



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
JANUARY 25, 2022
5:30 PM
Meeting 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/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdlQT09>
Password: 348336

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: 1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592
Webinar ID: **831 9194 1803**.

Public Comment:

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



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- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.
- In writing: A person may submit written public comments 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 MINUTES:

1. January 11, 2022.

C. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004529-HDRB. 553 West San Francisco St.
2. 2021-004530-HDRB. 115 Camino Escondido.

D. OLD BUSINESS

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. NEW BUSINESS

1. 2021-004608-HDRB. 964 Acequia Madre. Downtown and Eastside Historic District. Christopher Purvis, agent for Britton Wilson, requests primary facade designation on a contributing building. (Angela Schackel Bordegaray, asbordegaray@santafenm.gov)
2. 2021-004611-HDRB. 107 Victoria St. Downtown and Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, proposes to replace windows, raise parapets, and construct a fence and a 449 sq.ft portal on a non-contributing property. (Daniel Schwab, dnschwab@santafenm.gov)



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3. 2021-004612-HDRB. 913 ½ Old Pecos Trl. Downtown and Eastside Historic District. Margaret M Roybal, owner and applicant, proposes to construct a 400 sq. ft. portal on a non-contributing structure. (Daniel Schwab)
4. 2021-004613-HDRB. 948 Camino Santander. Downtown and Eastside Historic District. Mary Jo Chastenet de Gery, owner and agent, proposes to construct 120 sq.ft. of additions, replace windows and make other changes to a non-contributing structure. (Daniel Schwab)
5. 2022-004673-HDRB. 201 Washington St. Downtown and Eastside Historic District. Evan Geisler, agent for Horn Distributing Company, Inc., owner, proposes to paint, strip paint from tiles and put up signs on a contributing structure. An exception to Section 14-5.2(E) is requested for style. (Daniel Schwab)
6. 2021-004614-HDRB. 1224 ½ Cerro Gordo Rd. Downtown and Eastside Historic District. Jesse Roach, owner and agent, proposes to construct a 736 sq. ft. garage on a contributing structure. An exception to Section 14-5.2(E) is requested for style. An allowance is requested for additional height due to slope for a total height 14 ft 3 in, where the maximum is 13 ft 8 in per Section 14-5.2(D)9)(c)(2)(f). (Daniel Schwab)

H. DISCUSSION ITEMS

I. MATTERS FROM THE BOARD

J. NEXT MEETING: Tuesday, February 8, 2022

K. ADJOURN

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

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HISTORIC DISTRICTS REVIEW BOARD
January 11, 2022

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
January 11, 2022
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=kvK4ajmVoQo>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida

MEMBERS ABSENT (Excused):

Ms. Flynn G. Larson (excused)
Mr. Buddy Roybal

OTHERS PRESENT:

Ms. Carly Piccarello, Historic Preservation Division Director
Ms. Frank Ruybalid, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

Ms. Piccarello requested the New Business be moved under the Discussion Items.

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

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

C. APPROVAL OF MINUTES:

1. December 14, 2021

Attorney Ruybalid said on page 5, at the top it reads, *“The website has been updated and includes that information and an announcement includes the ARC (Architectural Review Committee).” ARC is the Archaeological Review Committee.*

MOTION: Vice Chair Katz moved, seconded by Member Biedscheid to approve the minutes of December 14, 2021, as amended.

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu, and Katz voting in favor and none voting against. Member Guida abstained.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

Vice Chair Katz asked to change:

- #4 in subsection 15 of Findings and after replacement of the garage door, add: *“with in kind similar window replacement”*. And change the Conclusions of Law to add: *“The garage door will be replaced, including the replacement of the windows, with in-kind materials as described in the project application”*.
 - #7, on Garcia Street, he asked to amend #9(d) to read from the beginning of d): *“The accordion style door, and c) The 24-inch deep roofette, are not in harmony with the streetscape and are thereby inconsistent with the historical design standards.”*
1. 2021-004457-HDRB. 213 ½ Delgado St.
 2. 2021-004459-HDRB. 847 Old Santa Fe Trail.
 3. 2021-004354-HDRB. 914 Canyon Rd.
 4. 2021-004524-HDRB. 638 Gomez Rd.
 5. 2021-004526–HDRB. 855 Camino Ranchitos.

6. 2021-004527-HDRB. 1210 Canyon Rd.
7. 2021-004532-HDRB. 300 Garcia St.

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

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu and Katz voting in favor and none voting against. Member Guida abstained.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato asked if there would be public comment on the stucco guidelines. She noted the informal reports were not online and wanted to know if they would be, and if the public would have an opportunity to comment.

Chair Rios said she would call for public comments under New Business and Discussion Items. Regarding the informal reports, the public will see those when the Board learns about them.

F. STAFF COMMUNICATIONS

Ms. Piccarello asked the public to be patient regarding the pandemic. The City is impacted like everyone else. She clarified that an emergency is considered when there is impact to life and safety, such as leaking/moldy roofs, sewer main breaks, etc.

She said that the ARC historian posting is still open, and there are a couple of applicants. They are hoping to get more. She announced the resignation of Member Roybal from the HDRB. She thanked him for his service to the City and the City is grateful for his commitment to the Board. She asked that resumes and letters of interest to fill his vacancy be directed to her.

Vice Chair Katz noted Member Roybal filled a seat for someone in the construction industry. He said he assumed someone in that role will be selected.

Ms. Piccarello said that was correct and the person has to *reside* within the City.

Attorney Ruybalid confirmed that 14-2.5(A), regarding procedures of Land Use Boards, under which the HDRB falls, states the member shall reside within the city limits. He read the composition of the HDRB membership is to consist of 7 members; 1 architect, 1 historian, 1 from an aspect of the construction industry, a business owner in the historic

district, a member of Old Santa Fe Association (OSFA) and 2 members at large. He confirmed Mr. Roybal would be replaced with someone in the construction industry.

Chair Rios thanked Member Roybal for his service on the Board. She reminded everyone the position is voluntary.

She asked Attorney Ruybalid the current cases on appeal and their status, and that he provide that information ongoing.

Attorney Ruybalid said an appeal was filed for 1023 W. Alameda. The neighbors, the architect and the owners reached an agreement to sheath the frame of the wooden portal and vertical support. It will be made of actual wood. He heard that the neighbors are withdrawing their appeal. An appeal was also filed with the First Judicial District Court on the Board's approval of the cell tower at the St. John's College campus. The subject of the appeal is the Governing Body's decision on November 10, not to hear the appeal rather than reject the appeal as untimely. An emergency injunctive relief was filed which was heard on December 16, 2021. Judge Matthews would not hear the appeal because an emergency injunctive relief is to stop an action from going forward. No building permit has been issued for the cell tower. It is unlikely one will be issued until there is a completed Memorandum of Understanding.

Ms. Piccarello confirmed that could take months.

She said there were questions from the public on the sign enforcement. They have issued 17 warnings, mostly downtown. It was decided fine enforcement will start on the 17th of January.

G. OLD BUSINESS

Chair Rios provided instructions for applicants who disagreed with the Board's decision, and the appeal process with City Council which is within 15 days of the Board's adoption of the Findings of Fact and Conclusions of Law.

1. **2021-004529-HDRB. 553 West San Francisco St.** Westside-Guadalupe Historic District. Ju Tan, agent for Stephen Perfetto and Claude Imbault, owners, proposes 500 sq.ft. addition and yard wall and fence alterations to a non-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

553 West San Francisco Street is a non-contributing Spanish-Pueblo Revival Style building located in the Westside-Guadalupe Historic District built in the 1940s.

1. The applicant proposes to add 500 sq. ft. to the north elevation. Its height is 14'-4", about 2' above the existing building. It is within the maximum allowable height in this streetscape (14'-4"). On its west elevation, the addition will have three sets of divided lite windows with Territorial-style wooden pediments. A new divided lite wooden door and small divided lite window surrounded by a 1 ½ " brick mold and concrete sloping sills will be added to the south of the windows, creating a new house entry. An outdoor fireplace is proposed for the exterior southwest corner of the building. The east elevation features two of the same double divided lite windows.
2. The applicant proposes to add a new entry gate on the south elevation to the west of the existing entrance to the house. The new entry gate will be wooden flanked by pilasters and a carved wooden overhang. This gate entrance leads to the path to the new house entry door on the west elevation.
3. The applicant also proposes to add two new wooden gates to the east elevation. Stucco will be El Rey's Cottonwood. The house's color palette includes whites (under portal and for window and door pediments), "Black Sable" for windows and door trim, and soft browns for the corbels and beams. Proposed lite fixtures are blue warehouse "goosenecks".

STAFF RECOMMENDATION

Staff found that the proposed construction meets the General Design Standards for all Historic Districts, Section 14-5.2 (D); Height 14-5.2(D)(9), and the Westside-Guadalupe Historic District 14-5.2(I) and recommends approval with the condition that all light fixtures are New Mexico night sky-compliant.

Chair Rios confirmed the 500 square foot addition is two feet higher and goes to 14'4" from 12'2" of the existing house. She said she would ask the applicant about the interior ceiling height. She said she noticed on the field trip there is a coyote fence in front of the existing entrance. She asked if the fence would remain.

Ms. Bordegaray suggested asking the applicant.

Chair Rios asked about the public visibility of the proposed addition.

Ms. Bordegaray explained it is in the back of the existing building and not publicly visible. It might be visible from an east façade angle from the street.

Chair Rios said she could ask the applicant about the alteration to the wall.

Vice Chair Katz said he was puzzled about what the elevation shows. The house was built in the 40s. He asked if there had been a status review.

Ms. Bordegaray said not since the GIS mapping was created for the City and it was not indicated on the GIS.

Vice Chair Katz asked if a status review would be appropriate before voting.

Ms. Bordegaray said there had been significant alterations. She thought there was no possibility of contributing status, but they could revisit that.

Vice Chair Katz said this was hard to evaluate because you could not see how much the structure was changed. He wanted the thoughts of the other members. He asked if the style of wood siding was appropriate between the two windows on the east façade.

Ms. Bordegaray said that was added by the applicant and the Guadalupe Historic District guidelines are looser. She suggested the applicant address that.

Vice Chair Katz said he assumed that staff would make a recommendation whether that meets standards.

Ms. Bordegaray said she found it does meet standards.

Member Biedscheid shared Member Katz's concerns on status. She asked if there were examples in the streetscape similar to the proposed wood siding. She thought the new addition looked taller than two feet. She wanted the applicant to clarify that the height of the existing structure is the same at 8'8", as the height over the gate. Also, she asked staff to comment on the color of the stucco, "Cottonwood". She said that has been both allowed and not allowed.

Ms. Bordegaray said she also wanted to know.

Chair Rios asked for a description of the color "Cottonwood".

Ms. Bordegaray explained the color is a light gray/tan. She asked that the questions be deferred to the applicant because their presentation is in-depth.

Member Bienvenu asked if the black trim on the doors and windows is consistent on the streetscape. In particular the black trim made the contrast more stark with the Colonial white stucco under the portal. He wondered if the trim was harmonious, although it was probably not prohibited.

Ms. Bordegaray replied she had not seen a lot of black windows.

APPLICANT'S PRESENTATION

Steven Perfetto, 4075 B 19th St., San Francisco, CA was sworn. He said he is co-applicant with his husband, Claude Imbault.

Claude Imbault at the same address was sworn.

Chair Rios suggested the architect also be sworn as well. He was not connected.

Mr. Imbault said they wanted to provide context and the purpose of their project. They live in Santa Fe part time with their primary residence in San Francisco. They purchased the property in 2017 as a future retirement home. They chose the historic district because of the architecture and the walkable environment. They worked closely with the architect, Ju Tan, to transform the 520 square-foot casita into a home. They have a new entry, added baths and a 500-foot addition for a living room and eat-in kitchen. The exterior architecture is derived from their interior design; the divided light French doors/windows, territorial trim, picket fences and blue accents on the addition. Those are found currently on San Francisco St. and are compatible and harmonious with the district. He thanked the Board for their consideration.

Mr. Perfetto provided the history they know about the property. The property when they purchased it was in foreclosure and information given them anecdotally was the house was remodeled post 2000, prior to 2012. A black and white photograph they saw of the house was a brick house with a metal porch and wrought iron railings. That was what the house looked like until remodeled. He said he hoped that provided answers to the historic questions.

Chair Rios asked the existing and proposed interior ceiling heights.

Mr. Perfetto explained the proposed ceiling interior is 11 feet and the existing structure ceiling slopes from 8 to 9 feet. They wanted a taller ceiling to create an airiness and they want transom windows. The house is very small, and they are just trying to give themselves a little more room. The new space will have a living room and eat in kitchen. He explained how they propose to reconfigure the current house. The new entry will be on the west side.

Chair Rios asked if the coyote fence will remain.

Mr. Perfetto said that will be eliminated. There is a wall at the sidewalk that will be maintained but the coyote fence will be removed and replaced with a 4-foot wall. That will allow them to see the character of the house. When they relocated the entry, that

made them reorient the entry from the parking spaces and the reason for the gate design. That gives a view down the side of the house into the new entry.

Chair Rios confirmed there is no vehicular gate planned.

Member Guida suggested displaying the proposed plan for clarification.

Mr. Perfetto noted he did color illustrations for all four sides.

Ms. Bordegaray offered to pull them up. She thought the applicant was including the illustrations in their presentation.

Chair Rios asked for more information on the blue accents.

Mr. Perfetto said the entry door and surround are proposed as blue. They also propose under the portal and the new French doors and new windows be blue. He noted that Sierra Pacific calls the dark blue color "Black Sable".

Ms. Bordegaray showed the color slides.

Mr. Perfetto pointed out where the blue accents would be. The Cottonwood color is for the entire house and similar to other colors but slightly warmer and less gray. They tried to color match an historic building in the Railyard with white territorial trim and white V-grooves. The V-grooved garage doors inspired the V-grooved gates and paneling on the east elevation between the windows.

Chair Rios asked the height on the San Francisco west elevation because it looks higher than two feet.

Mr. Perfetto noted the plans show the new addition at 14'4" but he did not see the height of the house. The building is halfway back on the property.

Chair Rios said the proposed 500 square foot addition is quite a way back from the street. She asked to confirm Ms. Bordegaray thought it had no impact.

Ms. Bordegaray said she thought there was minimal impact because it is set further back.

Vice Chair Katz asked the relationship of this house and the house immediately to the east.

Ms. Bordegaray explained the house is a twin with one easement down the middle. They are exactly the same and both were significantly altered.

Mr. Perfetto said the architect texted him that the existing house is 9 feet tall.

Vice Chair Katz said this will be five feet taller. He said he noticed the neighboring house has an addition and is only about a foot taller. His understanding was the proposed height would be two feet taller not 5 feet. He said it is overwhelming and he was concerned about the historic status. He said the house is currently stucco instead of brick, but they do not know what else has been changed. He said he would not be comfortable without a status review and was not happy with the ceiling height.

Member Guida said first, he commended the applicants for the quality of the presentations and the drawings, architectural and the color renderings. He thought it unfortunate that staff presents the projects. The information is in the packet. He advocates for applicants to present their own work. Everything in the packet was great and the project is well-conceived in historic context and the building and its preservation. The project provides relief and the property edge, and the new wall is set back close to the house, forming a new entry on the side. The Board's concerns regarding color, wood detailing or the building height are in scale with the front house, and sensitive. Regarding harmony, there are no strict standards for the buildings to be articulated in a Spanish Pueblo Revival or Territorial style. The ordinance guidelines in fact, articulate harmony and allows unusual things. He would argue the tall edition on the back of the house is in keeping with this District and conservative in that context. The Board should not judge the project according to East side guidelines and should look at the context of this neighborhood. He said overall this is a great project and does not overwhelm the existing house, and he supports it.

PUBLIC HEARING

Quinn Simons, 286 Los Pinos was sworn. He said he is the attorney of record representing the neighbors to the east, Loretta and Mark Romero. He wanted to comment on the proposed addition. He referred to a slide showing the subdivision plat of the property, he agrees the structures appear similar. The property was subdivided with a ten-foot easement between the two properties for access to parking and to provide parking at the north end of the easement for 551 W. San Francisco St. The property currently is used with three parking places behind this residence. The actual width of the driveway between the two structures is about 9 ½ feet and is an extremely narrow alley. His clients are concerned about impact of the addition on the existing easement and the access.

