is probably a historic fence.

12. The structures will be stuccoed with elastomeric earth-toned colors and the trim will be finished in white. Colors will be displayed at the hearing.

"Staff recommends denial of window replacement on the primary elevation of the residence and otherwise approval of this application with the conditions that the original garage doors be retained, at least as shutters, unless the applicant provides evidence that these items were not historic and that the rear portals do not attach to the two structures. Staff defers to the Board for streetscape harmony and relationship to the existing structures regarding the front wall, gates, and entrance cover. For all other items, this application complies with Section 14=-5.2 (H_ Don Gaspar Area Historic District design standards.

Present and previously sworn was Mr. Mark Hogan, who said they might need to do some adjusting because it was just upgraded. He asked that the Board consider it as a single structure with garage connected.

He explained they were proposing to replace the front window and side door was to be filled in. He said the west elevation would be the most dramatic. He clarified there was a short basement underneath and would lower the kitchen in back so it could open onto the back yard.

He said the north elevation was not visible at all and they were proposing to change one window into a door.

He showed the site plan with existing footprint and the additions onto the house. He explained the double plane portal. He shared an exhibit on making it less than 50% [Exhibit A].

Mr. Hogan said he did not catch the part about setback ten feet.

Mr. Rasch pointed out where the wall connected was not ten feet back. He said they might choose to not connect it.

Mr. Hogan went through the rest of the site plan and showed the basement part which would be kept for laundry and mechanical. He said both large gates would have iron work which was not solid. He showed replacing the plate glass window with a treble window.

Mr. Barrow asked if the gate on the right was existing.

Mr. Hogan said no it was a six foot fence.

Mr. Barrow asked if the applicant then, was having two vehicular gates.

Mr. Hogan said that was correct and it provided access to the back yard.

Mr. Frost asked if the gate on the right, since the applicant was removing the door on the south elevation to create the basement elevation was not an area for parking.

Mr. Hogan said yes, on the driveway.

Ms. Shapiro asked if they would have to take out any trees.

Mr. Hogan said just some shrubs along side the garage. All trees that were healthy they would keep.

Ms. Farrar asked about the style of the vehicle gates. She was not convinced this was part of the streetscape. Also the gate into the house, did not relate to the architectural style of the original building. She said the building was simple and straightforward and the gates were not simple.

Mr. Hogan said it was true but they were not wedded to that. It was the only thing that was carried from the back. He said those gates were not fabricated yet.

Ms. Farrar asked for the wall height calculation.

Mr. Rasch said without a height calculation, the wall could be at four feet and the gates were an accent and could be higher.

Ms. Farrar said she liked the new portal but she was not sure about the shape of it. The house does not have a lot of modulation. She asked what the applicant was thinking.

Mr. Hogan said they kept drawing it and never felt it was quite right but this one felt the best of all they drew.

Mr. Rasch referred to sheet A -2- .1, where one could see the original drawing.

Mr. Frost said it seemed like there was a nicely squared up hedge with a grated wire

fence and asked how he would feel about keeping that.

Mr. Hogan said they were looking for more closure to the front yard. He said they planned on landscaping it and making the front yard more a part of or extension of the house. He said that all the other houses already had walls.

Mr. Frost asked if they could have the hedge and wire fence on the outside of the wall.

Mr. Hogan said they would be amenable to that.

Mr. Barrow asked if the streetscape had 100% walls or did they have some open spaces.

Mr. Hogan said there were mostly walls but driveways punctuated that.

Mr. Barrow asked if there were other vehicle gates in the neighborhood.

Mr. Hogan said he did not do a study on that. He said to the right side was the original drive.

Mr. Barrow said it was a bit of an issue because it was something that was not here historically.

Mr. Rasch said there might be one on Abeyta.

Ms. Shapiro asked if the applicant considered another material like a steel gate one could see through.

Mr. Hogan said they didn't.

Ms. Shapiro said they could see this delicate little house nestled in the trees and with the gates on both sides, it would be a fortress.

Mr. Frost said it was a very attractive little house.

Mr. Hogan said they didn't want to do a fortress and they were trying to keep it as a neighborhood friendly house. It was more about visual containment than security.

Mr. Barrow said with the layout, there was going to be a lot happening in the back yard.

Mr. Hogan said the front yard would face the morning sun and Ms. Harris would be gardening.

Ms. Shapiro asked if the applicant said the laundry was in the basement.

Mr. Hogan said yes.

Ms. Shapiro said the applicant would have to go outside to get there.

Mr. Hogan said yes.

Mr. Frost said the garage door seemed to have changed to something different.

Mr. Hogan said it would be the master bedroom and they wanted that design to get light in.

Mr. Frost said the applicant might do the gates more like the original garage door. he thought the original door needed to be retained.

Mr. Barrow said there were several points about the walls.

PUBLIC COMMENT

Present and sworn was Ms. Judy Cody, 1816 Waldo Street, who said she lived adjacent to Mr. Harris' property. She said he showed her the plans for his renovation. She said she was not well versed in this but trusted the Board to help retain the character of the neighborhood. She said the plans bore no resemblance to the existing. She questioned why a 1,300 sq ft house needed two vehicle gates.

She said the architect's mention that Waldo Street had houses with walls was not true. She said she had lilac trees and across the street were two courses of blocks but there were no gated walls on Waldo Street. She said this would be the first so she maintained that walls were not part of the streetscape. She said Waldo Street was a charming street and this was more like an east side compound than a Waldo address.

She said the idea of the basement being dug two feet lower meant that without the gate you would see the railing to the new laundry room from the street; the doorway now would be lost and also the 3 foot iron rail to the basement would be visible from the street and between the garage door and the new gate.

She said the gate to the left was adjacent to her property and she was concerned that she would be pulling out blind. She pointed out that now it was a wire fence and it was safe to see what was coming on Waldo Street.

She wondered if cutting a new driveway into Waldo in the historic neighborhood was allowed. She said the owner told her that he would be storing a historic vehicle on the left.

She didn't think there was any attempt to match the color that was anywhere nearby; that this was a much darker chocolate color and Mr. Harris told her he went to Ralph Lauren to choose colors. She asked that the Board help protect the neighborhood from gentrification.

Present and sworn was Ms. Julia Gegan 216 East Berger who said she had no economic interest here but was here on behalf of her landlord. She said she loved the neighborhood and loved the color of this house. It was a traditional color and the color proposed was inappropriate. She said she would like to see the house at its full potential.

She thought it was a very innovative idea to have master bedroom in the garage but her backyard abutted this back yard and was separated by a three-foot wire fence. She said if it were to have a six-foot wall, she would want it to be finished on her side. Security was not an issue here as she had two dogs. She passed her card to Mr. Harris. She felt the backyard had much potential with lilacs but the remodel would change the entire house.

Present and sworn was Ms. Kaitlin McEwen who said she lived across and was concerned about the gates. She said all of their houses had that nice neighborhood feel with greenery and was open and they kept an eye out for each other.

She said this would change it a lot. She felt the corbel over the entrance seemed a little large and she would like to see something less formidable and less like a compound. She said they had a little two-foot wall in front and they all really liked each other and were friendly.

Present and sworn was Mr. Edward Moore, 802 Waldo Street who said that along their property line they would have a six-foot fence instead of the three foot one now and he would not be able to see out of his driveway at all. He added that they would lose sight of many houses that they watched for neighbors when they were away. With this six-foot wall, it would burden everybody and be an eyesore.

Present and sworn was the owner, Mr. Marc Harris who said he loved the neighborhood house and bought it not as a spec house but intended to live there and wanted to be a good neighbor. He said he did tell his neighbors he would drop the wall. He said he didn't realize they were against the gates so he could drop them also. He said they wanted to maintain the neighborhood and wherever they put a wall, they would finish it for the neighbor in the color they chose.

Present and sworn was Ms. Courtney Kerr, 814 Waldo Street, who said Mr. Harris did show most of the neighbors the plans. She agreed with the Board that this was like a fortress. She said present walls were all very low with the highest one across the street at about four feet. She said theirs was two feet. She said she was mostly concerned with the corbels, She said it went to about eight feet. He talked about having lights on top which would make it about ten feet so it would be out of scale.

She said she knew he was in favor of a compound feeling but they didn't really have a compound type of neighborhood. Don Gaspar has a different feel from the east side. She wondered why they would have two driveways and she was concerned about having a new drive on the right side.

Present and sworn was Ms. Annabelle Moore 802 and 806 Waldo who said her husband explained about the wall. She said she didn't want a six-foot wall. She added that the gate would go into all of their shrubs. She said their neighborhood was safe.

Mr. Barrow said he thought he did

Present and sworn was Ms. Linda Murphy t5 Desert Rain, who said she owned 216 East Berger where Ms. Gegen lived. She said her structure was going to be considered for contributing status.

She said she checked and was told that she could only add 50% to her property. She said that eventually, she wanted to live in that property when her children had left. She said this would really impact her back yard and having a six-foot adobe yard wall was not what she would have bought had she known. She said she wasn't notified until today and she was curious why owners were not notified.

Mr. Rasch said the only time adjacent neighbors were notified was when the addition was 10,000 square feet or more or when properties were downgraded. He said the only thing they were required to do was publish in the newspaper.

Ms. Murphy said that made it hard.

Mr. Barrow said a lot of useful and interesting comments by neighbors and some reflected what they were talking about already.

He asked about why he was making the changes of color etc.

Mr. Harris said he was a textile designer and he felt the color they chose has been chosen with care. He said they chose an Adobe Mocha that was close to other homes and a light cream trim. He said they really were only increasing their living space by 12x12. He said he would like to help the neighbors feel content so he would set the wall behind the shrubs with a nice pedestrian gate and remove the top.

He felt maybe they could just have a pedestrian gate on left side and only have the vehicle gate on the right. He said they did want to have a boundary on the garden.

Mr. Barrow asked about stepping down.

Mr. Harris said the back yard was very comfortable but the side yard was exposed and they wanted to have it secluded so they wanted the six-foot walls on the side and they would scale down the front wall way down.

Ms. Shapiro asked about the back.

Mr. Harris said there was an existing building

Mr. Hogan pointed out two existing structures on the lot line.

Mr. Harris said on the other side there was a wood fence six feet high so they were just replacing a six-foot with a six-foot and on the back they wanted a solid wall for privacy.

Ms. Shapiro asked how long he had lived here.

Mr. Harris said they purchased this property six months ago.

Mr. Barrow said it was a bit of a balancing act.

Mr. Harris said if the Board extended their view a couple of blocks, almost all of them had walls.

Ms. Gegen said the majority of walls were two feet high.

Mr. Harris said it was important to have some privacy in our back yard. They could make the front more open.

Ms. Shapiro said there was a lot of vegetation back there. would the applicant keep the vegetation.

Mr. Harris said a wall really appeals to me. The back yard was not really visible at all.

Ms. Shapiro said it affects their back yard.

Judy said my fence was not six feet.

Mr. Barrow 0 when they get into the back yard, it was a grey area but the front was what they could work with.

Mr. Rasch said the preliminary zoning worksheet had conditions: a visibility triangle was required and nothing within it could be over three foot high. Three other items. He reminded them that now that the buildings were contributing the Board usually required that a historic color be proven.

He said they usually do administrative on replacing in kind. He wanted a clarification on the wall for how much was being added on. He said the portals were additional square footage. Fourth, he said the braided wire fence if the Board required it to be retained was historic material.

Ms. Farrar asked about how the square footage and separate structures were being considered.

Mr. Rasch said with a roof, it would be one structure and once the portals were connected, it would become an addition to the main residence.

Ms. Farrar said the connection forces it.

Mr. Barrow said the Board was seeing it as under 50%.

Mr. Rasch said only 615 square feet was allowed to the main residence and they did exceed 50% by his calculation.

Mr. Frost said they included the garage as part of historic structure.

Ms. Farrar and Mr. Rasch argued about it.

Mr. Barrow said their interpretation was that they were within the 50% rule and they were not dealing with exceptions unless it would be with the garage door.

Ms. Farrar said they had to establish what the parameters were. She said they agreed it was within 50% and they all agreed with neighbors about vehicular gates.

Ms. Farrar moved to postpone Case 06-108 B for redesign of specific elements: the front walls and gates, to use as much historic material as possible such as the garage doors, especially on the primary facades; to consider softening the walls so that relationship with neighbors would be enhanced.

Mr. Hogan said most of the issues of concern were about the front yard walls and gates. He asked if it would be possible to approve what the Board could approve. He said clearly they would come back for the front but the most substantial area of work was in the non-visible area in the back portion and then bring back the front wall, doors, gates, etc.

Mr. Barrow said it seemed they could accommodate that request so they could continue with construction.

Mr. Frost seconded the motion with added conditions that the Board would approve the basic interior renovation with the addition of the exterior portals and the garage addition, but withholding approval on the walls, stucco color, window replacement, the basement entrance, the exterior lighting and garage door. Ms. Farrar added withholding approval on the portal top design. The motion passed by unanimous voice vote.

Mr. Barrow said he was encouraging the applicant to continue working with the neighborhood.

6. **Case #H-06-110.** 651-A Camino de la Luz. Downtown & Eastside Historic District. Liaison Planning, agents for Michael & Janet Harding, propose to remove a chain link fence and to construct a 6' high coyote fence along a side lot line.

Mr. Rasch presented the staff report for this case as follows:

Background and Summary

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003533--HDRB

Project Description:

Project Location(s): 530 E ALAMEDA ST
Santa Fe, NM 87501

Contacts:

Property Owner: Gayle & Phil Mills & Haworth

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: Yes

Publicly Visible Facade-South: No

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: May 11, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003533-HDRB

Address: 530 East Alameda Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

___ 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 exception criteria to Section 14-5.2(D)(1)(a) have not been met. Staff recommends

a. denying the yard wall along the street, finding that the exception have not been met, and
b. that the Board request a professional evaluation of the interior yard wall to assess whether it is repairable.

BACKGROUND & SUMMARY:

530 East Alameda is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The house was constructed in a Spanish Colonial Revival style popular in California around 1934, with a red-tile roof, smooth stucco walls, arched openings and glazed painted tile steps.

On January 12, 2021, the Board heard Case # 2020-002974-HDRB in relation to the yard wall which extends along the northern perimeter of the property and to the south along the sides of the driveway and includes a small brick stair (the interior yard wall). The fence on top of the wall was not designated contributing. The bricks are concrete and are most likely made through a wire-cut process. A detailed description is given in the HCPI. The eastern portion of the wall dates from around 1958, while the western and southern portions are later, from around 1966. It is likely that at one time the walls were stuccoed. Small portions reveal traces of a stucco covering. Per Section 14-5.2 (C)(1), it is a historic record of its time, place through its materials, construction techniques of the bricks and craftsmanship of the wall's concave mortar joints and as such has a high level of historic integrity. The Board designated the wall a contributing status.

The applicant now returns to the Board seeking approval for the following items:

1. Remove existing coyote and dog-eared cedar wood fencing along East Alameda frontage.

2. Remove existing concrete path along driveway.

3. Repair existing exterior stairs to basement.

4. Install a new stucco wall atop the existing contributing brick wall along East Alameda. The height will be to be a total of 78 inches, which is the maximum allowable height. The wall will be stucco colored to match house, a specialty color similar to El Rey "Desert Rose."
The applicant requests an exception to Section 14-5.2(D)(1)(a), "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

5. Apply stucco along the length of the interior brick yard wall east side driveway brick wall in the same color as above. The brick steps will remain.
The applicant requests an exception to Section 14-5.2(D)(1)(a), "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

6. Install Endicott Brick pavers in location of removed concrete path along east side of driveway. Color #46 and Dark Iron Spot to be used.

EXCEPTION CRITERIA

Exception to Section 14-5.2(D)(1)(a),), "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

– to construct a stucco wall on top of a contributing wall.

New stucco wall on top of existing, contributing brick wall along East Alameda.

a. Do not damage the character of the district:

Applicant Response:
Multiple walls in the immediate area are retaining walls with stucco or adobe walls above. This is a common occurrence in the nearby streetscape of the Downtown and East Side Historic District. This is illustrated in the multiple photographs taken with 4 blocks of the residence at 530 East Alameda. (See exhibit 1), Furthermore the low brick retaining walls on the property exhibit the exact conditions that we wish to emulate (See exhibit 2). After close inspection of the streets in the Downtown and East Side Historic District, no other low brick retaining walls were located.

Staff Response:
Staff does not agree with the applicant. While it is certainly a common occurrence in the district to create walls with multiple layers, the fact does not make the proposed change less damaging to the district. This is a historic low brick yard wall that is a record of its time and place, both in terms of its materials and the architectural space it creates. Its scale (and resulting architectural space) and materials contribute to the district and should be preserved.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare:

Applicant Response:
As is a common complaint and concern along what is sometimes called "dirt" Alameda, the dust and debris that enters the home of the owners is excessive, at best. Unlike, the many dirt streets in Santa Fe, East Alameda is heavily travelled producing an excess amount of dirt that accumulates inside of their home. This is health and maintenance concern for the owners. A solid stucco wall along Alameda at the allowed height will greatly alleviate this condition.

Staff Response:
Staff does not agree with the applicant. Building a wall on top of a contributing wall does not block the dust any better than would a wall situated directly behind the contributing wall, which would not threaten its contributing status. Thus this change to the contributing wall does not warrant an exception. Staff also questions whether a higher yard wall will change the impact of dust to a house set back over 50 feet from the street. No data is offered to substantiate the claim of actual or potential dust damage to this home.

3. 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 district:

Applicant Response:
The change in wall that the owners are requesting is from a coyote and cedar wood plank fence that follows along the top of the brick retaining wall. The owners realize that the wall offers a unique condition and materiality in the streetscape and do desire to maintain the brick retaining wall, yet replace the wood plank fence with a similarly scaled stucco wall. The current condition

of the wall does not express the low retaining wall as a low view wall. Therefore they do not ask to change the condition only the materiality.

Staff Response:
Staff disagrees with the applicant. There are various other design options that have not been considered, including but not limited to the following, which have not been ruled out:

a. No fence,
b. A wood fence on top of the existing wall which would preserve the status of the contributing wall,
c. A fence or wall located behind the existing wall

2. Exception to Section 14-5.2(D)(1)(a), "the … alteration of architectural features … that embody the status shall be prohibited" – to remove a contributing brick wall and construct a new stuccoed wall along the driveway.

1. Do not damage the character of the district.

Applicant Response:
The owners desire to maintain the low view wall that currently exists along the west side of their driveway, however the wall has fallen into disrepair over the years.
A low stucco wall would maintain the integrity of the low view wall and allow the owners to repair their decaying wall. It is their intention to maintain the brick steps as they can be repaired to maintain functionality. Furthermore, their is evidence that this wall was once at least partially stucco covered.

Staff Response:
Staff disagrees with the applicant and recommends that this criterion has not been met. This is a historic low brick yard wall that is a record of its time and place, both in terms of its materials and the architectural space it creates. Its materials contribute to the district and should be preserved.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare:

Applicant Response:
The wall has decayed over the years due to water damage and aging. The bricks were constructed out of concrete and do not have the overall integrity of clay bricks.
The wire cutting along the facade of the bricks has only increased the water infiltration and pocking that occurs along the entire wall. These bricks have not been produced for over 50 years and therefore it would be necessary to have replacement bricks custom produced. This is an unnecessary and unreasonable expense to the owners.

Staff Response:
Staff disagrees with the applicant. The applicant has not included a professional evaluation of the bricks. Staff observation points to the possibility that this contributing wall can be reconstructed. The cracks are mostly in the grout and may bricks can be reused. Those that are not reusable

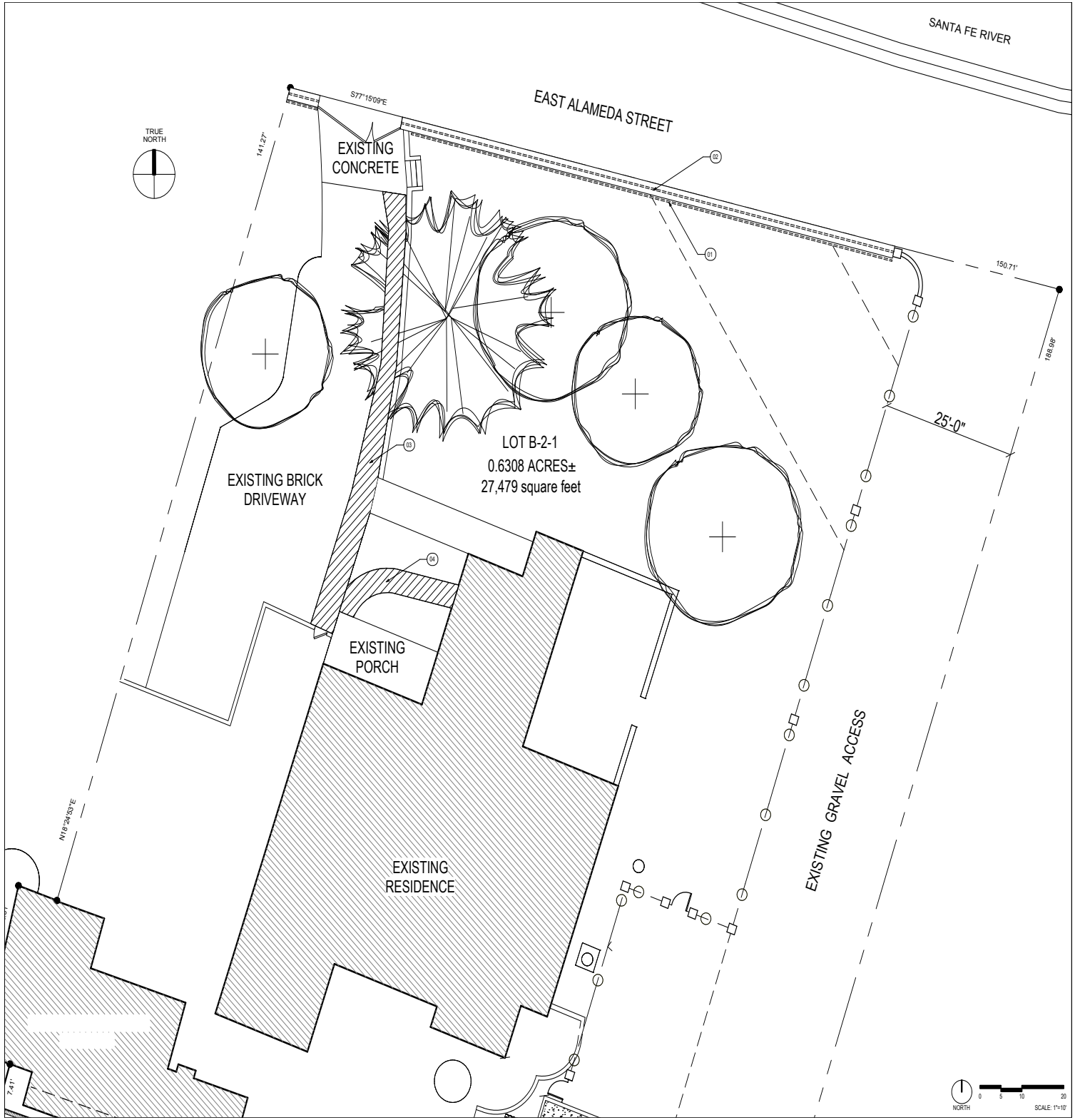
could be replaced with a modern brick so as not to create a false sense of history (Section 14-5.2(C)(1)(a)).

3. Strengthen the heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district.

Applicant Response:

This exception criteria refers back to criteria #2. In order for the owners to repair their wall and live on a property that does not have decaying walls, an exception must be made. This material change will allow them to maintain the low wall character and repair their wall.

Staff Response:
Staff disagrees with the applicant. Staff sees repair or rehabilitation as a feasible option, but recommends a professional evaluation of the wall.



DEMOLITION LEGEND

- REMOVE PAVING
- REMOVE OBJECT AND ANY ASSOCIATED FOOTING
- CLEAR AND GRUB
- REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED: IN THIS CONDITION REMOVE STUMP AND ROOTS

DEMOLITION NOTES

01. REMOVE EXISTING WROUGHT IRON FENCE AND PROTECT FOR REUSE.
02. REMOVE EXISTING WOOD FENCE.
03. REMOVE EXISTING CONCRETE PATH.
04. REMOVE EXISTING LOOSE CONCRETE AT STAIR.