Mr. Simons said he had an earlier slide where the applicants proposed an entrance on the east side of their addition. That appears to have been modified to access on the west side, which makes more sense. Looking at the slides of the east elevations seem to further encroach on that easement. Also, his clients are concerned about the wood siding as well as the casement windows. His clients are concerned about the access to

get back there because of the narrow alleyway, and the emergency access. They have concerns about parking, setback and lighting concerns because it is unclear how the neighboring property will be impacted.

Chair Rios asked if Mr. Simons is indicating that the proposed addition will encroach on the easement.

Mr. Simons said it was hard to tell from the slides. The existing building is directly against the easement and the property line and there is no set back. He did not think it possible to get closer to the property line on the east addition, without encroaching on his client's property to the east. He noted there appears to be a small wall built on the east elevation.

Member Guida asked to see the existing and the proposed floor plans.

Vice Chair Katz said he could see a wall and the doors open into the easement.

Mr. Simons said he could not see the property line on that floor plan.

Member Guida indicated where the property line could be seen.

Member Biedscheid added that the site plan shows both the property line and easements.

Mr. Simons said the site plan does not show the proximity to the property to the east and as proposed, decreases the clearance in the driveway to about 9 feet.

Mr. Perfetto explained that is an access and utility easement, not a driveway. This casita and the house to the east were one property and was split down the middle. At that time, the property line was 4 to 6 inches to the east of his house. The east wall is just a few inches off the property line and their addition meets all guidelines of a five-foot set back. The proposed walls and gates will be built on their property and the gates are allowable because this is an access/utility easement. They expect to use the gates without any vehicle impediment. He thought the Romero's might be confused on their ability to use that space. But his understanding is as a utility easement, it must be clear and enable him access to his property.

Chair Rios asked to confirm the Romero's also have parking in the back.

Mr. Perfetto said that is a misconception. The Romero's use the back of the easement as a parking space, but it is not meant as parking. Because currently he can get to his property through the back, two cars can still park in the back of their house where this addition is proposed. The Romero's can also park there, and they understand

the Romero's concern of not being able to park there. But it is not a parking space, it is a utility/access easement.

Chair Rios asked where the Romero's currently park.

Mr. Imbault said they understand that the Romero's do not live on the property and are absentee landlords and use it as a short-term rental. When they have tenants their guests park in front of the house and also use the easement as a parking stall. He said they currently use their backyard to back up.

Mr. Simons said that is correct, it is an access and utility easement between the two properties. He understands there is parking in front of his client's house for one car and that they have always used the end of the easement as another parking space. There is a sign denoting that as a parking space and traditionally that was the use. He was not able to understand from the floor plan how the additional parking behind the addition will be handled.

Chair Rios asked staff for guidance on whether the Board should tread into this area.

Ms. Piccarello said parking is reviewed by Planning and is not in the scope of the Board.

Chair Rios apologized to Mr. Simons. She said the Board does not have purview over parking and zoning and that is handled by other City departments.

PUBLIC HEARING CONTINUED

Stefanie Beninato, PO Box 1601, was sworn. She agreed there are height concerns and this would be quite a difference. She thought the paneling was not typical for the district and there should be a status review. She said there does not seem to be a lot of change other than the stucco. She thought there appeared to be a skylight on the first floor in one drawing. She wondered about lot coverage because she understands this area needs a lot of open space, and parking is not supposed to be part of that.

John Eddy, #14 Avenida Campo Verde, Santa Fe, was sworn. He said the project is overly ambitious for the site. He asked if there are height calculations for this neighborhood; he thought a five-foot entry to the addition overwhelms the original structure. Mr. Eddy said looking at the east elevation, you could see that. The five-foot additional height for the ceiling drives the height. Also, when comparing the floor plan with the site plan, there is a five-foot setback. The masonry structures for the gates encroach onto that setback and should be addressed.

Chair Rios recognized Ju Tan who wanted to comment. He was not able to connect.

Mr. Perfetto said Mr. Tan texted and reminded him that there are two parking spaces proposed in front of the house, and approval from Zoning was received on their parking spaces and their open space.

Chair Rios asked how far back the proposed addition started from the street.

Mr. Perfetto did not know.

Member Guida said he guessed it at least 46 feet and probably more. He responded to Mr. Eddy's comments that gates and walls are not subject to building setbacks. He offered to make a motion.

Member Bienvenu said he appreciated the clarification on colors and was not particularly disturbed on the color of the stucco in this district. But he did not want to get sideways with what would be addressed later. He asked the applicant if the application were to be denied based on height, if a reduction to the height of the addition would be considered.

Mr. Perfetto said they might consider a small reduction in the height, but the height was to try to accommodate a standard height door with transom, and a ceiling with latillas and steel is planned. Aesthetically they want a clean white wall above the transom windows and below the architecture of the ceiling. A sense of openness is important because the space is so small. They are open to a recommendation on the height.

Member Bienvenu said he appreciated the clarification. He said he was not personally concerned but thought it worth considering for approval. He was also concerned about the historic status, but there is no evidence, and this has changed so dramatically since the 2000s he thought there is no possibility.

Vice Chair Katz was troubled with the height in the back. He appreciated the owners desire to have the doors with transoms. But they are building something so much taller with no consideration of how that blocks the light of their neighbor on the east. He would not be happy with 12'4" but could accept that. Vice Chair Katz said he cannot accept the current proposal.

Chair Rios asked if a reduction to 12 feet would be too much.

Mr. Perfetto said it is too much. He reminded them that all of the houses around are taller than their house. He said he was confused why 14'4" is appropriate as a guideline. Having to reduce the height that much seemed egregious.

Chair Rios asked if 14'4" is the maximum height allowable.

Ms. Bordegaray said that was correct; it is not an average.

Member Biedscheid said the Board is objecting to the disparity in height from the original building to the proposed building. The applicant has proposed what the Board advocates for in preservation. This leaves the original house as is and maintains the cottage in harmony with the streetscape. She said it is commendable that they are removing the coyote fence and adding a low wall so the structure can be seen. They also are not adding a vehicle gate at the street that would block the view of the house. She thought the resulting lot coverage very similar to their neighbors. She did not think that overwhelmed the lot. She supported the project.

BOARD DISCUSSION

MOTION: In 2021-004529-HDRB, 553 West San Francisco St., Member Guida moved to approve the project as submitted and finds that all of the district standards have been met. Member Biedscheid seconded the motion.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Bienvenu, and Guida voting in favor and Vice Chair Katz voting against.

2. **2021-004530-HDRB. 115 Camino Escondido.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Brian and Helen Heekin, owners, proposes remodel and window and door alterations on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

115 Camino Escondido is a single story adobe and frame Spanish Pueblo Revival Style building designated contributing to the Downtown and Eastside Historic District. It was constructed in the early 1940s and altered significantly through the 1950s, 70s, 80s, and 2000s. Its flat parapet conceals a roofline which is combined flat and shed; windows are modern undivided large-lite clad casement units. There is a clerestory addition with fixed large-lite units over what was the original northern area of the house. The building sits at the rear of a 4-unit condominium complex and is separated from the parking area by a 6' stucco yard wall. A modern woodshed is attached to the structure at its southeast corner.

1. On the east elevation the applicant proposes to remodel the kitchen by replacing the existing full-height modern undivided large-lite clad casement windows with half height windows. The windows are under a portal.

2. On the northern elevation the applicant proposes to move the kitchen's north wall 4' north to enclose the overhang in line with the existing parapet on the north elevation. The east end window will be removed. West end windows will be replaced with new divided lite sliding doors.

The stucco will be patched and color-coated to match the existing. The exterior light fixtures shall be shielded for night sky. Both decorative metal and ceramic fixtures are proposed.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios confirmed the work proposed was not on primary facades.

Vice Chair Katz asked if there *were* primary facades.

Ms. Bordegaray said the primary facade is the front of the house.

Chair Rios asked where the house is located, which is quite far from the road.

Ms. Bordegaray displayed the site map and noted the location.

APPLICANT'S PRESENTATION

Gayla Bechtol, 320 Aztec Street was sworn in. She said Ms. Bordegaray did a good job of describing what will be done. They will not touch the portal, or primary façade and they had a variance in 2005 for part of that. Now they are doing a kitchen.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she supports the changes. She understood this will not be on a primary façade and material will be used to make the room more functional.

BOARD DISCUSSION

MOTION: In 2021-004530-HDRB,115 Camino Escondido, Member Guida moved to approve as submitted. Member Bienvenu seconded the motion.

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

I. DISCUSSION ITEMS

Informal Presentation:

- Introduction: Role of HDRB Adopted Guidelines with review Walls and Fence Guidelines (Adopted by HDRB 1999); (Carly Piccarello)
- Stucco – Material Types, Colors, Textures in the Historic Districts; (Mara Saxter, Preservation Specialist, Historic Santa Fe Foundation)
- Window Repair and Replacement Presentation; (Mara Saxter, Preservation Specialist, Historic Santa Fe Foundation)

Ms. Piccarello explained certified local governments must hold informational sessions for the public. Room was added in the schedule last year for this. The Board has operated with unofficial stucco guidelines. She wanted to review the guidelines and get them adopted. She would have the Board comment on the guidelines and prepare a final draft for adoption.

She displayed the Wall and Fence Guidelines adopted by the Board in 1999. The guidelines are an addition to Code and should not conflict and will enable applicants to tailor their applications before submitting them to staff. Generally, the idea is to make it easier for applicants to apply and have fewer questions. She noted that the guidelines are for all Historic Districts. The Board may want to develop specific district guidelines in the future.

Member Guida asked if what she displayed are examples.

Ms. Piccarello said they are examples of what has been passed by the Board. New Business has some drafts for comment that will be incorporated before adoption. The City currently does not have a similar document on stucco colors.

Chair Rios said to her, guidelines are to guide them through the process.

Member Bienvenu thought everyone agreed that the ordinance should be amended, but it is an extraordinary undertaking. That process would be difficult and involve a tremendous amount of public input. The Governing Body may direct them to undertake that at some point. In the meantime, the guidelines are helpful. He asked if the public could access the document.

Ms. Piccarello said the public does not have access. The website has been reformatted recently and there will be a resources page. She ran into a file size limit when

trying to upload the handbook for Historic. She will need to find a way to make it smaller and she is working on pamphlets.

She noted the importance of Chair Rios' point on guidelines, the guidelines are reference.

Attorney Ruybalid said if applicants have more information before coming before the Board, more projects will comply with the design criteria.

Chair Rios agreed the more information supplied, the more helpful for everyone.

Chair Rios recognized Gary Moquino, Historic Inspector.

Mr. Moquino said decisions by the Board on walls and fences should be made as a condition. They should include colors and heights and consider the visibility triangles.

PUBLIC COMMENTS

Ms. Beninato agreed anything that could be on the website would be helpful. She often cannot find what she is looking for so the easier and more interconnected, the more it will be helpful.

Ms. Piccarello noted that Ms. Bordegaray had drafted the Wall and Fence guidelines.

She introduced Mara Saxter, Preservation Specialist with the Historic Santa Fe Foundation for presentations on stucco and window repair and replacement.

Ms. Saxter explained the Foundation is a local nonprofit. Their mission is to preserve, protect and promote historical properties and the cultural heritage of the Santa Fe area and educate the public. Her role is a combination of hands-on work and managing workshops and internships and the easement programs.

Ms. Saxter presented a slide presentation on stucco explaining its makeup, most commonly of cement, the application over a metal lathe of different layers with the final coat the tinted color. Synthetic stucco was explained in its makeup and application. Both cement and elastomeric are similar materials and better to use what was previously used when repairing. The varied texture applications, most simply done with a trowel, and repairs, were covered. Projects showing stucco work, repairs and damaged adobe were shown.

Ms. Saxter addressed Chair Rios' questions: she explained that the smooth finish is more prone to surface cracking than a sand finish. Also, she believes synthetic stucco has improved since the 90s. She responded to Chair Rios' question on planting next to an adobe wall, that it probably depends on the plant. It does not have to be a problem if

the plant does not require a lot of water. They should watch for pooling at the base which can undermine the adobe.

Vice Chair Katz asked when cementitious stucco was first used and was told it was around 1930s.

Member Biedscheid asked Ms. Saxter to comment on time periods associated with different textures, like brocade; and what the process is to restore buildings with synthetic stucco.

Ms. Saxter explained that synthetic stucco has been used throughout the 1950s and 60s, or earlier. Usually, the removal of synthetic stucco requires cutting down to the earlier substrate. Putting stucco over a building that is painted is a problem and better to remove the paint for longevity.

Member Guida said he appreciated the presentation and the discussion on authenticity resonated with him. He said as they move forward, they should accept appropriate substitutes. It is not as black-and-white as building codes get tighter. There are ways a cementitious stucco can be attached over a continuous externally applied application.

PUBLIC COMMENT

Stefani Beninato asked if it is possible to tell which mason did the stucco by the pattern. She asked about waterproof paper between adobe, cementitious stucco or elastomeric.

Ms. Saxter said she did not know much about identifying the mason, but that would be an interesting study. Regarding waterproof layer, the entrance to El Zaguán has had a continuous problem with various types of plaster. Different repairs have been done but fail. She has reservations about using a membrane because it attracts water under it. It is better when the water can escape. That section of the entrance is now a mud plaster and has to be redone every year. The front is a lime plaster which is another material to consider.

Chair Rios said regarding texture, she often sees them used in vernacular architecture.

Ms. Saxter started her presentation on windows, describing the styles of windows and their characteristics. Wood windows were traditional for most windows and steel windows became popular after World War I. Vinyl or fiberglass windows were invented in the 50s in response to a cheaper more accessible alternative. Metal/vinyl clad wood was introduced in the 60s for protection. Casements were seen until the 19th century and double hung became common in the mid-20th century. There was a big shift in vinyl after

World War II. Historic wood windows have been proven to last 100 to 200 or more years with maintenance. Replacing old windows starts a cycle of waste with materials going into landfills because most are not recyclable. The energy loss through a window is about 15-20% and does not improve a huge amount when replaced with multiple panes. The sash and closing the gaps is because the homeowner wants to feel warmer. That can be addressed in older windows without total replacement. Homeowners are able to do a lot of the repair and replacement of older windows, because much of the damage is surface level. You often have to replace the entire window if a vinyl window has to be replaced. A wood window can be repaired easily and there are materials to make windows more energy efficient and close gaps. Storm windows are a newer option and can be put in as an extra barrier without visual interruption or removed. She feels there is rarely a reason to replace a window made before 1950 unless completely unsalvageable. They can be repaired endlessly. She said she recommends Window Preservation Alliance as a resource, which is where most of her information came from.

Chair Rios thanked Ms. Saxter. She asked her to comment on the debate of the cost of replacement versus repairing old windows.

Ms. Saxter said an issue with repair is the Santa Fe lacks people who specialize in old window restoration. She has been educating people on how to repair the windows themselves. The restoration of an older window does not need to be more costly than a replacement. Most are a few hundred dollars if the repair is not intense.

Chair Rios noted that Board Member Larson has echoed many of the comments Ms. Saxter made in her presentation.

Mr. Schwab said three questions came to mind: 1) wood warping and the degree that can be corrected; 2) removing paint from windows that were painted shut; and 3) if it is possible that steel casement windows can be repaired.

Ms. Saxter said warping is tricky to repair. She explained the process and added a preventative measure is keeping a coat of paint on top of the window. Windows that have been painted shut are relatively easy to fix. The repair is best done if the window is removed but the paint can just be cut. She noted the integrity of a window that is painted shut is not damaged. The steel windows require a different skillset than wood but are very repairable and durable and last a long time.

Mr. Schwab said there are a fair number of steel windows dating to the 1950s or 60s. There does not seem to be expertise locally to repair them. He said we frequently allow replacement because of the difficulty of having to repair.

Ms. Saxter agreed it is possible to repair them but there is the extra burden to find a qualified craftsman locally.

Mr. Schwab said it would help to have a contact for someone who repairs steel.

Ms. Saxton said she would be happy to pull contacts together.

PUBLIC COMMENT

John Eddy thanked staff for inviting Ms. Saxter. He shared a couple of stories about the ethics of preservation and the benefits. He said only pieces of rot should be removed, and there are some windows that cannot be saved. Many vernacular foundations are rock, not concrete. The amount of shifting in the substrate often pulls windows out of square, and the windows should not be overly squared up when repaired.

Chris Tsay asked for an opinion on replacing wood windows installed in the 70s.

Ms. Saxter said the windows may be repairable for a number of cycles. If at a point where not repairable she suggests salvaging the windows. She said a lot can be done on the newer wood windows.