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DESIGN DEVELOPMENT

REVISIONS:

NO.	DATE	NOTE

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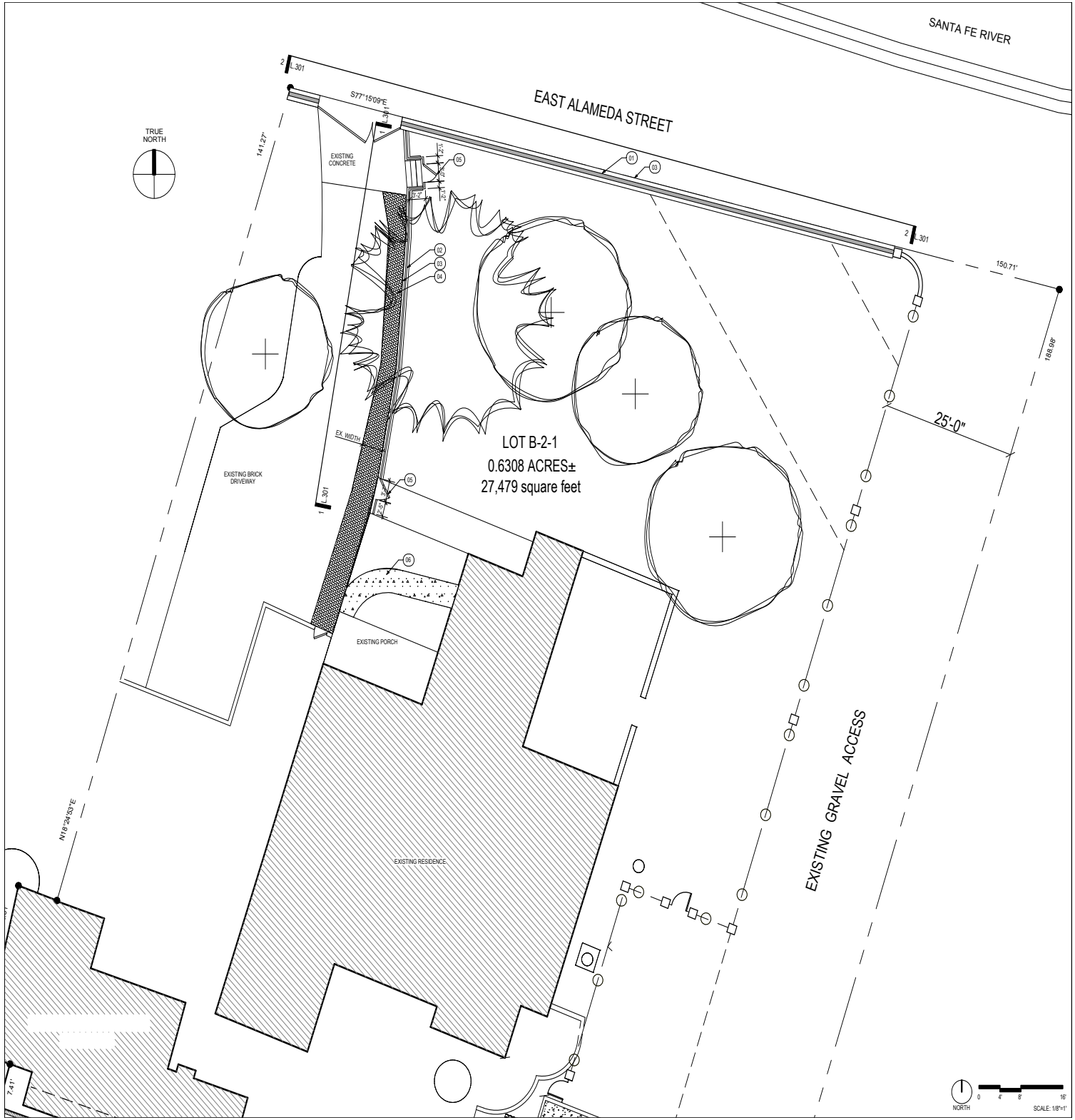
MILLS / HAWORTH WALL AND REPAIRS

540 EAST ALAMEDA ST. #7
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	28 AUGUST 2020
PROJECT:	1454
DRAWN BY:	SD

DEMOLITION PLAN

L.101



MATERIALS LEGEND

- CONCRETE PAVING REPAIRS- COLOR TO MATCH EX. SIMILAR TO EL REY DESERT ROSE
- NEW STUCCO WALL, COLOR TO MATCH EX. STUCCO OF HOUSE, SIMILAR TO EL REY DESERT ROSE
- NEW BRICK PATH, ENDICOTT #45 (75%), DARK IRON SPOT (25%)

MATERIALS NOTES

01. INSTALL NEW CMU WALL WITH STUCCO, TO MATCH EX. STUCCO AT HOUSE, SIMILAR TO EL REY DESERT ROSE.
02. INSTALL EXISTING WROUGHT IRON FENCE ON WALL.
03. STUCCO EXISTING BRICK WALL TO MATCH EX. STUCCO AT HOUSE, SIMILAR TO EL REY DESERT ROSE.
04. INSTALL NEW BRICK PATHWAY
05. INSTALL NEW STEEL GATE TO MATCH EX. WROUGHT IRON FENCE.
06. PATCH AND REPAIR EXISTING CONCRETE STEPS TO MATCH EX. COLOR, SIMILAR TO EL REY DESERT ROSE.

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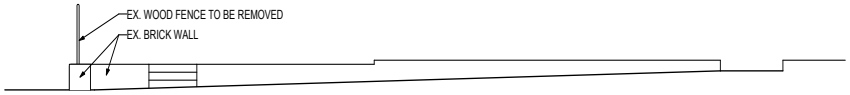
MILLS / HAWORTH WALL AND REPAIRS

540 EAST ALAMEDA ST. #7
SANTA FE, NM 87501

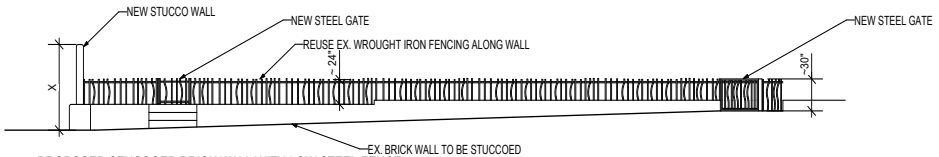
SCALE:	AS NOTED
DATE:	28 AUGUST 2020
PROJECT:	1454
DRAWN BY:	SD

LAYOUT & MATERIALS PLAN

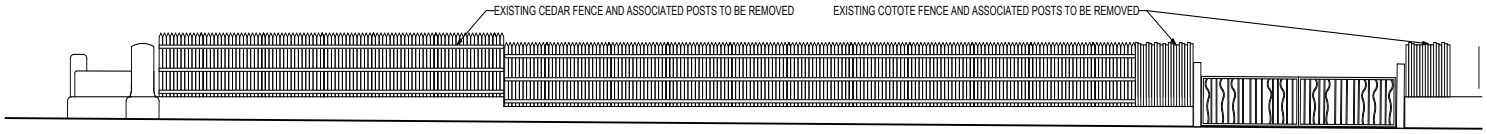
L.201



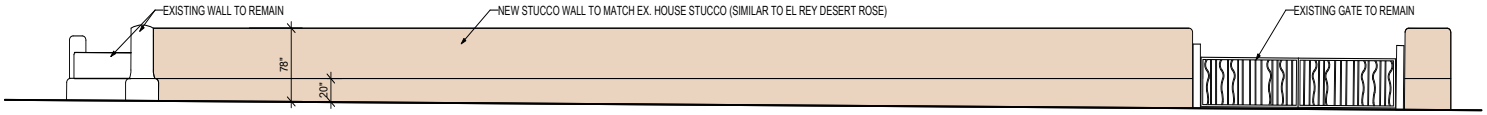
1A EXISTING BRICK WALL WITH STEPS



1B PROPOSED STUCCOED BRICK WALL WITH LOW STEEL FENCE



2A EXISTING FRONT WOOD FENCE ON BRICK WALL



2B PROPOSED FRONT STUCCO WALL

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DESIGN
DEVELOPMENT

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MILLS / HAWORTH WALL AND REPAIRS

540 EAST ALAMEDA ST. #7
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	28 AUGUST 2020
PROJECT:	1454
DRAWN BY:	SD

FENCE AND WALL ELEVATIONS

L.301

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14 April 2021

To: Mr. Daniel Schwab
Historic Districts Review Board

From: Sandra Donner

Re: 540 East Alameda #7 (AKA 530 East Alameda) New Wall, Fence , Brick Pathway and Repairs

Gayle Mills and Phil Haworth, owners of 540 East Alameda #7 (AKA 530 East Alameda), are requesting approval of the following changes to their property.:

1. Removal of existing coyote and dog-eared cedar wood fencing along East Alameda frontage.
2. Removal of existing concrete path along driveway.
3. Repair of existing exterior stairs to basement.
4. Installation of new stucco wall, along East Alameda frontage, to be a total of 78", HDRB wall calculation was 78" . Wall to sit atop existing brick, low wall. Stucco color to match house, similar to El Rey Desert Rose.
5. Apply stucco along length of east side driveway brick wall. Brick steps to remain. Stucco color to match house, similar to El Rey Desert Rose.
6. New Endicott Brick pavers to be installed in location of removed concrete path along east side of driveway. Color #46 and Dark Iron Spot to be used, See Exhibit 2.

Attachments:

1. Exhibit B: Exterior Finishes
2. Exhibit C: Existing Site Plan
4. Exhibit D: Proposed Site Plan
5. Exhibit E: Exterior Wall and Fence Elevations; Ex and Proposed
6. Exhibit F: Brick Photographs
7. Exhibit G: Existing Photographs

Sincerely,

Sandra Donner,
RA
Principal/Partner

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santa fe, nm 87501
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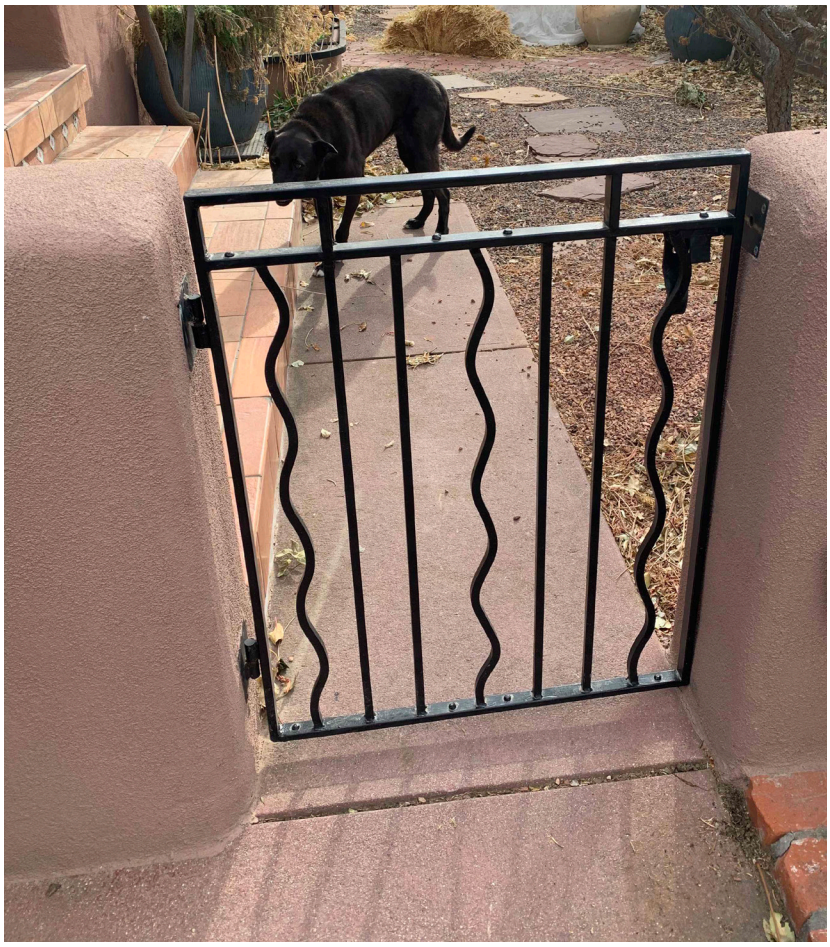
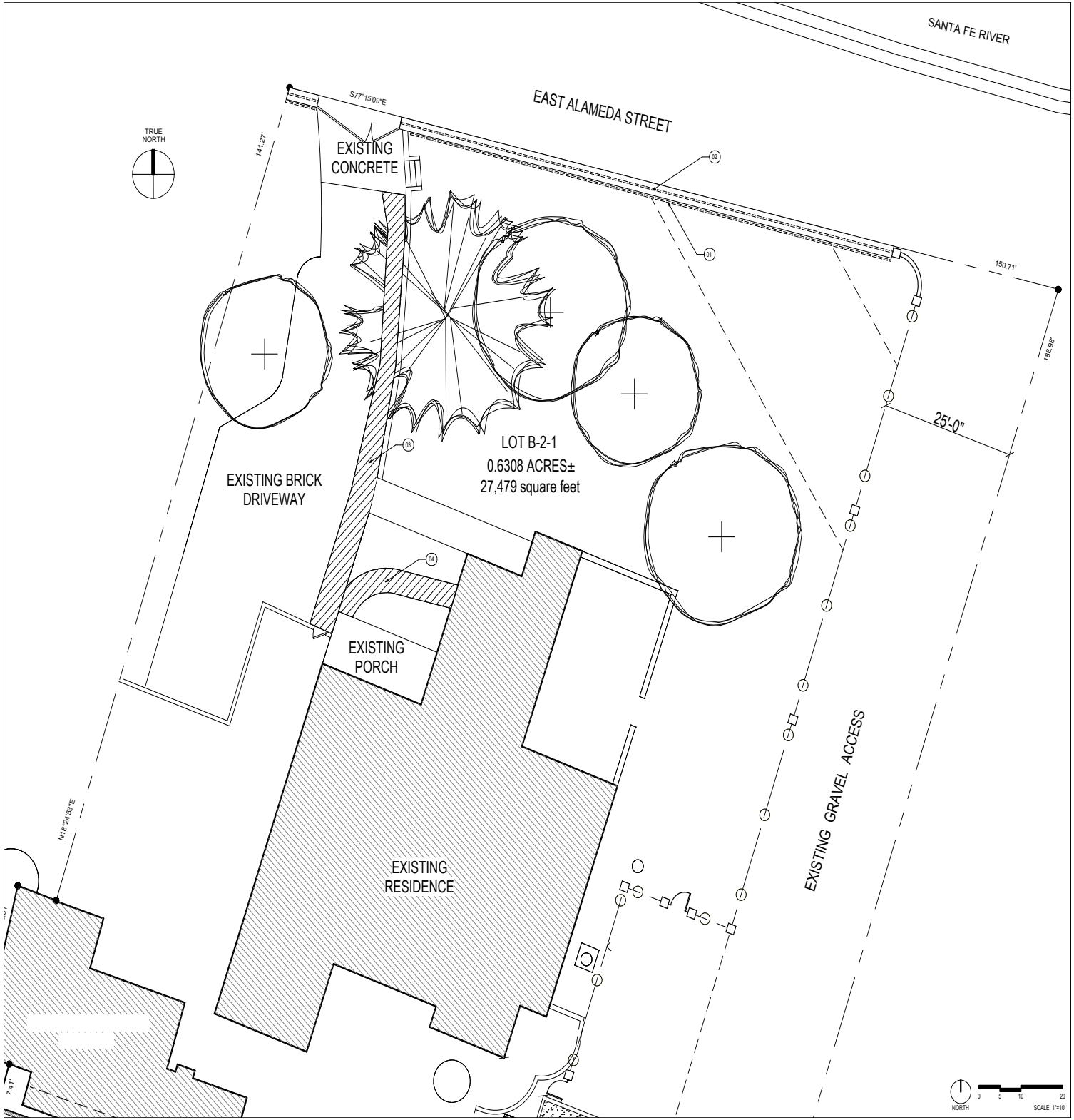
EXHIBIT B :Exterior Finishes