Mr. Tsay asked how they deal with the intersection of old windows and modern egress standards.

Ms. Piccarello said it would depend. First, they look at the status of the structure and whether there is an alternate egress. If permitted, that allows them to look at egress first, then an alternative. After which they then look at the specific site and location of the window. They try to avoid changing historic material.

Mr. Tsay said like most things, it is application specific.

Chair Rios added it is case-by-case and they do try hard to keep the historic as is. She noted an argument again presented on the Manderfield School remodel and the Board *allowed* the applicant to replace all of the windows in kind. They try to get as close to the historic as possible. But there is a difference between the wood of old, and the wood manufactured now.

Member Bienvenu said since he has been in Santa Fe the steel framed windows is an area used as an example to require people to keep them rather than replace them with modern glass that claims to be more energy efficient. She addressed with respect to the wood frame, that there is not that much difference. He asked if the same is true for the steel windows.

Ms. Saxter said there is not as much data with steel framed windows, as with wood. Steel windows in good repair are definitely colder than wood windows because of the material and heat transfer. It is not as much about the glass as it is the material.

Member Bienvenu asked if she advocates in favor of wood windows and what her opinions are on true divided lights versus faux divided lights.

Ms. Saxter said she does advocate for wood and storm windows also should be considered. She personally had an issue with the faux divided lights because they stand out versus a true divided light, and the light bounces off the panes differently. The integrity and honesty of the faux material undermines the truly historic aspects of the City.

John Eddy said the modern construction of the County Court House on Catron is an example of fake divided light and it is egregious. He asked if the Rios family still has a salvage yard. He was told they do.

H. NEW BUSINESS

1. **Stucco Guidelines.** Staff is requesting HDRB review of and comment on guidance document for stucco color, texture, materials and where acceptable in the Historic Districts for future adoption. (Carly Piccarello,)

Ms. Piccarello explained the varieties of stucco and textures, the materials and the applications that are important. Color is a factor in historic districts, and they want to develop a document that acknowledges the textures, outlines the materials and is clear that synthetic stucco is permissible on noncontributing and new construction. The document should not conflict with other parts of the Code.

She said the Board has been operating on a document that highlights colors. A question is whether to specify just the Downtown and Eastside districts, or if the colors will be for all districts. If colors are for all the historic districts, they will need more time to study.

Ms. Piccarello said this is for discussion, but to keep in mind this should make things easier and quicker for applicants.

Chair Rios said that she preferred seeing the colors in person because they do not know how true the colors are on the chart.

Ms. Piccarello said colors can be slightly different. These are the general color guidelines because depending on where the color was mined, it can change.

Chair Rios said she thinks of the eastside having earth tones, but earth tones can be different colors. She said we do a disservice to the Westside district. The houses were painted different colors, pink, yellow and orange. Now, the Westside Historic District is trying to replicate the Eastside Historic District.

Mr. Moquino said he noticed that on the lists of colors, the Stowe colors had different names. He suggested having a list of Stowe colors as well. He said he found it difficult when he did not know which colors had been approved. That can change with the leaders and the colors should be consistent.

Member Biedscheid suggested the final draft have guidance on the original color to the house. There have been times when multiple buildings on the property have different stucco colors.

Member Bienvenu said he wondered if the color on the 35 E. Alameda project had been approved as an exception or found to be acceptable.

Ms. Piccarello said she asked the same question. The color swatch and the actual product supplied were visually different and had been approved by staff.

Member Bienvenu asked to clarify with Mr. Moquino the inspection process. He assumes the inspection ensures compliance with the conditions of approval.

Mr. Moquino said that is done at the final inspection, but sometimes the final color is not there, and he approves it. That comes down to the case planner ensuring the request letter is there. With that he will be sure the color matches. And administrative approvals do not require a permit and therefore are not tracked. That makes it difficult to do an inspection.

Member Bienvenu asked if there should be a policy to address the radius on corners for consistency.

Mr. Moquino said sometimes that is mentioned in the conditions, but rarely. He does not look for something if the case planner failed to finalize the conditions in the letter.

Chair Rios said the Board should be more specific.

Member Bienvenu asked Ms. Piccarello's view on whether the Board should have policy guidelines, or should they address every inspection in the application.

Ms. Piccarello said it depends on the application. Architects will put the radius in the drawings and sometimes that is a requirement by the Board. She asked if the Board wanted guidelines of where and when to require policy.

Member Bienvenu said he thought radius should be required and inspected in every case. It is called out to some extent on the drawing. The Board should decide if those should be more specific. He was not certain the inspector has that information and if not called out, may not look for it.

Ms. Piccarello said if the corners are to be rounded, that should be in the drawings. If it is a Board requirement but is not evident, it would be good to specify. On a new build, depending on location, etc., it is questionable. That should be case by case.

Member Bienvenu said if case by case and deemed important, should the Board call out a specific radius.

Mr. Moquino explained as long as it is rounded over, the radius does not have to be specified and he will look for rounded corners.

Member Guida said he favors the case by case approach, for new buildings and additions. That highlights how important the application drawings are and clearly communicating the intent. As a fundamental design detail that varies, a hard and fast rule would be difficult.

Attorney Ruybalid asked if there is a reference for industry standards by name.

Mr. Moquino said contractors know rounded corners by "bullnose."

Ms. Piccarello said the intent for rounded versus square corners could be included.

PUBLIC COMMENT

John Eddy suggested linking the style of the corner to the style of the builder.

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, January 25, 2022

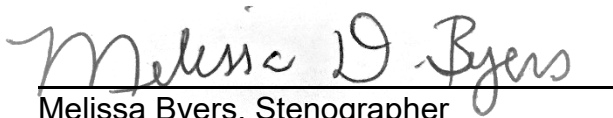
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 9:27 pm.,

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

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

Case # 2021-004529-HDRB

Address – 553 W. San Francisco

Agent’s Name – Ju Tan

Owner/Applicant’s Name – Claude Imbault and Stephen Perfetto

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 11, 2022.

BACKGROUND

553 W. San Francisco St. is a non-contributing Spanish-Pueblo Revival Style building located in the Westside-Guadalupe Historic District.

1. The applicant proposed to add 500 sq.ft. to the north elevation. Its height is 14’-4”, about 2’ above the existing building. It is within the maximum allowable height in this streetscape (14’-4”). On its west elevation, the addition will have three sets of divided lite windows with Territorial-style wooden pediments. A new divided lite wooden door and small divided lite window surrounded by a 1½” brick mold and concrete sloping sills will be added to the south of the windows, creating a new house entry. An outdoor fireplace is proposed for the exterior northeast corner of the building. The east elevation features two of the same double divided lite windows.
2. The applicant proposed to add a new entry gate on the south elevation to the west of the existing entrance to the house. The new entry gate will be wooden, flanked by pilasters and a carved wooden overhang. This gate entrance leads to the path to the new house entry door on the west elevation.
3. The applicant also proposes to add two new wooden gates to the east elevation.

Stucco will be El Rey’s Cottonwood. The house’s color palette includes whites (under portal and for window and door pediments), “Black Sable” for windows and door trim, and soft browns for the corbels and beams. Proposed light fixtures are blue warehouse “goosenecks”

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet underlying zoning standards, as set forth in the Santa Fe City Code (“SFCC”).
3. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe Land

Development Code requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.

4. Historic Preservation Division Staff Recommendation: Staff recommended approval of the Application as submitted with the condition that all exterior lighting be New Mexico Night Sky-compliant.
5. The project is subject to requirements of the following sections of the SFCC:
 - Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure); and
 - Section 14-5.2(D) General Design Standards.
6. The property is located in Westside-Guadalupe Historic District and subject to SFCC Section 14-5.2(I).
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Application, and provided in testimony and evidence at the hearing, establishes that all applicable requirements for Board review have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application as recommended by staff.

IT IS SO ORDERED ON THIS 25th DAY OF JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004530- HDRB

Address -- 115 Camino Escondido

Agent's Name – Gayla Bechtol

Owner's Name – Brian and Helen Heekin

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 11, 2022.

BACKGROUND

115 Camino Escondido is a single-story adobe and frame Spanish Pueblo Revival Style building designated contributing to the Downtown and Eastside Historic District. It was constructed in the early 1940s and altered significantly through the 1950s, 70s, 80s and 2000s. Its flat parapet conceals a roofline which is combined flat and shed; windows are modern undivided large-lite, clad casement units. There is a clerestory addition with fixed large-lite units over what was the original northern area of the house. The building sits at the rear of a 4-unit condominium complex and is separated from the parking area by a 6' stucco yard wall. A modern wood shed is attached to the structure at its southeast corner.

1. On the south courtyard elevation the applicant proposes to remodel the kitchen by replacing the existing full-height modern undivided large-lite, clad casement windows with half-height windows. The windows are under a portal.
2. On the northern elevation the applicant proposes to move the kitchen's north wall 4' north to enclose the overhang in line with the existing parapet on the north elevation. The east-end window will be removed. West-end windows will be replaced with new divided-lite sliding doors.

The stucco will be patched and color-coded to match the existing. The exterior light fixtures shall be shielded for night sky. Both decorative metal and ceramic fixtures are proposed.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D), the General Design Standards for all Historic Districts; and 14-5.2(E) Downtown and Eastside Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E)
5. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
6. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
8. The west façade on this contributing building has been designated the primary façade, and the alterations/additions approved for this structure are for the non-primary north façade and a non-primary south-facing wall.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004608--HDRB

Project Description: Primary Facade Designation

Project Location(s): 964 ACEQUIA MADRE
Santa Fe, NM 87505

Contacts:

Applicant: CHRISTOPHER PURVIS

ARCHITECT@ACP-AIA.COM

222 E MARCY ST 19
SANTA FE , NM 87501

Property Owner: Wilson and Elizabeth Britton

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: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: No

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25, 2022
TO: Historic Districts Review Board Members
FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

Case # 2022-004608-HDRB

Address: 964 Acequia Madre
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

Historic Inventory Form

Façade diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Building Footprint
Study

RECOMMENDATION:

Staff recommends designating the east façade number 2 primary per 14-12 for Contributing Structures and Primary Façades.

BACKGROUND & SUMMARY:

864 Acequia Madre is a single-story 5,848 sf building contributing to the Downtown and Eastside Historic District. The house is “simplified” Spanish-Pueblo Revival style with a low transverse gable roof and white territorial wooden trim. Windows are wood double-hung surrounded by white wood trim. While its date of construction is unknown, a portion of the house is likely at least 100 years old.

The applicant provided a building footprint study by architectural historian John Murphey that determined the house’s footprint grown over the years. A photograph shows the northeast corner of the house in a 1984 historic survey without a front (north) portal and a recent image showing a wood territorial styled portal with simple brackets and posts painted white. Visual evidence also suggests changes to the front façade fenestration. Resulting from a 1994 HDRB case, a new north portal and yard wall were added. The footprint study states that the front door shifted west between 1984 and the present.

The applicant requests designation of primary façade(s) as applicable. Staff recommends façade 2 as primary because it maintains its original massing and historic windows a. Façade 1 (front) has been significantly altered by the addition of a formal portal, changing its “simplified” Spanish-Pueblo revival style to more of a Territorial Revival style, which presents as a later addition. The house entry door is not in its original opening.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <i>(Historic and/or current name for property)</i>	2 Location <i>(Address or description of location)</i>	3 Local Reference Number
	964 ACEQUIA MADRE	4 County SANTA FE

5 Property Type

Building Structure
 Site Object

6 Date of Survey
6 / 27 / 03

7 Previous Survey Date(s)
___ / ___ / 84
 No previous survey

8 Name of Project

9 U T M

Zone
 Easting
 Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 5
 Frame #: 7

11 Brief Description of the Property *(What is it?)*

SMALL HOUSE WITH CONTRASTING WHITE PORCH AND WINDOW TRIM, LOW WALL W/ STONE FOUNDATION/EDGE OF ACEQUIA CHANNEL; TIMBER BRIDGE OVER ACEQUIA. ADDITIONAL SMALL STRUCTURE ON SITE.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 Known Estimated Source: CITY DIRECTORIES

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments:

Continued on other side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



ROLL 5 # 8 NORTH

Notes: (If photo, include photo information, as in #10.)

R 5 # 8 NORTH

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

19 Is Property Endangered? Unknown No Yes How?

20 Significance to Current Community: Unknown 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 (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why?

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? SANTA FE State National

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



ROLL 5 #9 NORTH

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>Please complete HCPI FORM 1 before completing Form 2<<<<<

For HPD Office use only:

HCPI

No.

District

3

Local Reference Number

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

4 County

SANTA FE

5 Date of Survey 6-24-03

964 ACEQUIA MADRE

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Adobe | <input type="checkbox"/> Brick | <input type="checkbox"/> Composition | <input type="checkbox"/> Concrete: Block |
| <input type="checkbox"/> Concrete: Cast Stone | <input type="checkbox"/> Concrete: Poured | <input type="checkbox"/> Earth Plaster | <input type="checkbox"/> Masonry: Simulated |
| <input type="checkbox"/> Metal: Corrugated | <input type="checkbox"/> Metal: Structural Siding | <input type="checkbox"/> Metal: V-Crimp | <input type="checkbox"/> Stone: Random Ashlar |
| <input type="checkbox"/> Stone: Random Coursed | <input type="checkbox"/> Stone: River Rock | <input type="checkbox"/> Stone: Rusticated | <input type="checkbox"/> Stone: Tabular |
| <input checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Tile: Structural Clay | <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Wood: Board & Batton |
| <input type="checkbox"/> Wood: Horizontal Siding | <input type="checkbox"/> Wood: Jacal | <input type="checkbox"/> Wood: Log | <input type="checkbox"/> Wood: Shingle |
| <input type="checkbox"/> Wood: Tongue & Groove | <input type="checkbox"/> Other: _____ | | |

Notes:

7 Number of Stories Not Applicable

Number: 1 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugated Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta Wood: Shingle

Other: _____

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	1/1	3
FIXED	WOOD	PAIR 3LTS/1	3
	WOOD	SINGLE LIGHT	2

Notes:

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number
1 LEAF	PANEL	WOOD.	1

Notes:

12 Chimneys (Describe whether interior or exterior and material)

13 Porches Not Applicable

Type: Entry Partial-Width Full-Width Wrap

14 Other Significant Features

SIMPLE BRACKETS AT PORCH POSTS
VERY SHALLOW PITCH OF ROOF CONTINUOUS AT PORCH

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ Date: _____ Known Estimated Source: _____

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- Not Applicable
- Art Deco/Streamline Moderne
- Gothic Revival
- Mission Revival
- Pueblo
- ^{SIMPLIFIED} Spanish-Pueblo Revival
- Bungalow/Craftsman
- International
- Neo-Classical
- Queen Anne
- Territorial
- Colonial Revival
- Italianate
- Northern New Mexico
- Ranch
- Territorial Revival
- Folk Victorian
- Mediterranean
- Prairie
- Spanish-Colonial
- Tudor Revival
- Notes: Other: _____

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

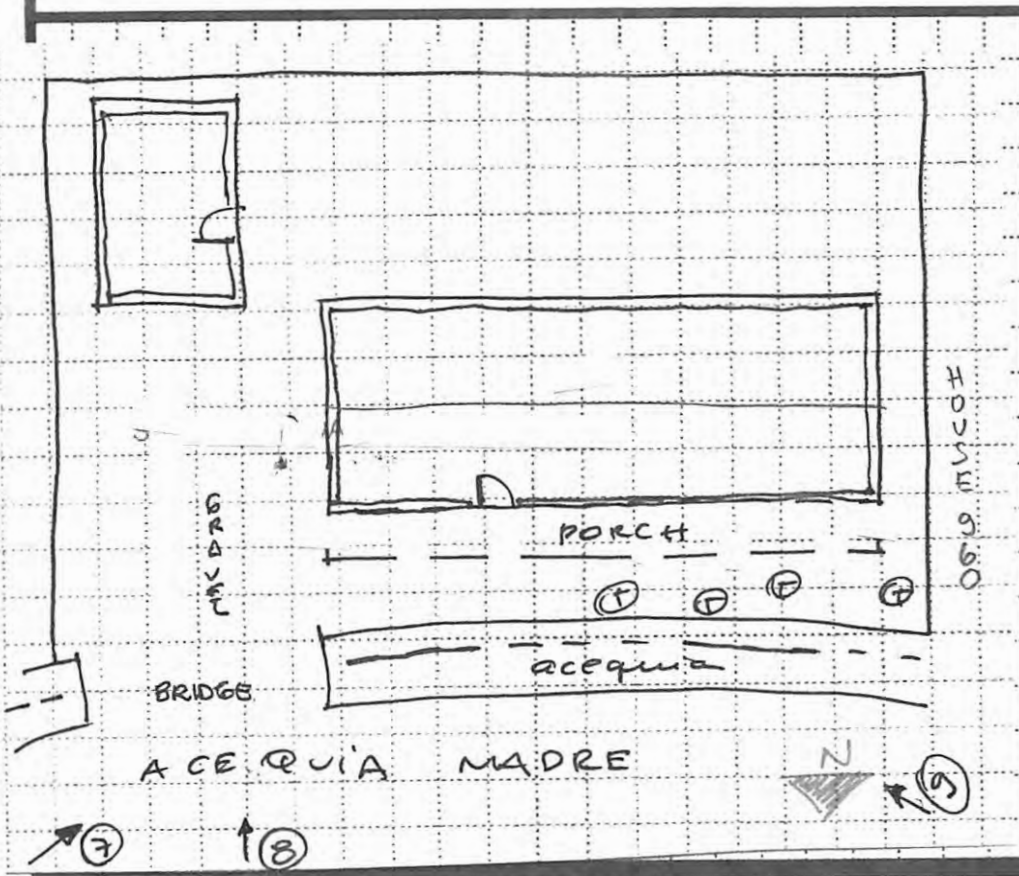
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