New Brick Path, 75% Endicott #46 and 25% Endicott Dark Iron Spot



New Stucco to Match Existing Stucco at house and yardwalls (Similar to El Rey Desert Rose)



DEMOLITION LEGEND

- REMOVE PAVING
- REMOVE OBJECT AND ANY ASSOCIATED FOOTING
- CLEAR AND GRUB
- REMOVE TREE: REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED: IN THIS CONDITION REMOVE STUMP AND ROOTS

DEMOLITION NOTES

01. REMOVE EXISTING WROUGHT IRON FENCE AND PROTECT FOR REUSE.
02. REMOVE EXISTING WOOD FENCE.
03. REMOVE EXISTING CONCRETE PATH.
04. REMOVE EXISTING LOOSE CONCRETE AT STAIR.

EXHIBIT C :Existing Site Plan

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DEMOLITION PLAN

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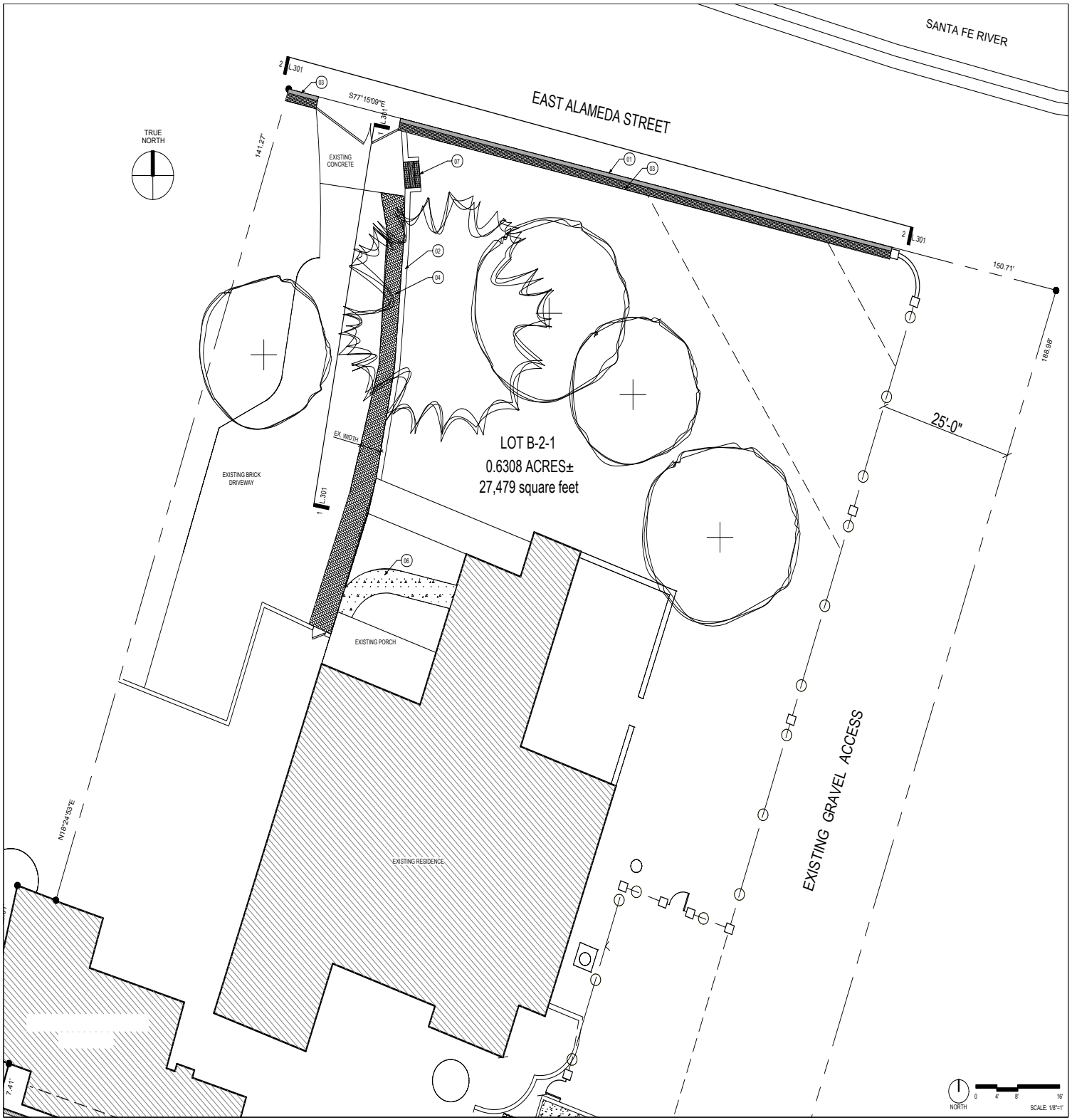

MATERIALS LEGEND

- CONCRETE PAVING REPAIRS- COLOR TO MATCH EX. SIMILAR TO EL REY DESERT ROSE
- NEW STUCCO WALL, COLOR TO MATCH EX. STUCCO OF HOUSE, SIMILAR TO EL REY DESERT ROSE
- NEW BRICK PATH, ENDICOTT #45 (75%), DARK IRON SPOT (25%)

MATERIALS NOTES

01. INSTALL NEW CMU WALL WITH STUCCO, TO MATCH EX. STUCCO AT HOUSE, SIMILAR TO EL REY DESERT ROSE.
02. EXISTING BRICK WALL TO BE STUCCOED
03. EXISTING BRICK WALL TO REMAIN.
04. INSTALL NEW BRICK PATHWAY
5. N/A
06. PATCH AND REPAIR EXISTING CONCRETE STEPS TO MATCH EX. COLOR, SIMILAR TO EL REY DESERT ROSE.
07. EXISTING BRICK STEPS TO REMAIN

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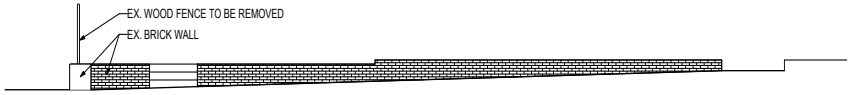

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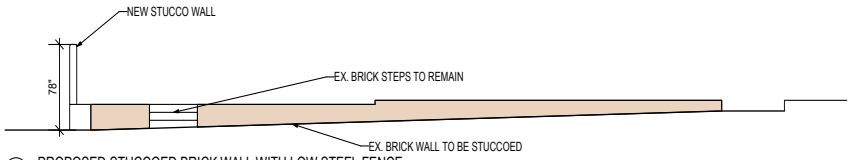
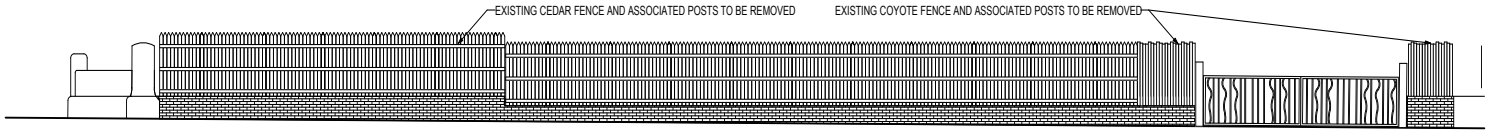
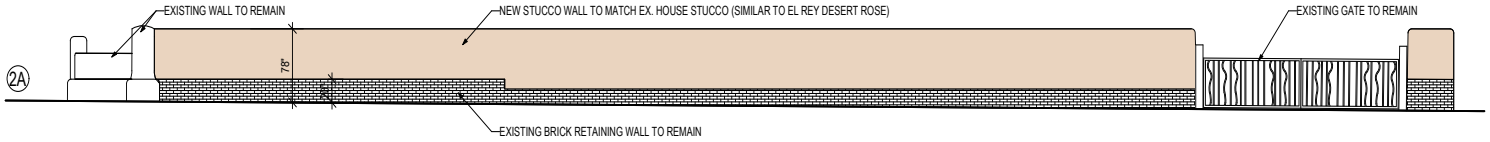


1B PROPOSED STUCCOED BRICK WALL WITH LOW STEEL FENCE



2A EXISTING FRONT WOOD FENCE ON BRICK WALL



2A

2B PROPOSED FRONT STUCCO WALL

DESIGN DEVELOPMENT

REVISIONS:

NO	DATE	NOTE

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MILLS / HAWORTH WALL AND REPAIRS

540 EAST ALAMEDA ST. #7
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	28 AUGUST 2020
PROJECT:	1454
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FENCE AND WALL ELEVATIONS

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Brick at Frontage Fence



Old Stucco at Driveway Brick



Brick at Frontage Fence



Old Stucco at Driveway Brick



Old Stucco at Driveway Brick



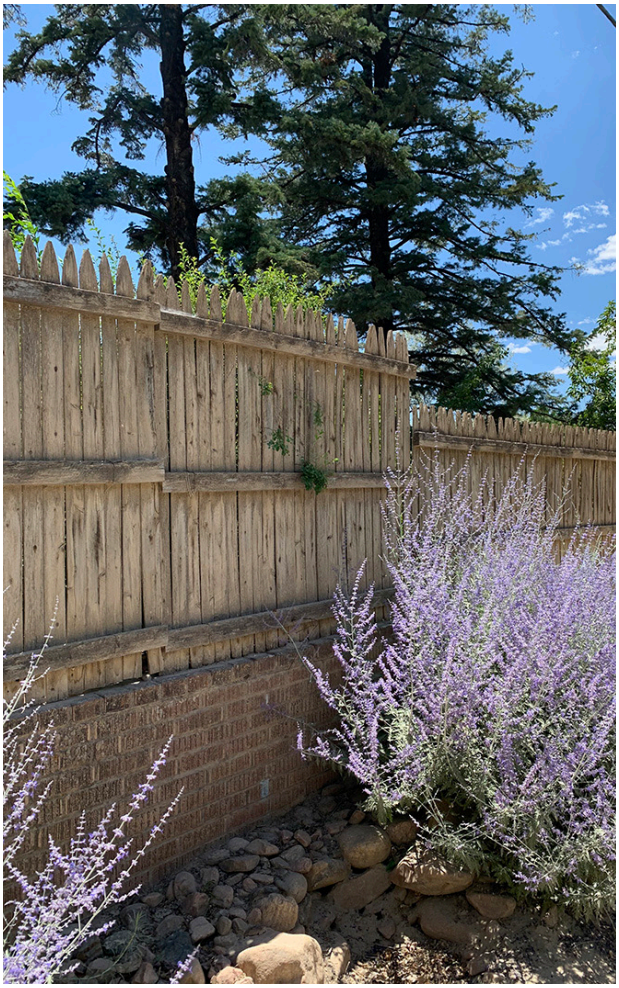
Driveway Brick Wall to be Stuccoed. Ex. Steel/Wrought Fence in Background



Driveway Brick Wall to be Stuccoed.



Existing Frontage Wood Fence



Existing Frontage Wood Fence



House From Driveway

surroundings

14 April 2021

To: Mr. Daniel Schwab
Historic Districts Review Board

From: Sandra Donner

Re: 540 East Alameda #7 (AKA 530 East Alameda) Exception Requests for new walls

Gayle Mills and Phil Haworth, owners of 540 East Alameda #7 (AKA 530 East Alameda), are requesting approval, by exceptions of the following changes to their property.:

1. New stucco wall on top of existing, contributing brick wall along East Alameda.

Exception Criteria:

1. Do not damage the character of the district:

Multiple walls in the immediate area are retaining walls with stucco or adobe walls above. This is a common occurrence in the nearby streetscape of the Downtown and East Side Historic District. This is illustrated in the multiple photographs taken with 4 blocks of the residence at 530 East Alameda. (See exhibit 1), Furthermore the low brick retaining walls on the property exhibit the exact conditions that we wish to emulate (See exhibit 2). After close inspection of the streets in the Downtown and East Side Historic District, no other low brick retaining walls were located.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare:

As is a common complaint and concern along what is sometimes called “dirt” Alameda, the dust and debris that enters the home of the owners is excessive, at best. Unlike, the many dirt streets in Santa Fe, East Alameda is heavily travelled producing an excess amount of dirt that accumulates inside of their home. This is health and maintenance concern for the owners. A solid stucco wall along Alameda at the allowed height will greatly alleviate this condition.

3. Strengthen the heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district:

The change in wall that the owners are requesting is from a coyote and cedar wood

1611 paseo de peralta
santa fe, nm 87501
t: 505 982 3454
www.surroundings.studio

plank fence that follows along the top of the brick retaining wall. The owners realize that the wall offers a unique condition and materiality in the streetscape and do desire to maintain the brick retaining wall, yet replace the wood plank fence with a similarly scaled stucco wall. The current condition of the wall does not express the low retaining wall as a low view wall. Therefore they do not ask to change the condition only the materiality.

2. New stuccoed wall at decaying brick wall, driveway

Exception Criteria:

1. Do not damage the character of the district:

The owners desire to maintain the low view wall that currently exists along the west side of their driveway, however the wall has fallen into disrepair over the years. A low stucco wall would maintain the integrity of the low view wall and allow the owners to repair their decaying wall. It is their intention to maintain the brick steps as they can be repaired to maintain functionality. Furthermore, their is evidence that this wall was once at least partially stucco covered.

2. Are required to prevent a hardship to the applicant or an injury to the public welfare:

The wall has decayed over the years due to water damage and aging. The bricks were constructed out of concrete and do not have the overall integrity of clay bricks. The wire cutting along the facade of the bricks has only increased the water infiltration and pocking that occurs along the entire wall. These bricks have not been produced for over 50 years and therefore it would be necessary to have replacement bricks custom produced. This is an unnecessary and unreasonable expense to the owners.

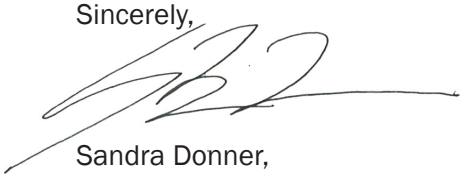
3. Strengthen the heterogenous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district:

This exception criteria refers back to criteria #2. In order for the owners to repair their wall and live on a property that does not have decaying walls, an exception must be made. This material change will allow them to maintain the low wall character and repair their wall.

Attachments:

1. Exhibit 1: Nearby, retaining walls with stucco/adobe walls above
2. Exhibit 2: Existing brick retaining walls with stucco walls above (on property)
3. Exhibit 3: Existing deteriorating driveway brick wall, images
4. Exhibit 4: Existing conditions, images

Sincerely,



Sandra Donner,
RA
Principal/Partner

















EXHIBIT 1







EXHIBIT 1 (CONT.)





EXHIBIT 2














EXHIBIT 3



Driveway Brick Wall



Driveway Brick Wall

EXHIBIT 4



Existing Frontage Wood Fence



Existing Frontage Wood Fence



EXHIBIT 4



Driveway Brick Wall



Driveway Brick Wall

EXHIBIT 4

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003539--HDRB

Project Description:

Project Location(s): 302 SENA ST
Santa Fe, NM 87505

Contacts:

Property Owner: Julie Gallegos
302 Sena

Applicant: SCOTT CHERRY scott@lightfootinc.com
2351 FOX Rd., #800
SANTA FE , NM 87507

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: May 11, 2021

TO: Historic Districts Review Board Members

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

---

Case 2021-003539-HDRB

Address: 302 Sena Street
Historic Status: Vacant Lot
Historic District: Don Gaspar Area

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:** Exception responses.

STAFF RECOMMENDATION:

Staff recommends approval of the application and finds that the exceptions have been met for 14-5.2(D) General Design Standards for All H Districts and 14-5.2(H)Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

302 Sena Street is a vacant lot located in the Don Gaspar Area Historic District. The applicant proposes to construct and 1,153 square foot residential structure on the lot. The proposed structure will have stucco walls, divided lite windows, and a pitched roof. Exceptions to 14-5.2(D)(9) to build to a height of 17'-10 ½" where the maximum allowable height is 15'-8" and 14-5.2(D)(9)(d) for the pitched roof is requested when there are few than 50% pitched roofs in the streetscape. The applicant has provided responses to the exception criteria and they are provided at the end of this report.

The applicant proposes the following.

1. Construction of new 1153 sf. Residence with an attached 228sf. Portal
2. The building has a proposed height of 17'-10-1/2" 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, with "Bullnosed" rounded corners and bullnose return on the windows and doors, in the El Rey color "Adobe"
5. The windows and entry door will be Sierra Pacific simulated divided light wood construction, doors, 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 exterior windows and doors.
7. The Roofing will be 24" metal panels with a "5V Crimp" profile panel that mimics raised seam metal roofing in "Burnished Slate" which is a Dark Bronze color.
8. The fence will be 16' pilasters stuccoed in the El Rey color "Adobe" with 4'-10" cedar Latillas with erratic height tops.

RELEVANT CODE CITATIONS

14-5.2(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.

14-5.2(D)(9)(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 RESONPONSES

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:

Sena street is a defined as a mixed streetscape with a variety of building vernaculars and architectural styles, with many structures of varying heights. We are proposing a height of 17'-10-1/2". For the new residence at 302 Sena st. The maximum calculated height for the property is 15'-8". Although higher than the maximum allowable height by 2'-2-1/2" it is lower that he highest building in the streetscape at 19'-7", by 21". The 2'-2-1/2" peak portion of the top of the roof, on the proposed residence, that extends above the calculated maximum height is de minimis and leaves a relatively small portion of the structural mass that exceeds the maximum allowable height. In addition, there are other existing historic buildings on the streetscape that exceed the proposed height and therefore it does not damage the character of the streetscape.

Staff Response: *Staff agrees with this response. The proposed height is not as excessive as the addition of a second story and the height of 17'-10 ½" is met at the apex of the pitch and is not the overall height of the structure.*

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

Applicant Response:
The hardship is constructing a house to accommodate space for a family within the constraints of a small lot the additional height would prevent. The lot at 302 Sena st. is 2874sf. and the smallest lot on Sena st. In addition, the maximum allowable lot coverage is 55% of that, with the provided private open space, which allows for a 1580sf. building footprint. The average single-family home in the united states is 2531 sf the proposed residence is 38% smaller than that average sized house and additionally there is no additional space for a garage or accessory storage structure.
The additional height of the building allows for a loft that adds add 126sf of useable living space and access to an additional 78sf of storage loft space over the bathrooms while still constructing a single-story structure common in the area of town.
Additionally, the district Standards for the Don Gaspar area historic district encourage the use of energy conserving stargates, and the lofted ceiling space and operable skylights add passive cooling without the need for rooftop appurtenance cooling.
In considering many designs in conjunction with the desire to maximize outdoor open space we believe this is the best option to prevent these hardships.

Staff Response: *Staff agrees with this response in that the hardship for the applicant is working to build on a small lot while building a house to a comfortable size.*

(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 accommodate a family and family living. In balancing, contending with the hardships and creating livable space the considerations we made were adding the additional height which allows for additional living space inside creates a more functional space suited to family living as well as more spacious interior spaces on a smaller footprint which allows for more allocated outdoor open space without building to the limits of the lot. This also accommodated the owner's storage needs eliminating the need to build an accessory storage structure. The result is a single contained structure that accommodates the owner's needs while fitting into the neighborhood adding strength and character to the neighborhood as well as creating indoor and outdoor spaces that will be lived used in an integrated manner thus strengthening the heterogenous character of the city.

Staff Response: *Staff agrees with this response but feels that the applicant could discuss additional design options and why they do not work. For instance, why not a single-story flat roof design or a two-story flat roof design, or other designs that were considered.*

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

Applicant Response:

The lot size, zoning setbacks, proximity to adjacent structures are all special conditions peculiar to the land. This is the smallest lot on the street. The proposed additional height of the structure accommodates all those peculiarities, and the height allows for the expanded space while keeping a proportional house to lot size found in the neighborhood.

Staff Response: *Staff agrees with this response. There are many constraints to building on this small lot.*

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

Applicant Response:

Due to the lot size, in conjunction with the zoning constrictions, setbacks, open space requirements, stormwater retention and traffic requirements the building footprint is extremely limited and creates special conditions and circumstances which are not a result of the actions of the applicant. The additional height remediates these conditions by providing open space, storage and extra living space.

Staff Response: *Staff agrees with this response. These are the existing conditions of the lot.*

(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 in conjunction with the pitched roof provides the least negative impact with respect to the purpose of this section by creating orderly and efficient growth while preserving and improving property value in the city. It is the best solution to meet the needs of the owner while not building out additional lot space or proposing a second story. this option has the least negative impact and not only meets the design standards for the district but exceeds them by adding to the verity of the street while meeting those standards and additionally adding to the sustainability of the district and city by the use of green building products and practices along with energy efficiency building strategies encouraged by the district.

Staff Response: *Staff agrees with this response. The proposed request for the exception to exceed the maximum allowable height is more modest than a request for a two story and meets the needs for a family home.*

Exception to have a pitch roof where fewer than 50% of the houses in the street scape have14-5.2 (D)(9)(d) 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:

Sena street is a defined by its variety of building styles with many mixed roof styles including several pitched roofs and pitched roof portals. There are other existing historic buildings on the streetscape with pitched roofs. We are proposing a hipped roof that is allowed in the district. It has a slope of 8/12 and there is at least one other structure on the streetscape with a slope of that or greater and thus the design dose not damage the character of the streetscape.

Staff Response: *Staff agrees with this response. There are a variety of roof styles in the streetscape, including pitched roofs.*

(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 access to additional attic storage and will prevent the hardship of limited space. The pitched roof will add useable square footage within a single-story structure. The vaulted ceiling will encourage the use of energy conserving stargates, and the lofted ceiling space and operable skylights add passive cooling without the need for rooftop appurtenance cooling. In considering many designs in conjunction with the desire to maximize outdoor open space we believe this is the best option to prevent these hardships.

Staff Response: *Staff agrees that the pitched roof design offers need indoor and outdoor space and greater energy efficiency on a lot with many zoning restrictions.*

(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 where the family can reside with enough space for indoor outdoor living and adequate storage for typical family use without the need to travel to access off site storage and the pitched roof accommodates the owners need for this as well as home office space additional accommodation space for visiting family. The result is a single contained structure that accommodates the owner's needs while fitting into the neighborhood adding strength and character to the neighborhood as well as creating indoor and outdoor spaces that will be lived used in an integrated manner thus strengthening the heterogenous character of the city.