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

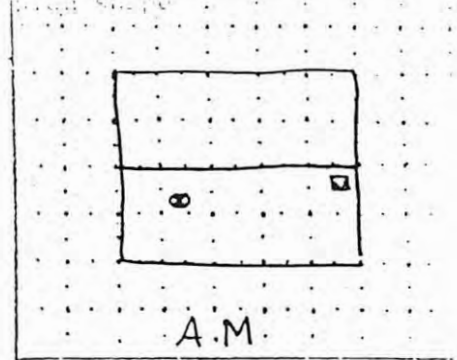
Notes:

LEGEND	
(T)	TREE
G	GATE
—	YARD WALL
==	BUILDING WALL
⌋	DOOR
↗	PHOTO LOCATION
③	
▲	NORTH ARROW

building threatened by 15-XI-84 by 13 county Santa Fe file no. 051611500
 map sheet number SFMD-6-1500 U.S. reference zoning 12 13 location northern

last name description 964 Acquia Madre city/town Santa Fe
 land grant/reservation

legal description 18 | 23 18 | 23



date of construction 1929-34 estimate c. 1932
 source BD City Directory

use
 present residential
 other
 historic residential
 other

condition
 excellent good
 fair deteriorated

degree of remodeling
 minor moderate no
 describe:

style NM Vernacular

foundation material NV
 wall material/surface Adobe Stucco

architectural features
 Roof - transverse gable. Template. Fascia.
Cutter w/ downspout. 1 w/sgy flue 1 w/1 flue
 Windows - 3/4 dbl. Bullnose

Door - 1 lite w/ panel w screen door

surroundings Res
 relationship to current similar not at all

historic potential
 yes no

significance
 eligible of no
 if eligible, interest Contrib.

associated buildings?
 what type? Shed
 if inventoried, list ID no.
 see back? yes

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Friday, November 5, 2021

RE: 964 Acequia Madre
Enclosed (1) 24"x36"
and (1) 11"x17" copies
A-1 Site & Floor Plans Existing 11/4/21
Photographs of elevations
Letter from John Murphy

Dear Angela Bordegaray and
Members of the Historic Districts Review Board

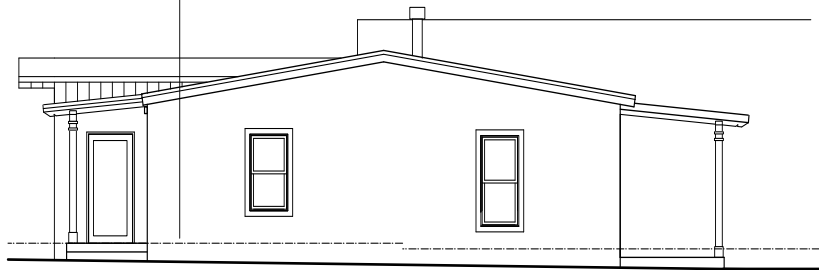
This contributing house built at least 100 years ago . See attached HCPI form and letter from John Murphey.

The buildings are contributing so we ask that you designate the designate primary elevations

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.



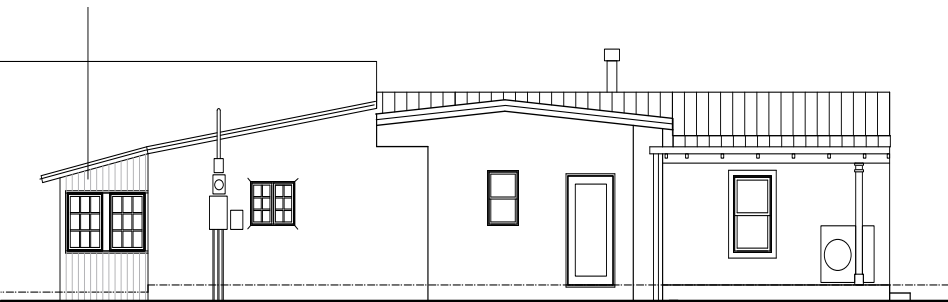
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



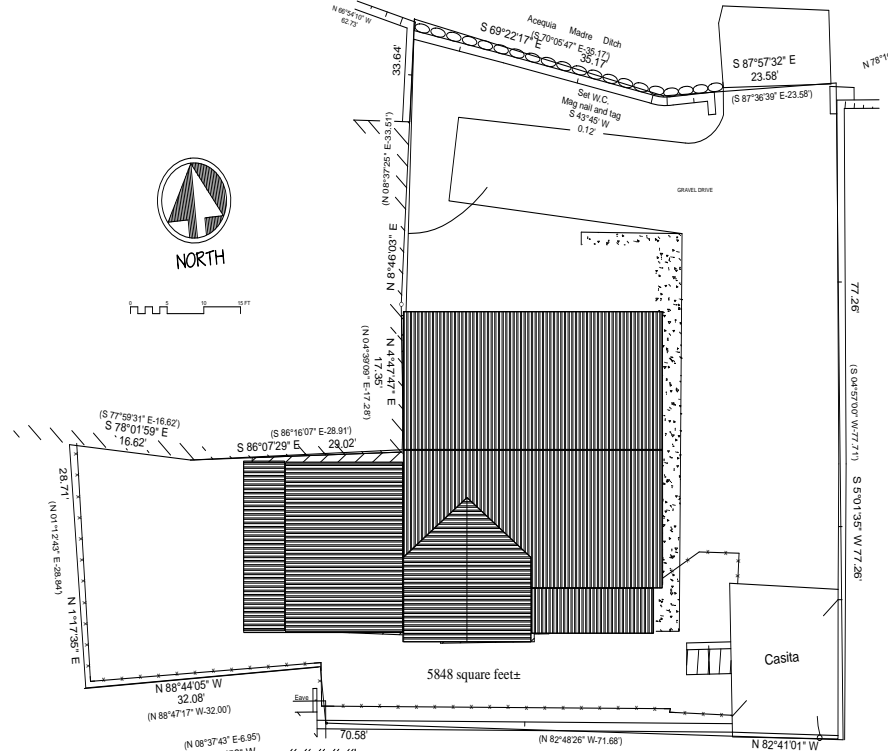
2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



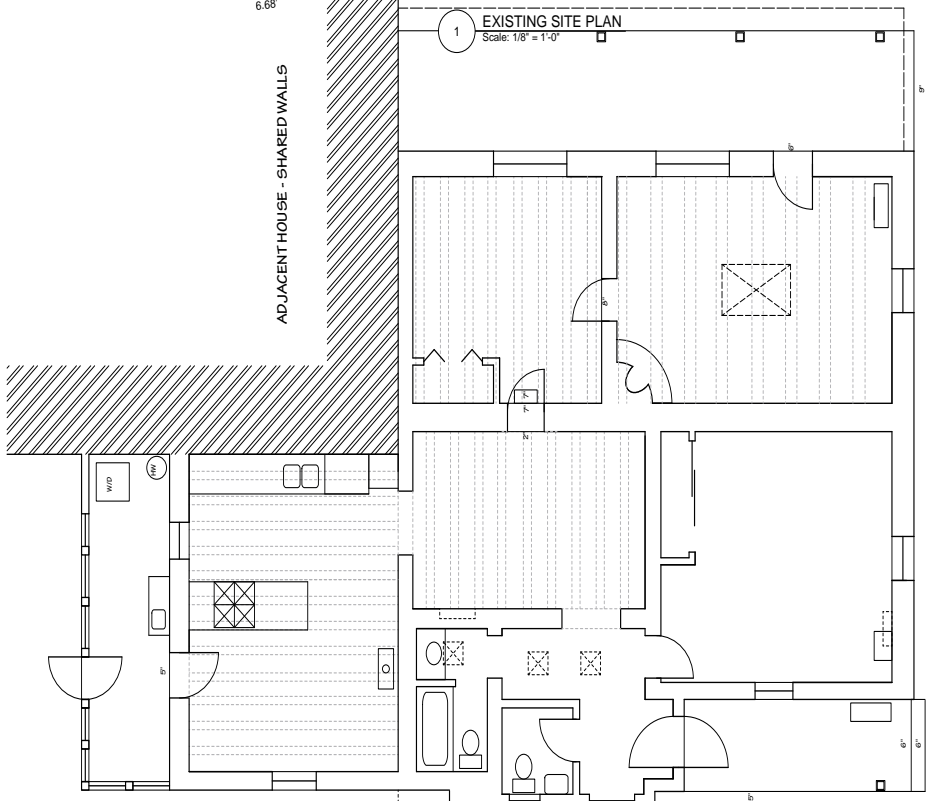
2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



A. CHRISTOPHER PURVIS
518 Old Santa Fe Trail SE PMB 373
Santa Fe, New Mexico 87505 Tel: 505 982 5461
E-Mail: Architect@ACP-ART.com

WILSON REMODEL
964 ACEQUIA MADRE
SANTA FE, NEW MEXICO

6/22/2021
A-5
JOB NO. 4142

ARCHITECTURAL History Services

John W. Murphey
Architectural Historian
SANTA FE + SAN FRANCISCO
John@archhistoryservices.com

November 8, 2021

Wilson and Elizabeth Britton
964 Acequia Madre
Santa Fe, NM 87505

RE: 964 Acequia Madre - Footprint Study: Residence (PN#10175616)

Dear Wilson and Elizabeth:

As requested, I analyzed the development of your residence at 964 Acequia Madre in regard to its footprint. This analysis was conducted, as I understand it, to inform preliminary planning for a future renovation project. Through research, which included aerial photographs, city directories, newspaper accounts, and property records, I determined the house's footprint has experienced growth over the years and recently has had a new front (north) porch added. Visual evidence also suggests changes to the front façade fenestration.

Administrative Background

The house is a Contributing Structure to the City of Santa Fe Downtown and Eastside Historic District. It is also a contributor to the National Register-listed Santa Fe Historic District (SRCP# 260). It has been surveyed twice: first in 1984, in a reconnaissance manner using a Historic Building Inventory, and in 2003, more thoroughly with a Historic Cultural Properties Inventory. The 1984 survey photograph is critical to understanding the evolution of the north façade (Figure 1). The house has been subject to at least five Historic District Review Board cases, dating between 1992 and 2005.

Brief Historical Background

While its date of construction is unknown, a portion of the house is likely at least 100 years old. Historically it ties to the Barbero family. From roughly the 1920s to the 1960s, it was occupied by Miguel G. Barbero (1895-1965), a former sheepherder and later plasterer, his wife Isabel E. Barbero (1897-1990), and five children.¹ The house remained in family ownership until the 1970s. Identified initially with Manhattan Street, it took on the address 964 Acequia Madre in the early 1930s.

Aerial Photographs

There is no map coverage (e.g., Kings, Sanborn) for the area, but from a review of aerial photographs, there is clearly growth in footprint and massing and a change with the introduction of the non-historic front porch.

A flyover image from 1948, though of poor quality, shows what appears to be the original core of the house. As captured in the photograph it's a free-standing, side-gabled dwelling with no attachments or additions (Figure 2).

Ten years later, a 1958 aerial gives the first clear sense of the house. By this time, it is a multi-roofed dwelling, connected to the house to the west. These two houses, as indicated on a 1957 parcel map, were once part of the same property (Figure 3). The west building is now on a separate parcel addressed 960 Acequia Madre.

The 1958 view shows a medium pitch roof, longer on its north exposure, suggesting the presence of possibly an enclosed porch (Figure 4). An enclosed porch was typical of a side-gabled dwelling of this era.

¹ Information on the Barberos is based on a review of public records, census enumerations, and newspaper accounts.

An aerial from 1966 captures almost the same view, and because of its angle, gives a better indication of the front façade. (Figure 5). This roof configuration continues through the early 1970s. A view from 1978 reveals much the same footprint. (Figure 6).

Based on the aerials, at no point did the house have a separate open porch, as it does today.

Project Case Records

A review of the HDRB Access database revealed that the house was the subject of five separate cases between 1992 and 2005. While the City has not retained the actual case files, an examination of public notices, agendas, and minutes gives some sense of the proposed project and the HDRB's decisions.²

The first case, H#-92-153, intended an "upgrade" of the building, including raising its roof. Scheduled to be heard at the October 26, 1982, hearing, the project was apparently withdrawn. Similar proposals, including a change of windows and an alteration of roof form, were presented to the Board over the twelve ensuing years. An application in 1993 (H#-93-124), withdrawn before the hearing, proposed changing the roof from pitched to flat.

Most pertinent to your research is a case from 1994 (H#94-152). Presented on September 12, 1994, the application proposed a new north "portal" and yard wall. Communication with the project's architect confirmed that it received approval with the porch constructed soon after.³ This addition is evident when comparing the 1984 survey photo to the current facade (Figure 1).

The final case on record dates from 2005 (H#-04-62) and proposed a driveway vehicular gate.

² This information is based on a review of the HDRB Access database, 1992-2012, newspaper publication of meeting agendas, and information provided by the City of Santa Fe Historic Preservation Division.

³ Dale F. Zinn, email communication to John Murphey, October 10, 2021.

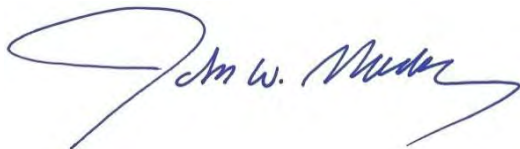
Conclusion

Comparing the two images in Figure 1, it is evident that the front door shifted to the west between 1984 and the present. Additionally, it seems the roof's north pitch may have changed in angle and height. This may reflect work that came following HDRB review. However, without complete records, it is not possible to determine the origin of these alterations.

It is unquestionable, however, that the house has grown and evolved over the years. Most recently this evolution included the non-historic porch added to the front elevation. The porch has introduced a new design in terms of form, size, and style, that is not entirely in harmony with the building's age and historical context.