Staff Response: *Staff agrees with this response but finds that the applicant could expand on other design considerations.*

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

Applicant Response:
The lot size, zoning setbacks, proximity to adjacent structures are all special conditions peculiar to the land. This is the smallest lot on the street. The pitched roof design of the structure accommodates all those peculiarities and the attic and loft areas created by the vault of the pitched roof allows or the expanded space while keeping a proportional house to lot size found in the neighborhood.

Staff Response: *Staff agrees with this response. The small lot with many zoning restrictions has significant limitations in the type of design that could accommodate a small house that uses space and energy efficiently.*

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

Applicant Response:
Due to the lot size, in conjunction with the zoning constrictions, setbacks, open space requirements, stormwater retention and traffic requirements the building footprint is extremely limited and creates special conditions and circumstances which are not a result of the actions of the applicant. The pitch roof remediates these conditions by providing open space, storage and extra living space.

Staff Response: *Staff agrees with this response. There are special conditions regarding the lot that are not due to 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 pitched roof provides the least negative impact in conjunction with the additional height in respect to the purpose of this section by creating orderly and efficient growth while preserving and improving property value in the city. It is the best solution to meet the needs of the owner while not building out additional lot space or proposing a second story. this option has the least negative impact and not only meets the design standards for the district but exceeds them by adding to the verity of the street while meeting those standards and additionally adding to the sustainability of the district and city using green building products and practices along with energy efficiency building strategies encouraged by the district.

Staff Response: *Staff agrees with this response. The pitch has a less negative impact to the streetscape than a two-story structure would and achieves the goal of accommodating the small lot and the needs associated with use of a single-family residence.*

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

Nicole Ramirez Thomas and Angela Boredegaray
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: April 30, 2021, 2021

Re. 302 Sena St., Santa Fe, NM 87505

To: **Historic Preservation Planner**

Owner is seeking board approval to Construct new 1153 square foot 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 17'-10-1/2" 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, with "Bullnosed" rounded corners and bullnose return on the windows and doors, in the El Rey color "Adobe"
5. The windows and entry door will be Sierra Pacific simulated divided light wood construction, doors, 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 exterior windows and doors.
7. The Roofing will be 24" metal panels with a "5V Crimp" profile panel that mimics raised seam metal roofing in "Burnished Slate" which is a Dark Bronze color.
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.
2351 Fox Rd. Suite 800
Santa Fe, NM 87574
505-473-1097

Nicole Ramirez Thomas and Angela Schackel Bordegaray
Senior Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: April 30, 2021

Re: 302 Sena St.

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:

Sena street is a defined as a mixed streetscape with a variety of building vernaculars and architectural styles, with many structures of varying heights. We are proposing a height of 17'-10-1/2". For the new residence at 302 Sena st. The maximum calculated height for the property is 15'-8". Although higher than the maximum allowable height by 2'-2-1/2" it is lower that he highest building in the streetscape at 19'-7", by 21". The 2'-2-1/2" peak portion of the top of the roof, on the proposed residence, that extends above the calculated maximum height is de minimis and leaves a relatively small portion of the structural mass that exceeds the maximum allowable height. In addition, there are other existing historic buildings on the streetscape that exceed the proposed height and therefore it does not damage the character of the streetscape.

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

Applicant Response:

The hardship is constructing a house to accommodate space for a family within the constraints of a small lot the additional height would prevent. The lot at 302 Sena st. is 2874sf. and the smallest lot on Sena st. In addition, the maximum allowable lot coverage is 55% of that, with the provided private open space, which allows for a 1580sf. building footprint. The average single-family home in the united states is 2531 sf the proposed residence is 38% smaller than that average sized house and additionally there is no additional space for a garage or accessory storage structure.

The additional height of the building allows for a loft that adds add 126sf of useable living space and access to an additional 78sf of storage loft space over the bathrooms while still constructing a single-story structure common in the area of town.

Additionally, the district Standards for the Don Gaspar area historic district encourage the use of energy conserving stargates, and the lofted ceiling space and operable skylights add passive cooling without the need for rooftop appurtenance cooling.

In considering many designs in conjunction with the desire to maximize outdoor open space we believe this is the best option to prevent 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:

The building is intended to accommodate a family and family living. In balancing, contending with the hardships and creating livable space the considerations we made were adding the additional height which allows for additional living space inside creates a more functional space suited to family living as well as more spacious interior spaces on a smaller footprint which allows for more allocated outdoor open space without building to the limits of the lot. This also accommodated the owner's storage needs eliminating the need to build an accessory storage structure. The result is a single contained structure that accommodates the owner's needs while fitting into the neighborhood adding strength and character to the neighborhood as well as creating indoor and outdoor spaces that will be lived used in an integrated manner thus strengthening the heterogenous character of the city.

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

Applicant Response:

The lot size, zoning setbacks, proximity to adjacent structures are all special conditions peculiar to the land. This is the smallest lot on the street. The proposed additional height of the structure accommodates all those peculiarities, and the height allows for the expanded space while keeping a proportional house to lot size found 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 lot size, in conjunction with the zoning constrictions, setbacks, open space requirements, stormwater retention and traffic requirements the building footprint is extremely limited and creates special conditions and circumstances which are not a result of the actions of the applicant. The additional height remediates these conditions by providing open space, storage and extra living space.

(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 in conjunction with the pitched roof provides the least negative impact with respect to the purpose of this section by creating orderly and efficient growth while preserving and improving property value in the city. It is the best solution to meet the needs of the owner while not building out additional lot space or proposing a second story. this option has the least negative impact and not only meets the design standards for the district but exceeds them by adding to the verity of the street while meeting those standards and additionally adding to the sustainability of the district and city by the use of green building products and practices along with energy efficiency building strategies encouraged by the district.

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Nicole Ramirez Thomas and Angela Schackel Bordegaray
Senior Planner
Historic Preservation Division
Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: April 30, 2021, 2021

Re: 302 Sena St.

Exception to have a pitch roof where fewer than 50% of the houses in the street scape have14-5.2 (D)(9)(d) 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:

Sena street is a defined by its variety of building styles with many mixed roof styles including several pitched roofs and pitched roof portals. There are other existing historic buildings on the streetscape with pitched roofs. We are proposing a hipped roof that is allowed in the district. It has a slope of 8/12 and there is at least one other structure on the streetscape with a slope of that or greater and thus the design dose not damage the character of the 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 access to additional attic storage and will prevent the hardship of limited space. The pitched roof will add useable square footage within a single-story structure. The vaulted

ceiling will encourage the use of energy conserving stargates, and the lofted ceiling space and operable skylights add passive cooling without the need for rooftop appurtenance cooling. In considering many designs in conjunction with the desire to maximize outdoor open space we believe this is the best option to prevent 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:

The building is intended to be used as a family residence where the family can reside with enough space for indoor outdoor living and adequate storage for typical family use without the need to travel to access off site storage and the pitched roof accommodates the owners need for this as well as home office space additional accommodation space for visiting family. The result is a single contained structure that accommodates the owner's needs while fitting into the neighborhood adding strength and character to the neighborhood as well as creating indoor and outdoor spaces that will be lived used in an integrated manner thus strengthening the heterogenous character of the city.

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

Applicant Response:

The lot size, zoning setbacks, proximity to adjacent structures are all special conditions peculiar to the land. This is the smallest lot on the street. The pitched roof design of the structure accommodates all those peculiarities and the attic and loft areas created by the vault of the pitched roof allows or the expanded space while keeping a proportional house to lot size found in the neighborhood.

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

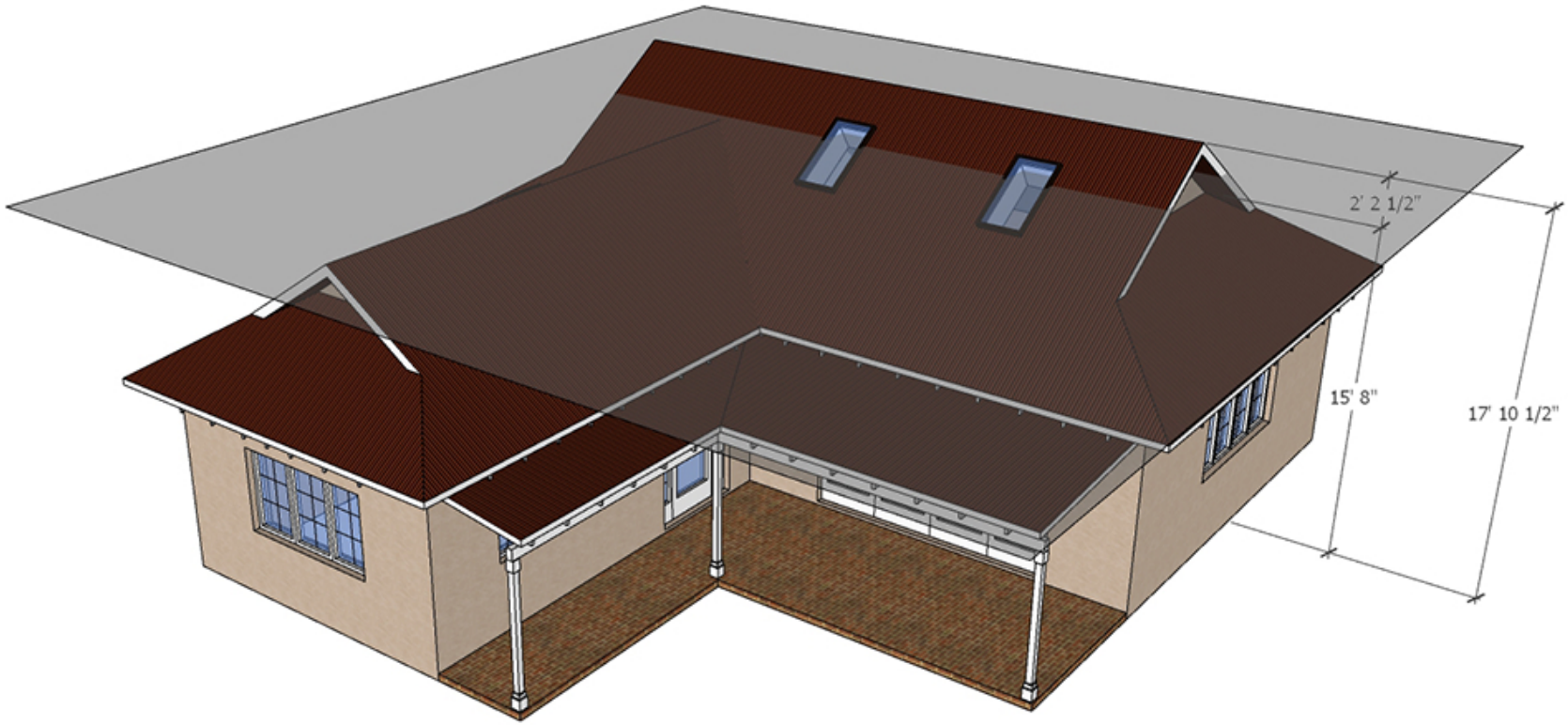
Applicant Response:

Due to the lot size, in conjunction with the zoning constrictions, setbacks, open space requirements, stormwater retention and traffic requirements the building footprint is extremely limited and creates special conditions and circumstances which are not a result of the actions of the applicant. The pitch roof remediates these conditions by providing open space, storage and extra living space.

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

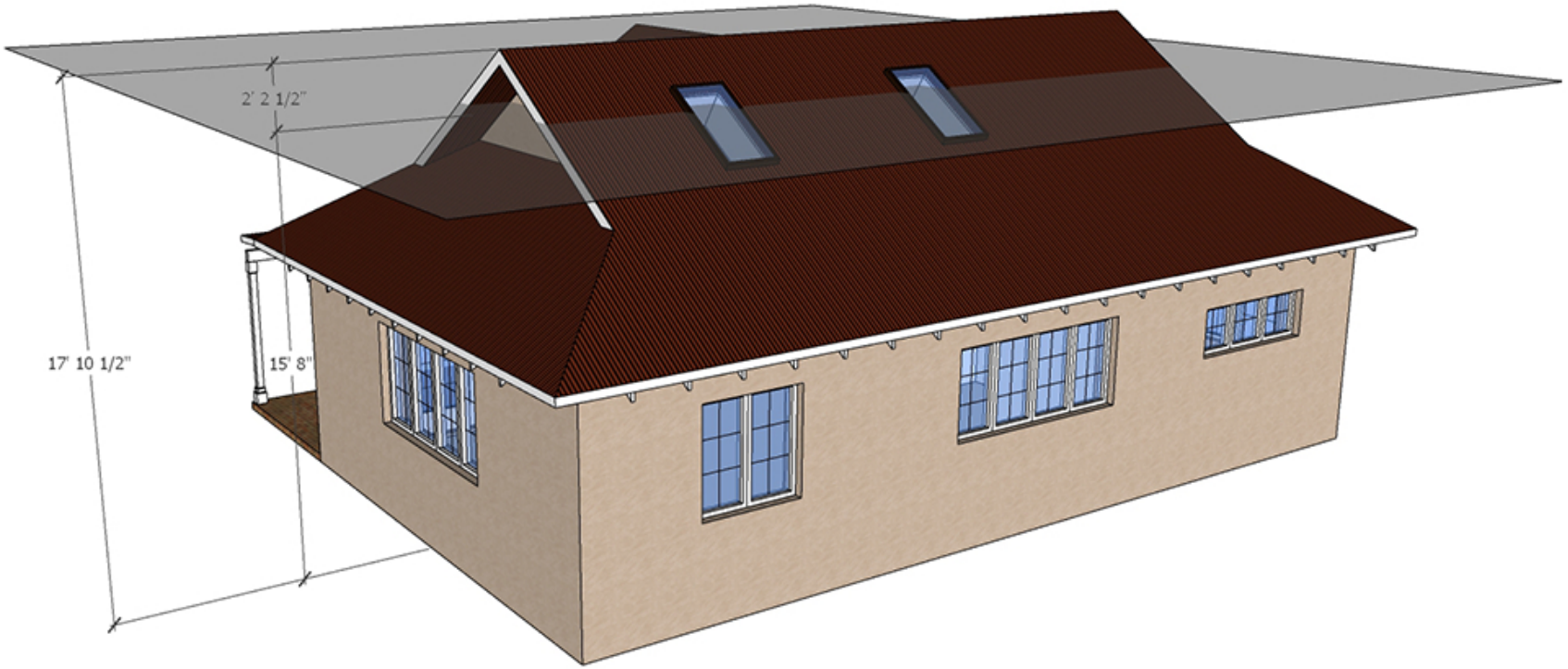
Applicant Response:

The pitched roof provides the least negative impact in conjunction with the additional height in respect to the purpose of this section by creating orderly and efficient growth while preserving and improving property value in the city. It is the best solution to meet the needs of the owner while not building out additional lot space or proposing a second story. this option has the least negative impact and not only meets the design standards for the district but exceeds them by adding to the verity of the street while meeting those standards and additionally adding to the sustainability of the district and city using green building products and practices along with energy efficiency building strategies encouraged by the district.



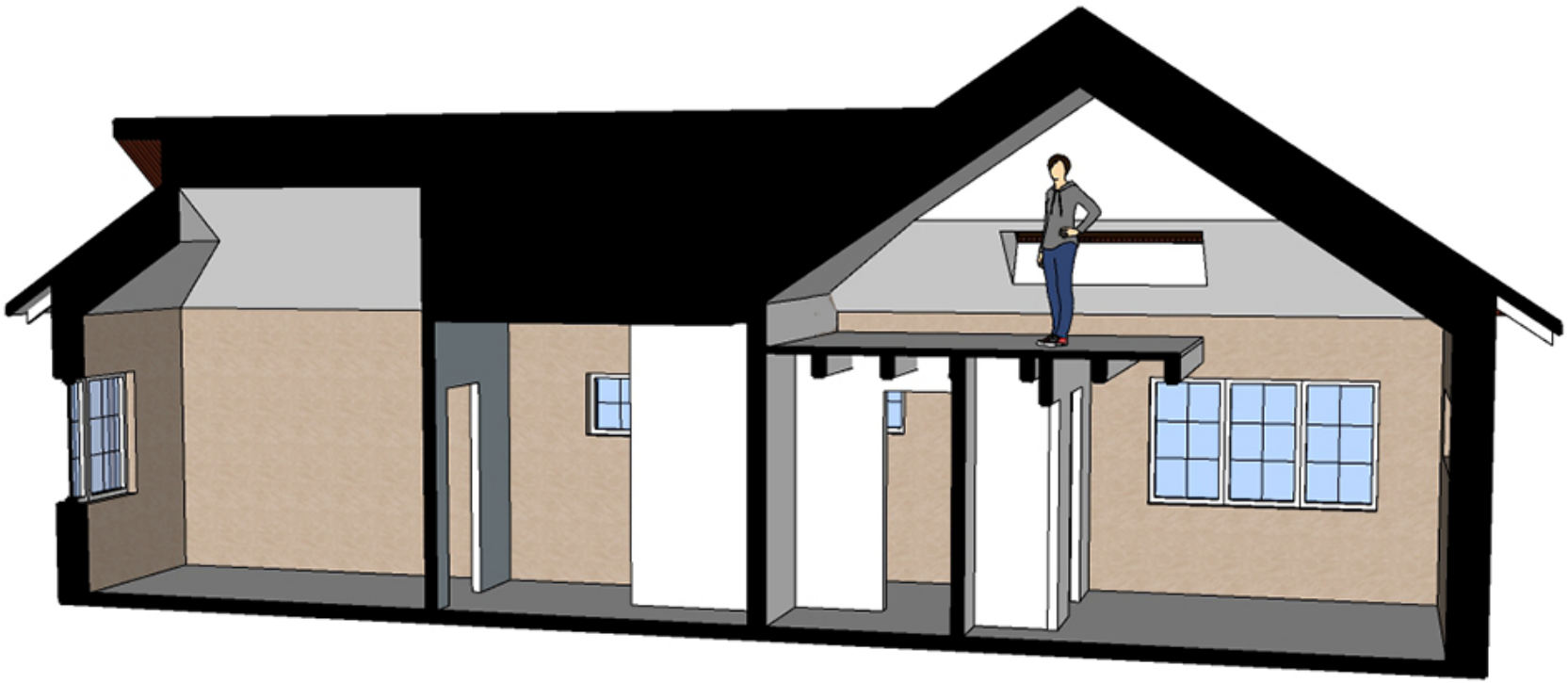
302 Sena St. Santa Fe, NM 87505

Visual Representation of proposed height copamred to calculate maximum allowable height



302 Sena St. Santa Fe, NM 87505

Visual Representation of proposed height copamred to calculate maximum allowable height



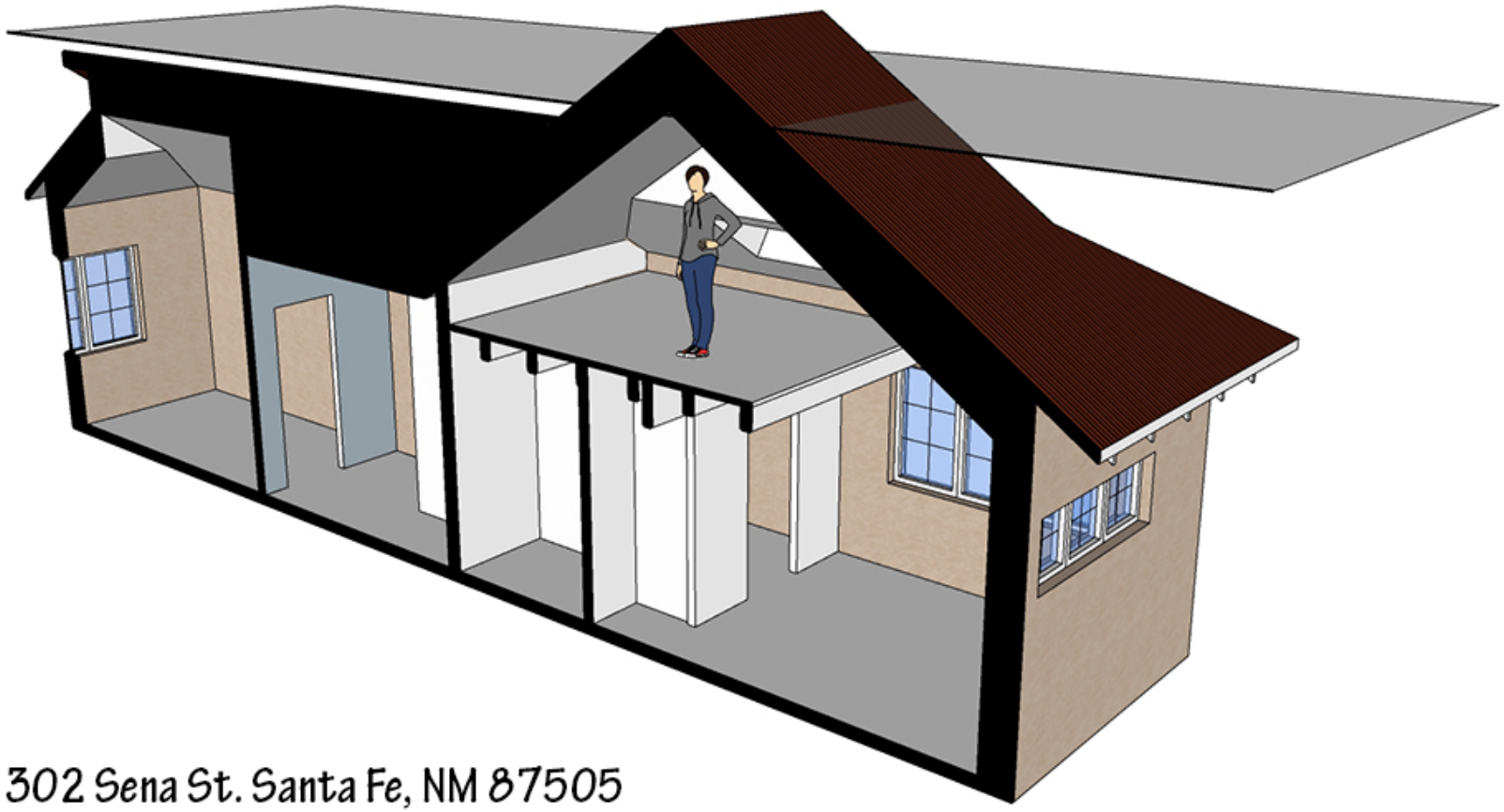
302 Sena St. Santa Fe, NM 87505

3D Section of Loft



302 Sena St. Santa Fe, NM 87505

3D Section of Loft



302 Sena St. Santa Fe, NM 87505

Visual Representation of maximum allowable height with section at loft

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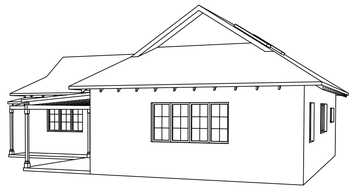
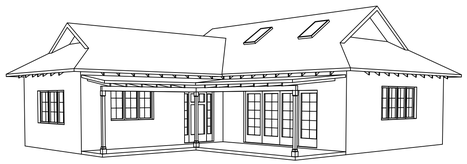
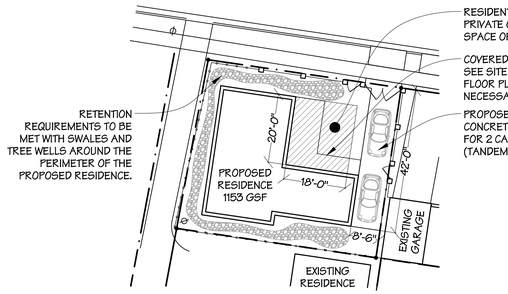