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "John W. Murphey". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John W. Murphey
Architectural Historian
505-577-7593
john@archhistoryservices.com

Illustrations

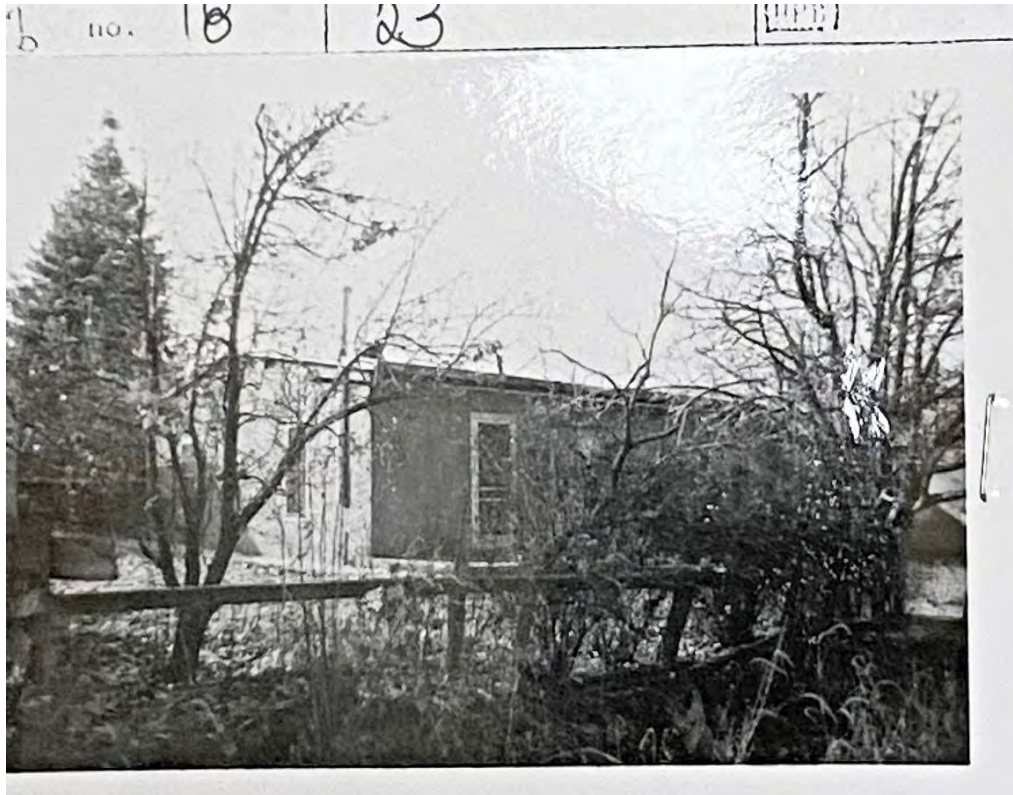


Figure 1: 1984 HBI survey photograph (above) compared with recent image of Front (north) elevation.

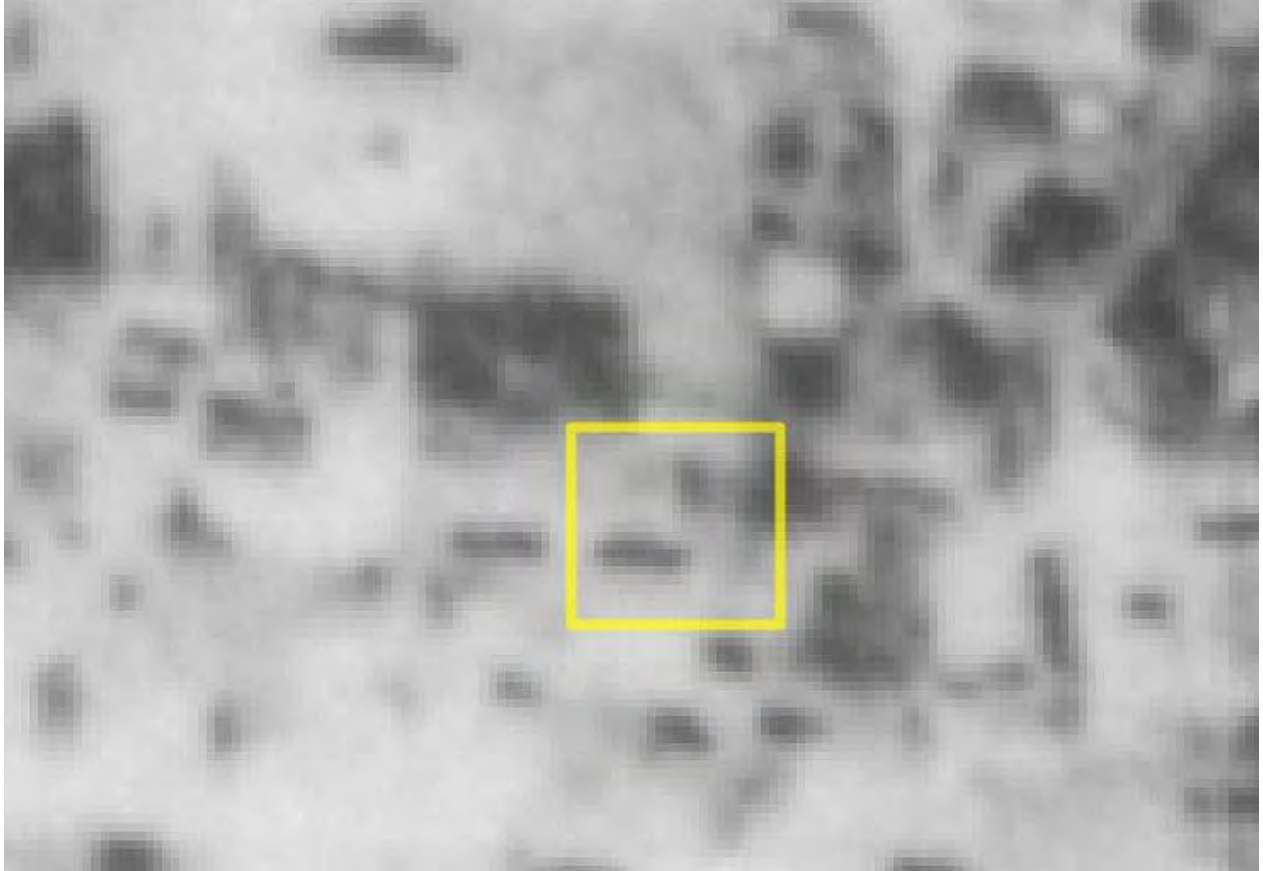


Figure 2: 1948 aerial photograph
Probable early iteration of house's footprint and form.
Courtesy University of New Mexico/EDAC.



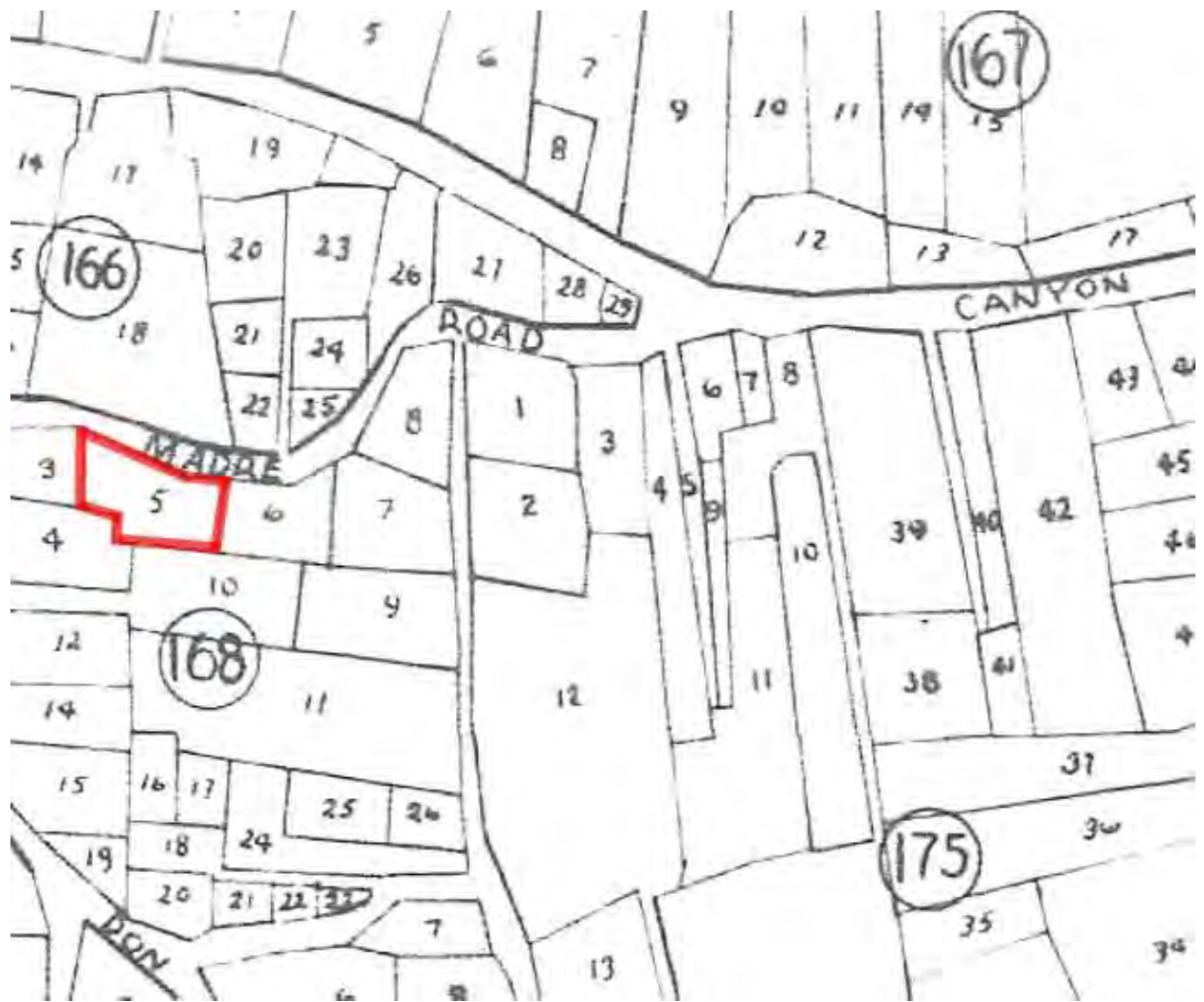
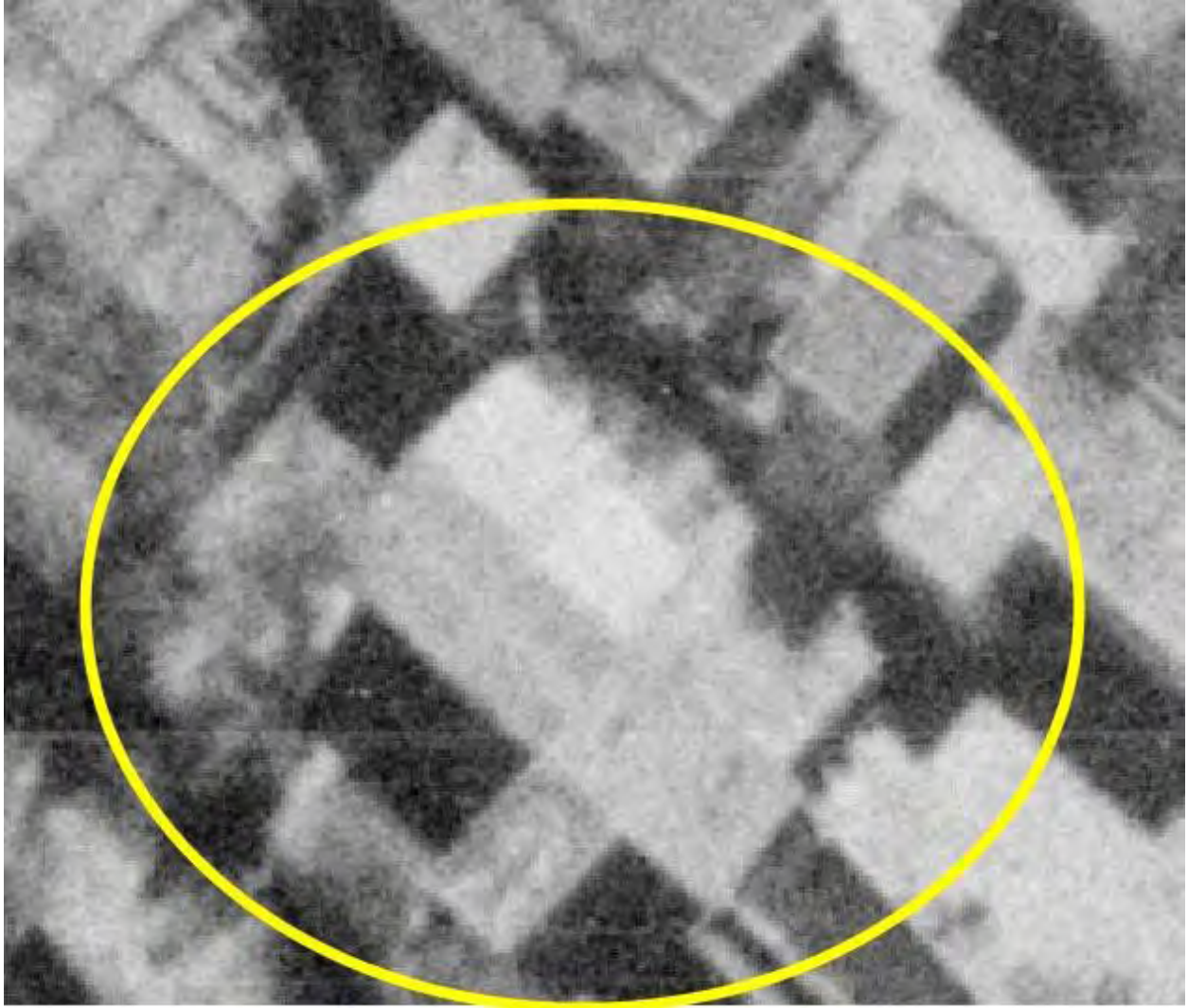


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957. Parcel 5 at the time included subject house and adjacent house to west. Courtesy City of Santa Fe GIS.



**Figure 4: 1958 aerial photograph.
House with pitched form and unknown extension.
Courtesy New Mexico Department of Transportation.**





Figure 5: 1966 aerial photograph.
Courtesy New Mexico Department of Transportation.

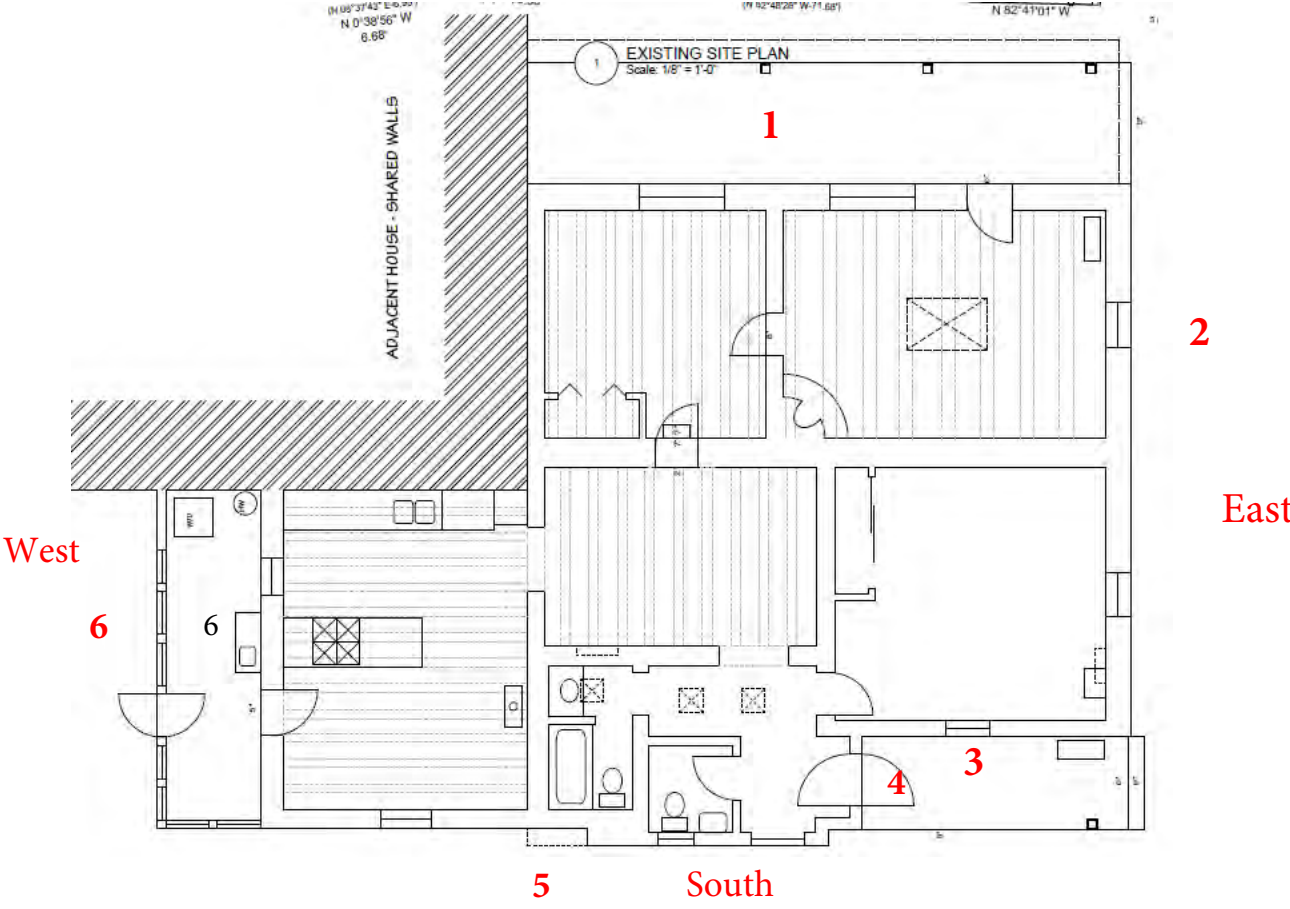




Figure 6: 1978 aerial photograph.
Courtesy New Mexico Department of Transportation.