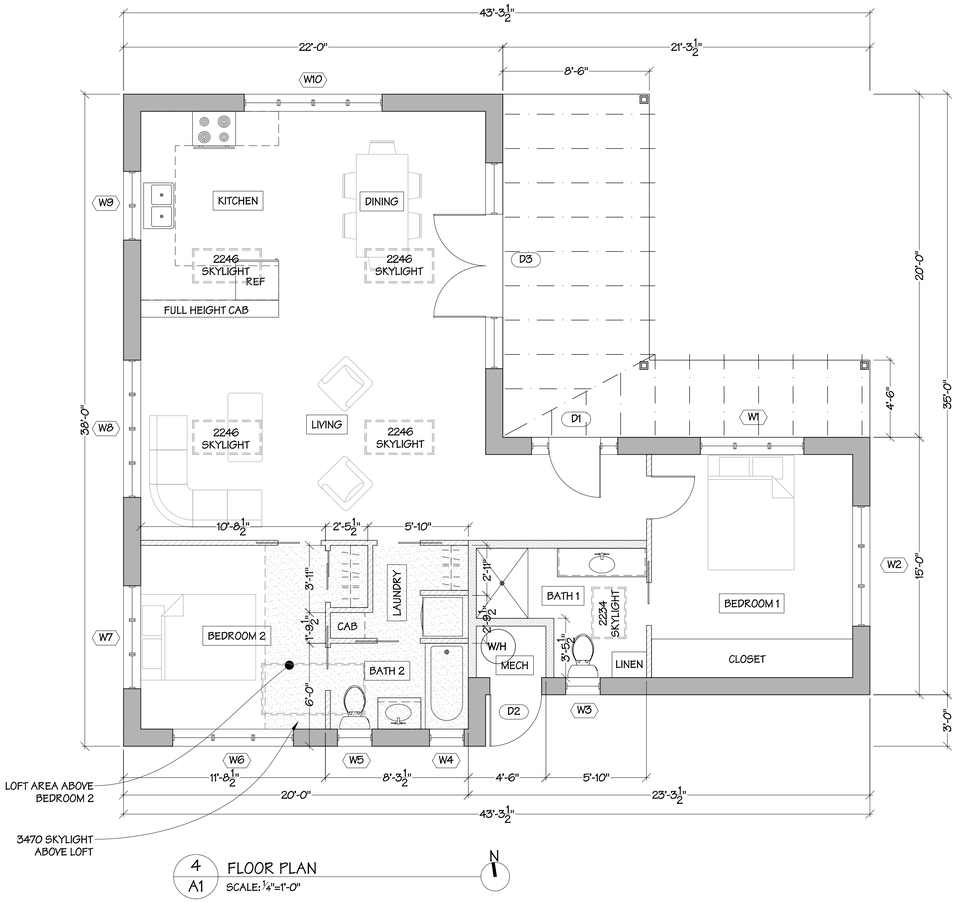
1 A1 PERSPECTIVE RENDERING
SCALE: NTS



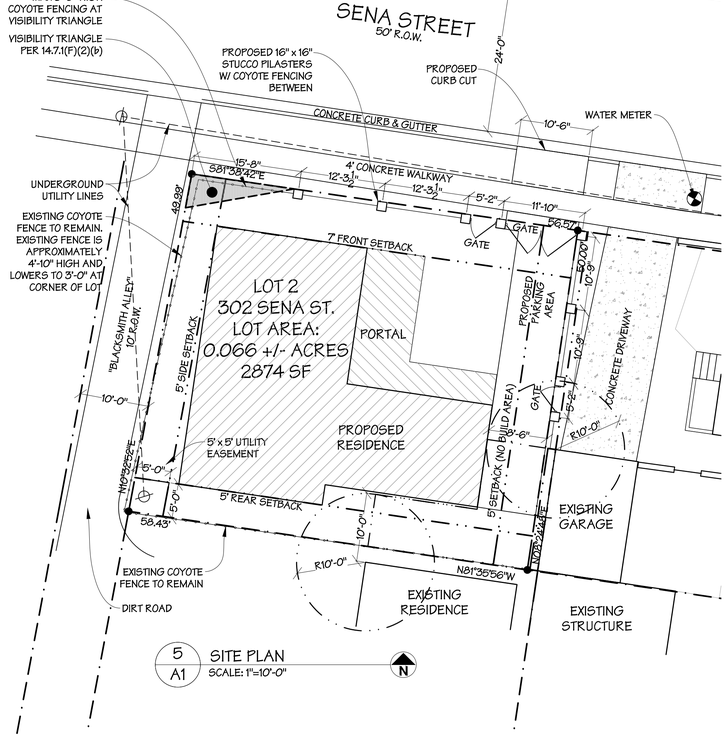
2 A1 PERSPECTIVE RENDERING
SCALE: NTS



3 A1 LOT COVERAGE & PARKING PLAN
SCALE: 1"=20'-0"



4 A1 FLOOR PLAN
SCALE: ¼"=1'-0"



5 A1 SITE PLAN
SCALE: 1"=10'-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:	17'-10 ½"
MAXIMUM HEIGHT:	24'-0"
REGULATED BY HR:	YES (DON GASPAR HD)
REGULATED BY ESCARPMENT:	N/A
PARKING SPACES:	2 MINIMUM
BICYCLE PARKING:	N/A

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%

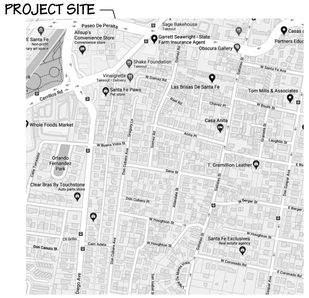
MAX COVERAGE FOR R-21:
40% OR 55% IF PRIVATE OPEN SPACE IS PROVIDED

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



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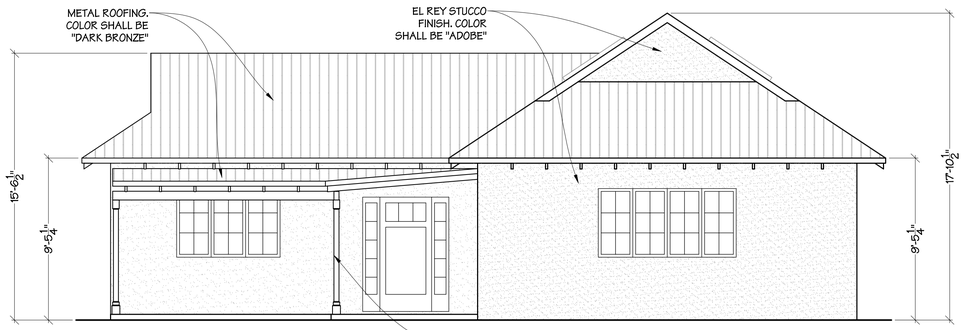
302 SENA ST. SANTA FE, NM 87505

REV	DATE

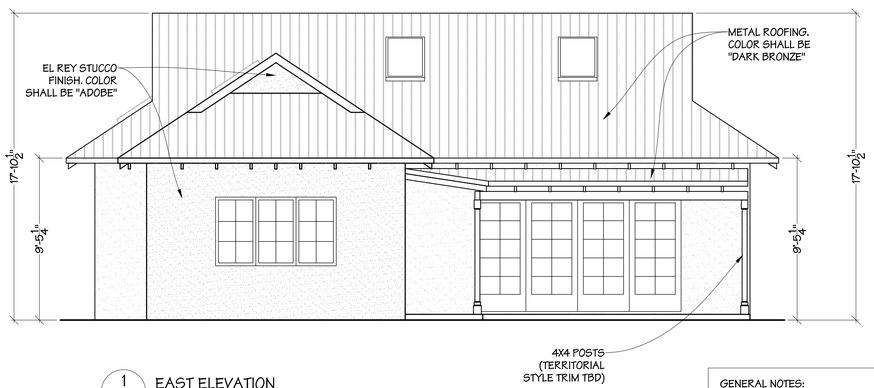
April 29th, 2021

SITE PLAN & FLOOR PLAN

A1

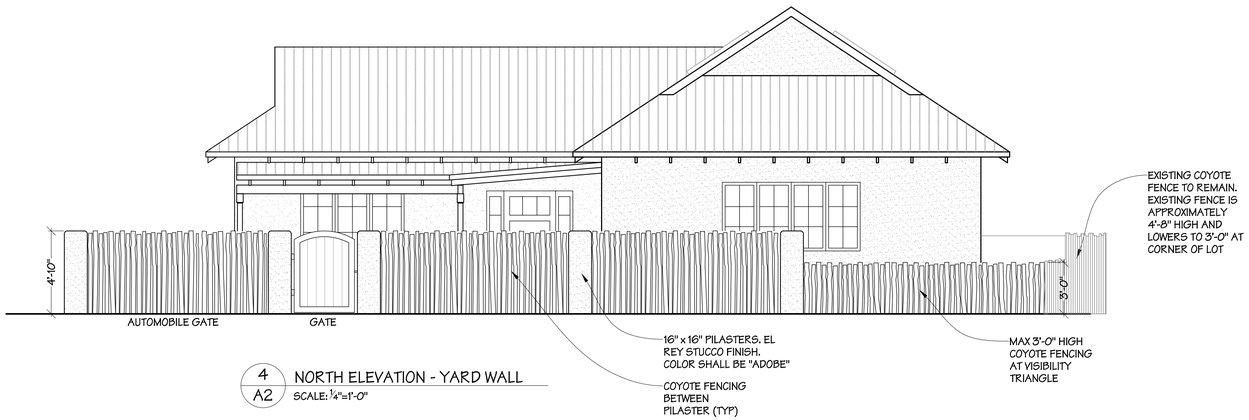


2 / A2 NORTH ELEVATION
SCALE: ¼"=1'-0"

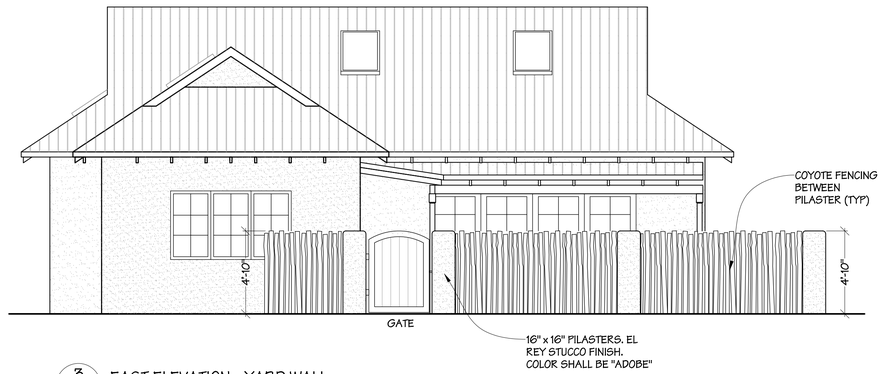


1 / A2 EAST ELEVATION
SCALE: ¼"=1'-0"

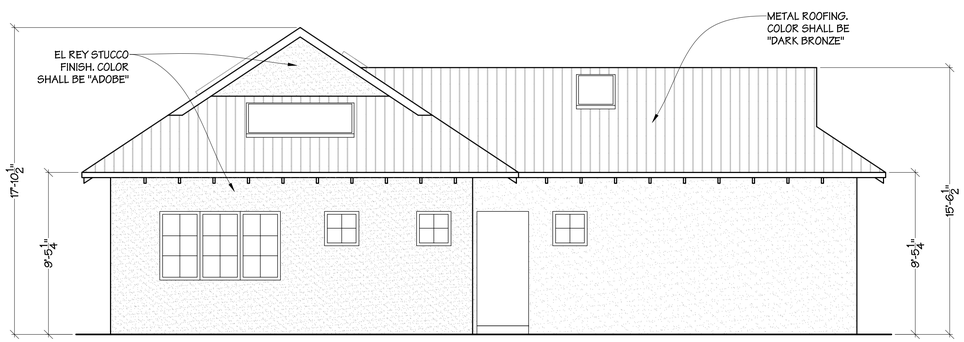
GENERAL NOTES:
1. ALL EXPOSED WOOD MEMBERS (BEAMS & POSTS), FASCIAS, AND RAKES SHALL BE PAINTED "WHITE" OR "LINEN" TO MATCH WINDOW FINISH.
2. ALL WINDOWS SHALL BE SIERRA PACIFIC WOOD CLAD WINDOWS. EXTERIOR FINISH SHALL BE "LINEN"



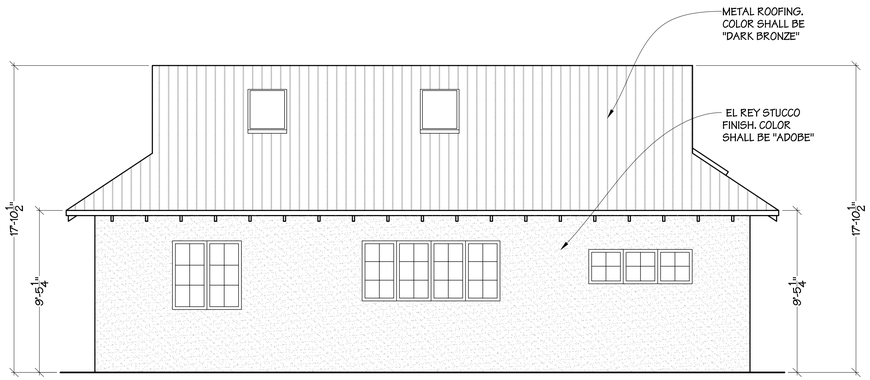
4 / A2 NORTH ELEVATION - YARD WALL
SCALE: ¼"=1'-0"



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"

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EXTERIOR ELEVATIONS

A2