North



FACADE DIAGRAM



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004611--HDRB

Project Description:

Project Location(s): 107 VICTORIA ST
Santa Fe, NM 87505

Contacts:

Applicant: WILL MCDONALD
488 ARROYO TENORIO ST C
SANTA FE , NM 87505

will.wfd@gmail.com

Property Owner: Tamar Hurwitz
107 VICTORIA ST
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25th, 2022
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2021-004611-HDRB

Address: 107 Victoria Street
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

107 Victoria Street is a non-contributing property consisting of two structures. Their status was confirmed by the Board in case 2021-004254—HDRB on October 12, 2021. The structures are a main house and an accessory structure (garage). The original house was constructed in around 1953 and was added onto in the early 1960s. The garage was constructed also around this time.

The main house is constructed in a simplified Spanish Pueblo Revival style. It originally had a patio on the southwest corner that was enclosed in the mid-1980s. The evolution of the structure can be clearly read on the west façade. The windows on the west, east, and north facades are historic.

The garage, possibly originally a horse stable, is constructed in a similar style. In the mid-2000s, remodeling began: the garage door was changed to a pedestrian door, the ceiling was raised and a fireplace was installed. More recently, the window on the west façade appears to have been altered.

In case 2021-004255-HDRB, heard on October 21, 2021, the Board approved an application to replace existing door on west (street facing) elevation, install new aluminum clad windows with simulated divided lights on west elevation, replace the window with a on south elevation, install a new aluminum clad window with simulated divided lights in the door opening on east elevation and re-stucco.

Now the applicant returns to the Board with the following proposal:

- 1) On the main house:
 - a) Construct a 384 square foot portal with parapets to screen skylights and solar panels,
 - b) install new windows and doors on west and east façades,
 - c) Replace windows on north and south façades; Windows and door are to be Anderson aluminum clad, colored “Caribbean Blue.”
 - d) Add a screen wall on roof to screen a proposed heat pump condenser,
 - e) Install rooftop solar array using ballasted racking system.
 - f) Raise the parapet approximately 16” on west façade and portions of north and south façade to screen solar panels. The maximum height will be 14 feet 3 inches where the maximum allowable height if 15 feet 6 inches.
 - g) Install new skylights,
 - h) Construct a new coyote fence. This will be 6 feet in height in the parking area and 42 inches in height along street. The fence at the visibility triangle along the road will be reduced to 36 inches.
 - i) Re-stucco in Sto “Mocha Cream.”
- 2) On the ADU:
 - a) Construct a new 87 sq. ft. portal on west façade with a corrugated metal shed roof.

b) Install a mini-split condenser on east side of building, not publicly visible.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>12/9/21</u></p> <p>Property Owner of Record: <u>Tamar Hurwitz</u></p> <p>Applicant/Agent Name: <u>Will McDonald</u></p> <p>Contact Person Phone Number: () <u>(505)930-1149</u></p>	<p>Site Address:</p> <p><u>107 Victoria Street</u></p> <p>Proposed Construction Description: <u>New & replacement windows and doors, portal additions to main house and ADU</u></p> <p>TOTAL ROOF AREA: <u>2204 square feet w/ additions</u></p>
<p>Zoning District: <u>R-5</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p>	<p>Lot Coverage : <u>22.5 %</u> <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: Proposed Front: <u>31'</u> Minimum: <u>7'</u> 2nd Front? _____ existing Proposed Rear: <u>13'</u> Minimum: <u>15'</u> Proposed Sides: <u>L3'4"R 19'</u> Minimum: <u>5'</u></p> <p>Height: Proposed <u>13'-4"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>3</u> Accessible _____ Minimum: _____</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small></p>

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

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

Will McDonald [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.

12/9/21
SIGNATURE DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: / /

Flood Plain Approval by _____ Date: / /

Traffic Engineering Approval by _____ Date: / /

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions:
Setback affidavit needed at time of permit

REVIEWER: Lee Logston DATE: 12/10/2021

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



I Hereby Certify That This Instrument Was e-Recorded for
Record On The 27TH Day Of May, A.D., 2021 at 03:28:17 PM
And Was Duly Recorded as Instrument # 1954605
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

Deputy - GLUJAN

ARTISAN TITLE FILE NO. 2021-472

WARRANTY DEED

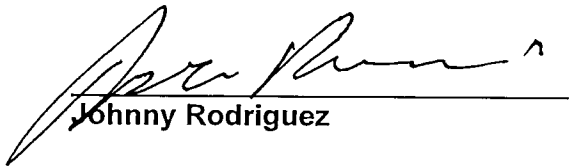
Johnny Rodriguez an unmarried man, for good and valuable consideration, hereby grants to Andrew M. Fleming and Tamar F. Hurwitz, Trustees of the Fleming Hurwitz Trust, under trust agreement dated October 12, 2018, whose address is 4208 Balmoral Way Sarasota, FL 34238, the following described real estate in Santa Fe County, New Mexico:

Tract C, as shown on plat entitled "Lands Surveyed for Juan Manuel Rodriguez, et al, Precinct No. 3, Santa Fe, N.M.", recorded in the office of the County Clerk, Santa Fe County, New Mexico on June 20, 1962 in Plat Book 9, Page 61 as Document No. 257,288.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2021 and subsequent years;

With warranty covenants.

Dated: May 27, 2021


Johnny Rodriguez

ACKNOWLEDGMENT

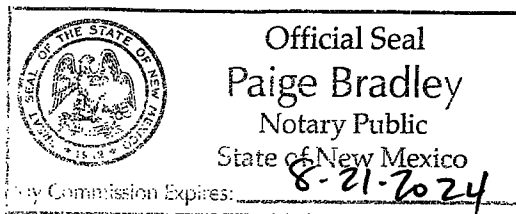
STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 27th day of May, 2021 by Johnny Rodriguez.

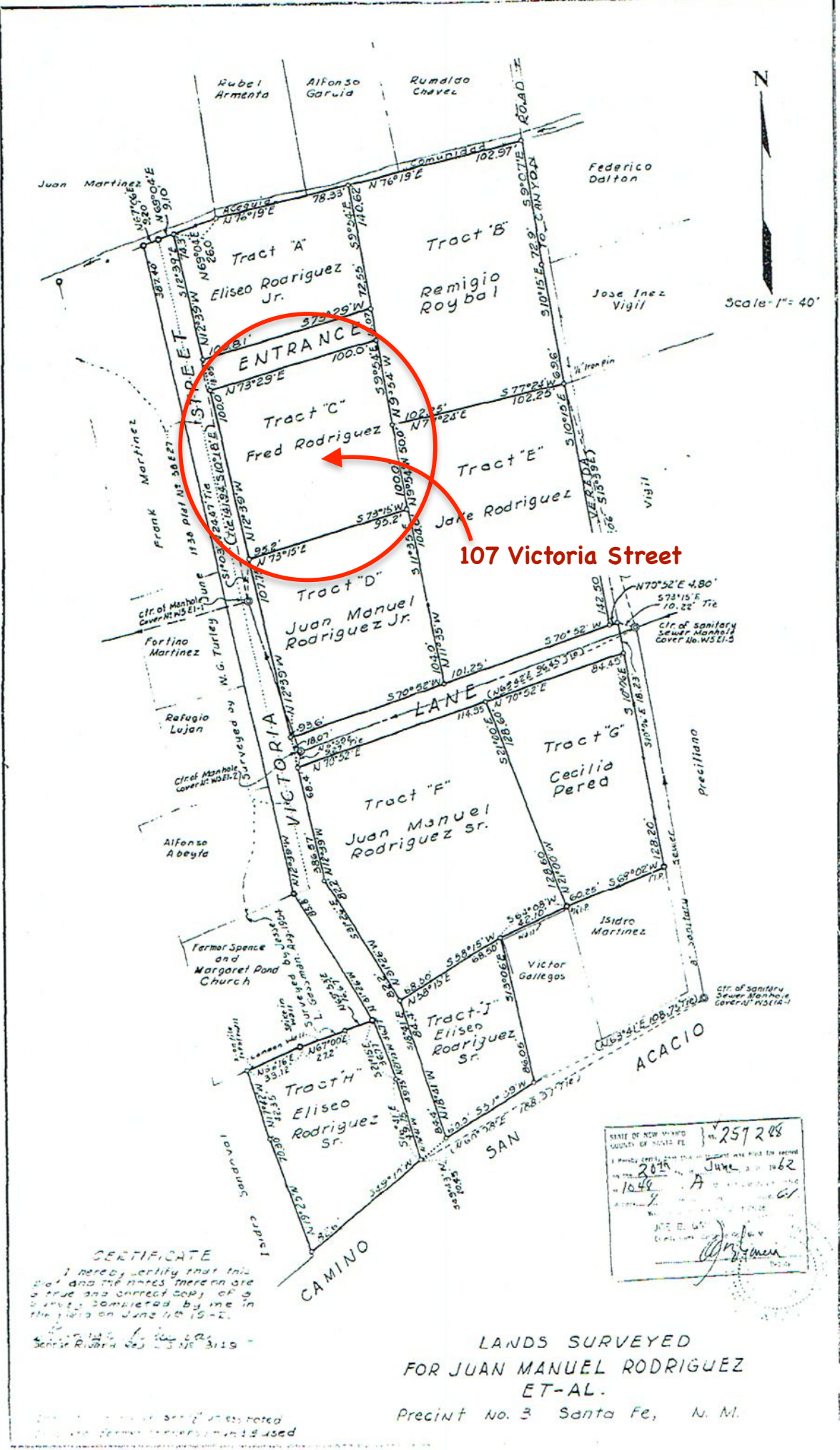

Signature of notarial officer

My commission expires:

8-21-2024



Recorded 1954605 05/27/21 SFC



CERTIFICATE
 I hereby certify that this plot and the lines thereon are a true and correct copy of a plat completed by me in the field on June 14, 1962.

STATE OF NEW MEXICO
 COUNTY OF SACRAMENTO
 I hereby certify that this plat was filed for record on June 14, 1962.
 1048 A
 J. E. W. [Signature]

LANDS SURVEYED
FOR JUAN MANUEL RODRIGUEZ
ET-AL.
 Precint No. 3 Santa Fe, N. M.



CITY OF SANTA FE HISTORIC PRESERVATION DIVISION HISTORIC DISTRICTS APPLICATION

1. Applicant Information (to be completed by the Applicant)

Date: 12/9/21 Location of Project: 107 Victoria Street

Applicant

Name: Will McDonald

Phone: (505)930-1149 Email: will.wfd@gmail.com

Property Owner

Name: Tamar Hurwitz

Phone: (415) 412-4172 Email: tamar@tamartamar.com

Proposed Work:

New and replacement windows and doors. Raise parapet on main residence.

Portal additions to main residence and ADU. New fence and gate.

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	<input type="checkbox"/>	<input type="checkbox"/>

Administrative or HDRB?	Admin	HDRB
	<input type="checkbox"/>	<input type="checkbox"/>
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at https://www.santafenm.gov/historic_preservation .

Application Submittal Date: 12/10/21

Desired Hearing Date: 1/11/22 or soonest available

Project Type:

Status

New Construction

Primary Elevation Designation

Remodel

Sq. Ft. of project: 449 sq ft new portal

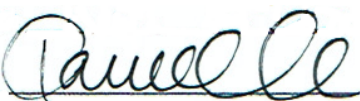
Sq. Ft. of project: _____

Construction Cost: \$63,000

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name Tamar Hurwitz

Signature 

December 10, 2021

Daniel Schwab
Historic Review
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE:107 Victoria Street
HDRB review of modifications to
main house and ADU

Dear Daniel,

We request that the Historic Design Review Board (HDRB) review the case detailed with the attached documents at the earliest date possible, January 11 or 25, 2022.

The HDRB reviewed the property for status on 10/12/21 (Case 2021-004254—HDRB) maintaining the status of the main house and accessory dwelling unit (ADU) as non-contributing. At that meeting the board also approved modifications to the ADU (Case 2021-004255—HDRB).

The pueblo style adobe main residence was constructed around 1952. The adobe accessory structure was built around 1962 as a garage and was also used as a stable. In the mid-1980's an addition was built on the southwest corner of the main house giving it the present plan form of a rectangle. In the mid-2000's the accessory unit was modified with the intent of making it a residence but the work was not completed. That building is now being completed as an ADU.

With the present case we propose modifications to both the main house and the ADU as detailed below:

Main House

- New 384 square foot portal with parapets to screen skylights and solar panels
- New windows and doors on west and east façades
- Replace windows on north and south façades
- Screen wall on roof for proposed heat pump condenser
- Rooftop solar array using ballasted racking system. Configuration to be determined
- Raise parapet approximately 16" on west façade and portions of north and south façade to screen solar panels
- New skylights
- Coyote fence around parking area and along street. 6 foot height at parking area and 42 inch height along street. Fence in driveway visibility triangle to be 36". Fence to be cut with a varying height.
- Re-stucco

ADU

- New 87 square foot portal on west façade with a corrugated metal shed roof



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

- Mini-split condenser on east side of building, not publicly visible

Windows and door are to be Anderson aluminum clad. Cladding color will be "Caribbean Blue".

The existing stucco is elastomeric and consequently we propose to use elastomeric stucco on a new color coat. The color will be Sto "Mocha Cream" (comparable to El Rey Buckskin) which is part of the Sto Classic Color Collection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Will McDonald", is written over a faint, larger version of the same signature.

Will McDonald



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2021-004254-HDRB. 107 Victoria St. Downtown and Eastside Historic District. Will McDonald, agent for Tamar Hurwitz, owner, requests a status review and designation of primary facades, if applicable on two non-contributing structures. (Daniel Schwab)

CASE NUMBER: 2021-004254--HDRB

PROJECT TYPE: Primary Elevation Designation

LOCATION: 107 VICTORIA ST
Santa Fe, NM 87505

CONTACTS: Property Owner	Tamar Huewitz	107
Agent	WILL MCDONALD	488 ARROYO TENORIO C Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 12, 2021. The decision of the Board was to designate the main structure and the accessory structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC:

CASE NUMBER: 2021-004255--HDRB

PROJECT TYPE: Remodel

LOCATION: 107 VICTORIA ST
Santa Fe, NM 87505

CONTACTS: Property Owner

Tamar Hurwitz

107

Agent

WILL MCDONALD

488 ARROYO TENORIO ST C
SANTA FE , NM 87505

BOARD ACTION

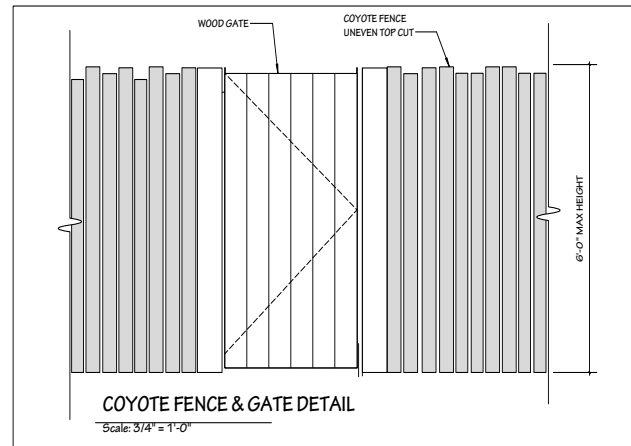
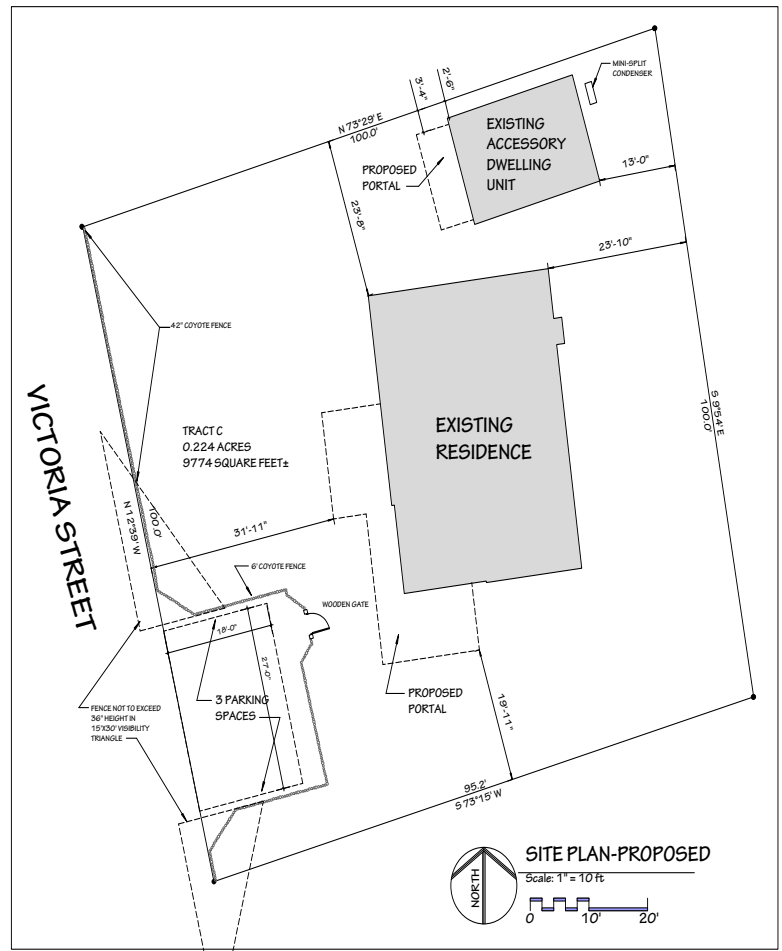
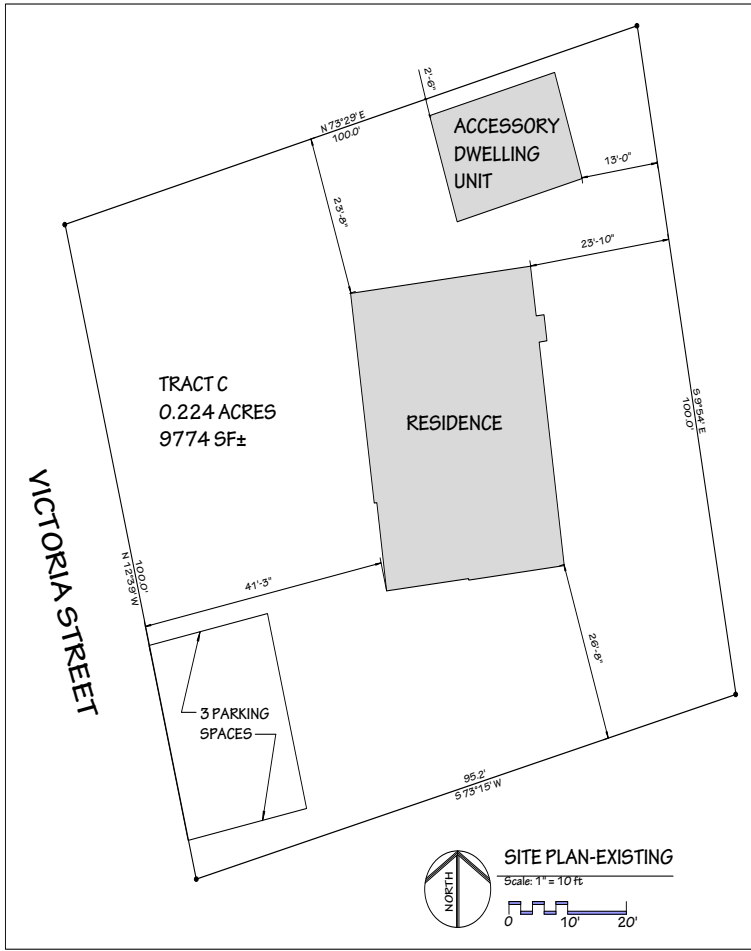
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 12, 2021. The decision of the Board was to approve the application as submitted.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**



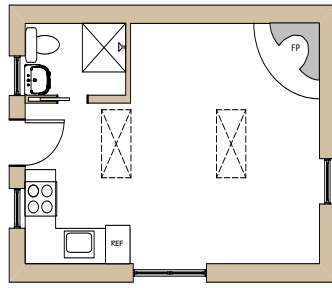
SITE PLANS

WALKING FISH
D E S I G N
ARCHITECTURE
4810 C. Avenue, Encinitas
San Diego, CA 92025
(619) 440-1148

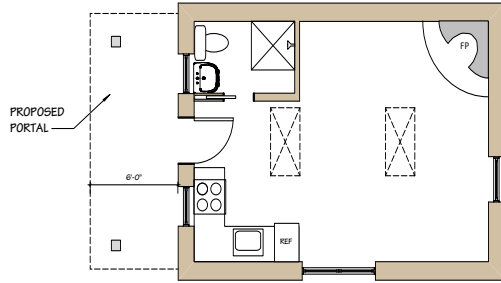
107 VICTORIA STREET
SANTA FE
NEW MEXICO

DATE: **12/9/21**
SHEET:

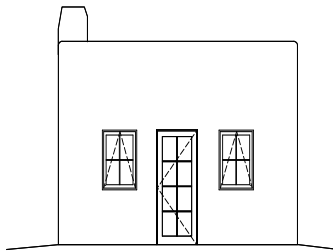
ACCESSORY DWELLING UNIT



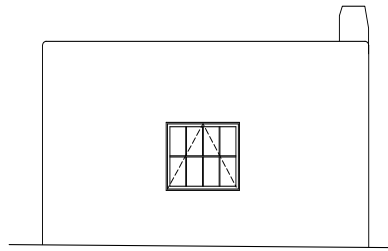
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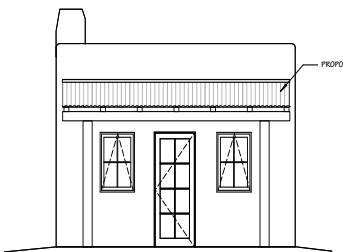
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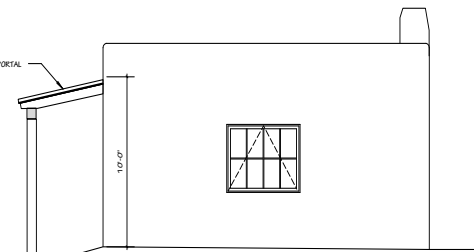
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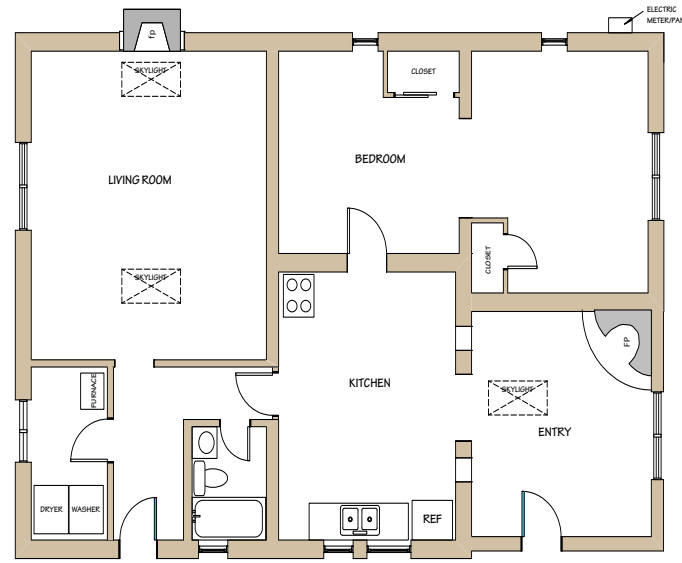
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Proposed West Elevation
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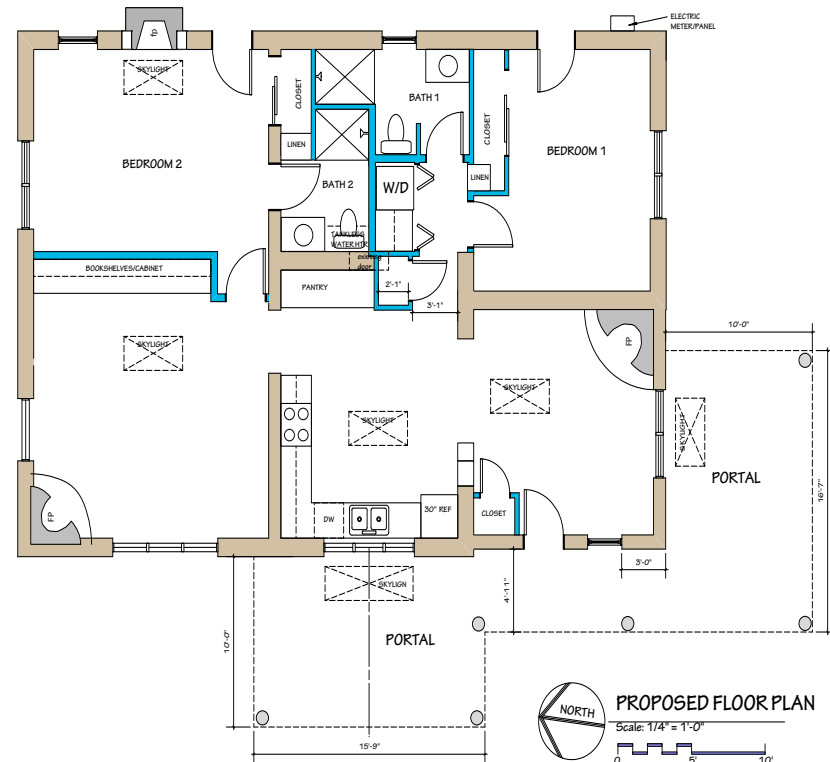


Proposed South Elevation
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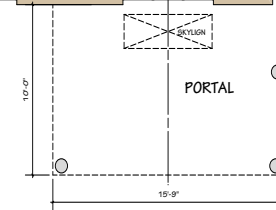


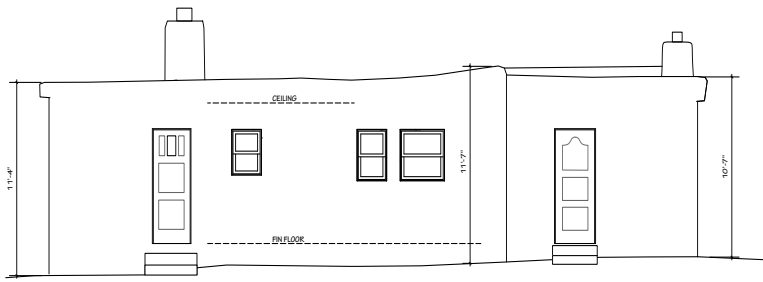
MAIN RESIDENCE

EXISTING FLOOR PLAN
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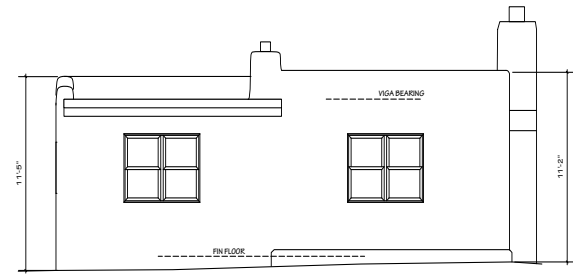


PROPOSED FLOOR PLAN
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EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



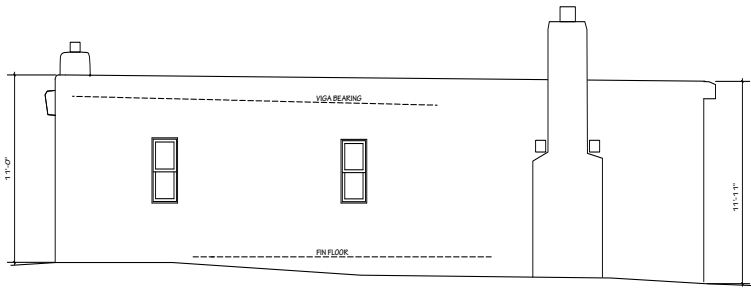
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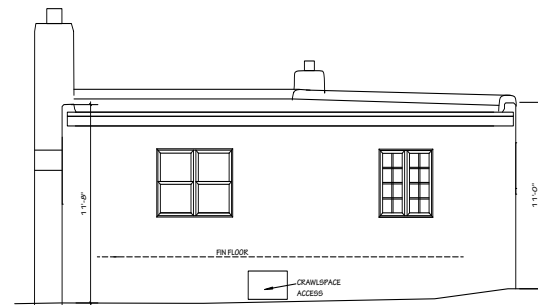
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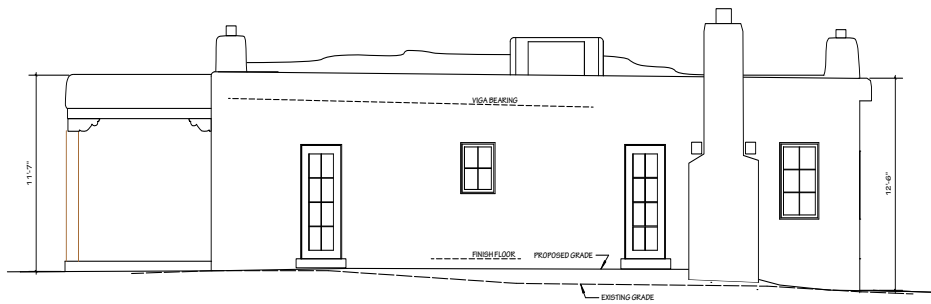
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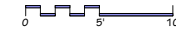
EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



NOTE: GRADE AT BUILDING INDICATED IS BOTH EXISTING AND PROPOSED UNLESS NOTED OTHERWISE

REGISTERED ARCHITECT
4180 CLAYTON BLVD
SANTA FE, NEW MEXICO 87505



107 VICTORIA STREET
SANTA FE
NEW MEXICO

DATE: 12/9/21

SHEET:

EXTERIOR FINISHES

107 VICTORIA STREET

STUCCO-ELASTOMERIC
STO "MOCHA CREAM" #1015
HEX COLOR CODE: #B8A08C



**DOOR AND WINDOW
CLADDING COLOR**
ANDERSON "CARIBBEAN BLUE"
HEX COLOR CODE: #5992A5



EXPOSED WOOD
CABOT
SEMI-TRANSPARENT STAIN
COLOR: CORDOVAN BROWN





107 VICTORIA STREET STREETSCAPE FACING NORTH



107 VICTORIA STREET STREETSCAPE FACING SOUTH



107 VICTORIA STREET NORTH & WEST FAÇADES



107 VICTORIA STREET WEST FAÇADE (STREET FACING)



107 VICTORIA STREET SOUTH FAÇADE



107 VICTORIA STREET EAST FAÇADE



107 VICTORIA STREET EAST FAÇADE



107 VICTORIA STREET NORTH FAÇADE



107 VICTORIA STREET ADU WEST FAÇADE (STREET FACING)



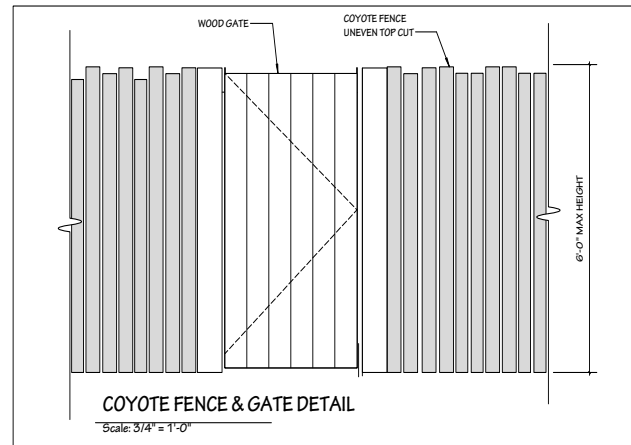
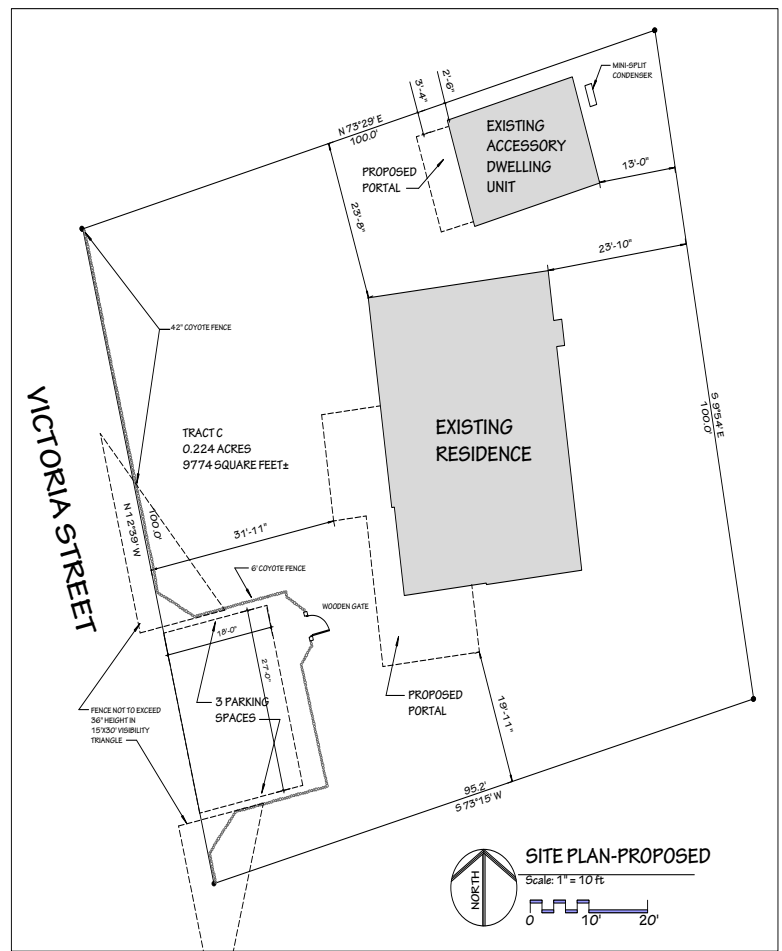
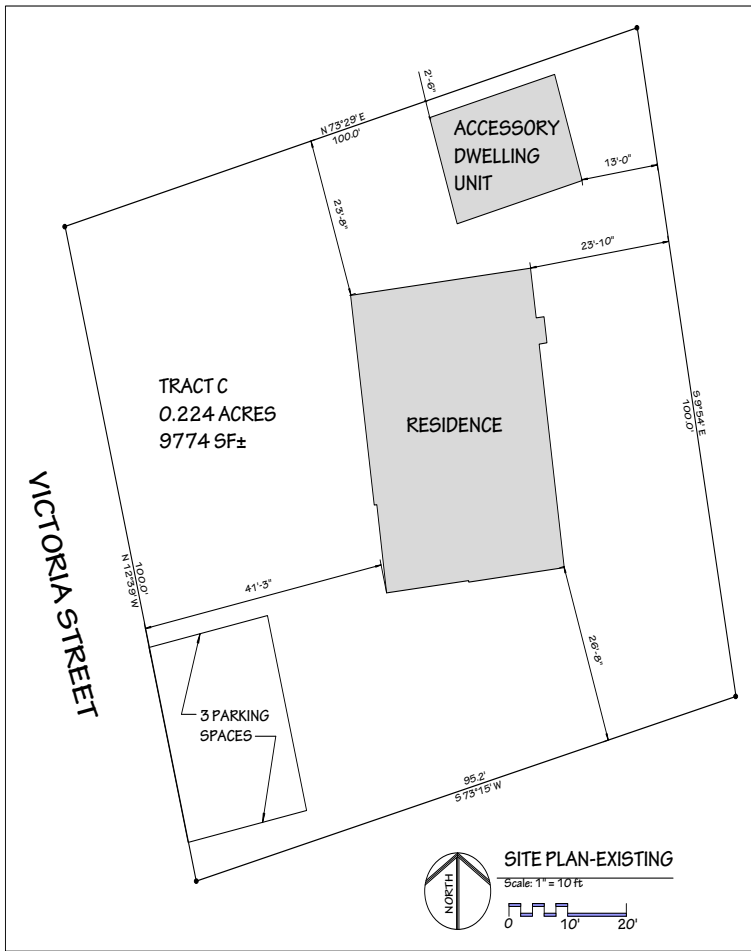
107 VICTORIA STREET ADU SOUTH FAÇADE



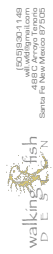
107 VICTORIA STREET
ADU EAST FAÇADE



107 VICTORIA STREET ADU NORTH FAÇADE



SITE PLANS



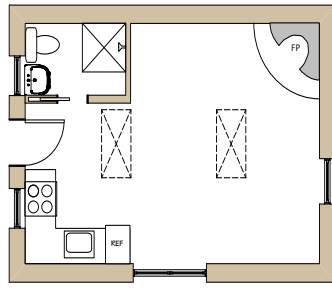
107 VICTORIA STREET
SANTA FE
NEW MEXICO

DATE: **12/9/21**
SHEET:

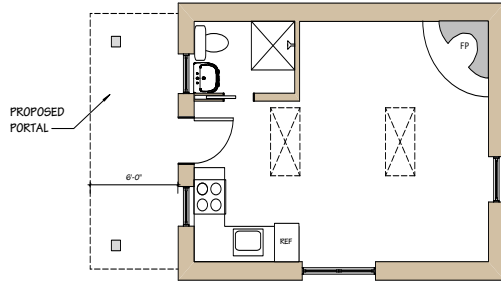
1 OF 3

Lee Logston
12/10/2021

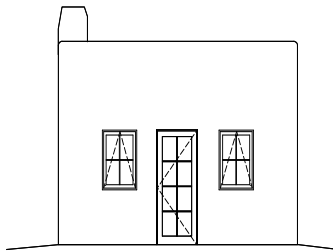
ACCESSORY DWELLING UNIT



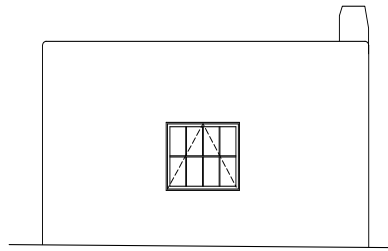
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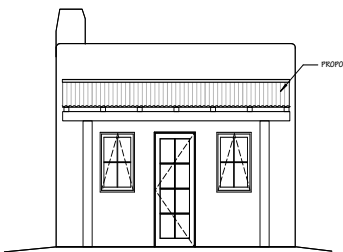
PROPOSED FLOOR PLAN
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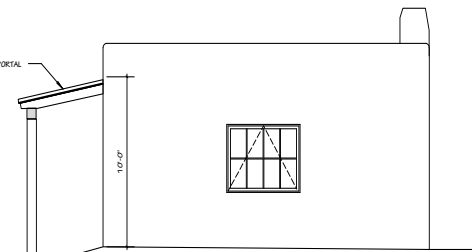
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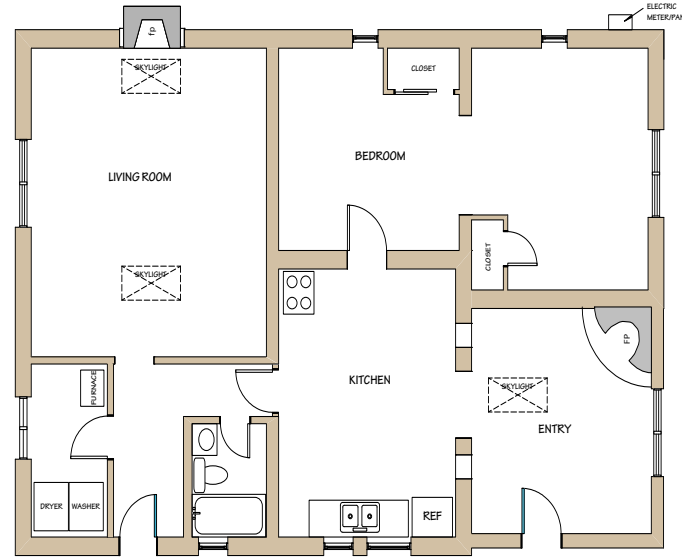
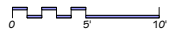
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Proposed West Elevation
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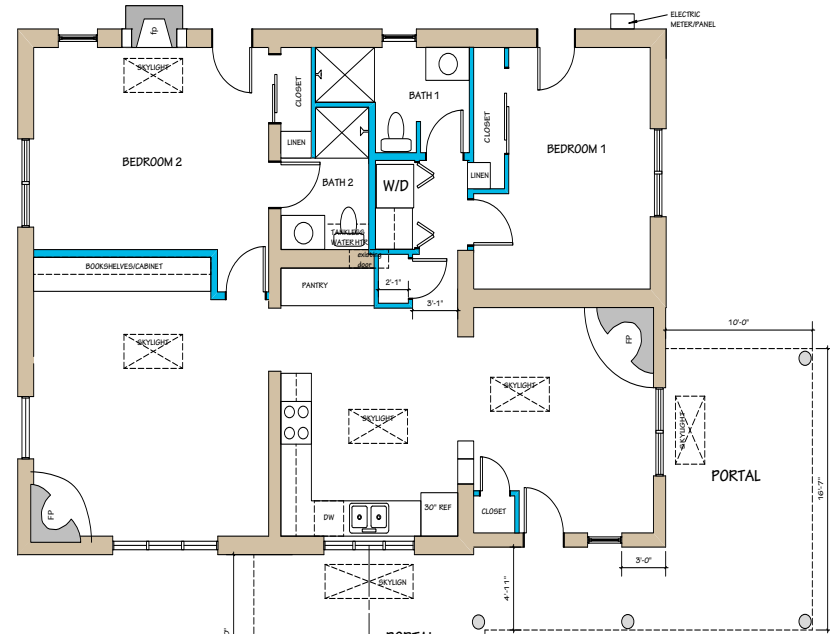


Proposed South Elevation
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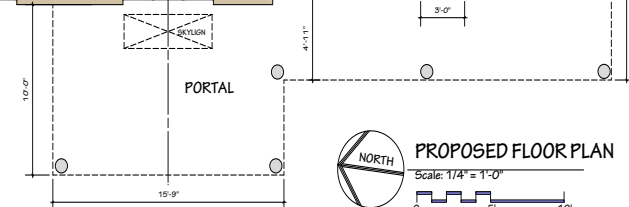


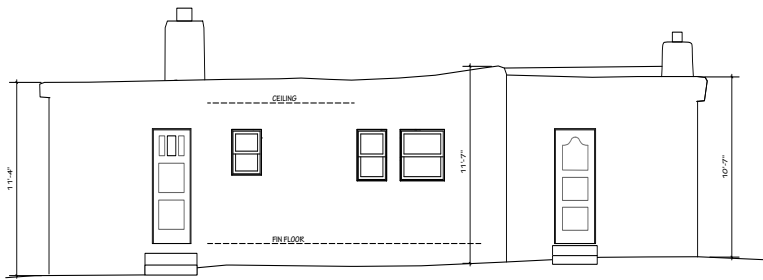
MAIN RESIDENCE

EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

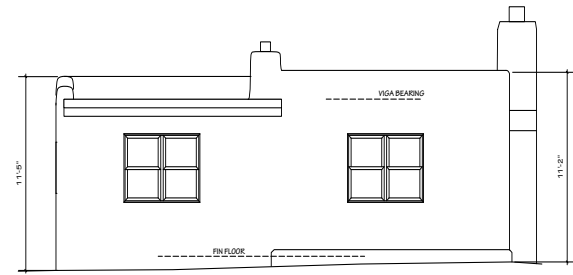


PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"





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



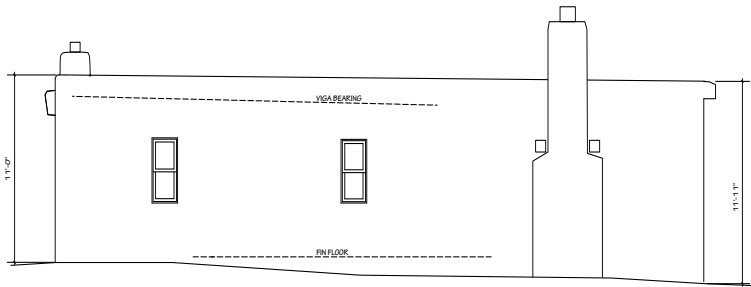
EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



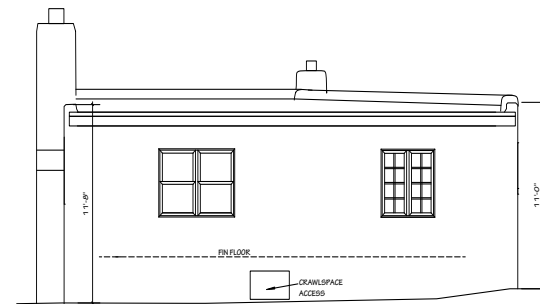
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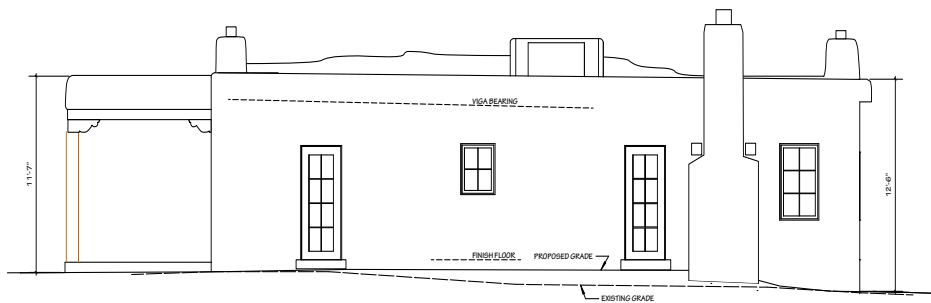
PROPOSED SOUTH ELEVATION
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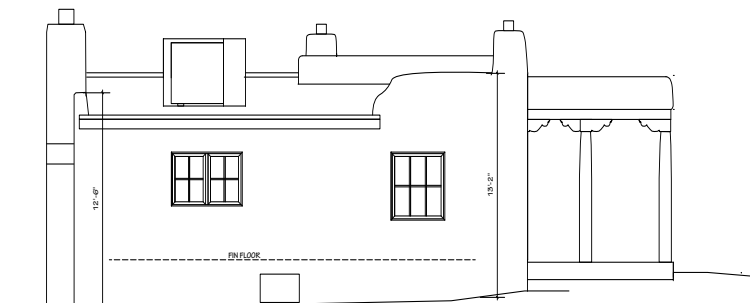
EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



NOTE: GRADE AT BUILDING INDICATED IS BOTH EXISTING AND PROPOSED UNLESS NOTED OTHERWISE

REGISTERED ARCHITECT
4180 CLAYTON BLVD
SANTA FE, NEW MEXICO 87505



107 VICTORIA STREET
SANTA FE
NEW MEXICO

DATE: 12/9/21

SHEET:

Lee Logston
12/10/2021



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004612--HDRB

Project Description:

Project Location(s): 913 OLD PECOS TRL B 1/2
Santa Fe, NM 87505

Contacts:

Property Owner: Margaret Roybal

Ramonamarialina.lopez@gmai

Property Owner/Builder: Margaret Roybal

Ramonamarialina.lopez@gmai

Applicant: Margaret Roybal

Ramonamarialina.lopez@gmai

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused:

Non-Contributing:

Contributing:

Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25th, 2022
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2021-004612-HDRB

Address: 913 ½ B Old Pecos Trail
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

913 ½ B Old Pecos Trail is a 724 square foot non-contributing and non-historic residential structure in the Downtown and Eastside Historic District. The applicant is proposing approval for the following red-tagged work:

1. Construct a portal of 7 by 20 feet on the west façade. It is constructed of cedar posts with a galvanized metal roof colored “sand”. It includes 6 hand-carved cedar corbels.
2. Install external lights under the portal. These are metal painted matte black with frosted glass.

“Architectural History of 913 ½ Old Pecos Trail, Santa Fe, NM 87505”

By Margaret M. Roybal

To the best of my knowledge and recollection starting in 1968 I resided at the address of 913 ½ Old Pecos Trail. The house has adobe stucco walls, flat roof , three room house, a stick porch with vinyl roof, a west side facing entrance door and a single pane front window into the kitchen. The West side bedroom had two wooden single panel windows, one facing west and one facing North, with one entrance door from the front porch. The second bedroom had a small window facing North and a window facing east. The house was heated by free standing wood heaters, and later with free standing natural gas heaters.

A bathroom was added in 1968 by splitting the floor in the bedroom. The kitchen was redone and the footing added. The electricity was redone throughout the house. The floors were on the dirt and not level allowing insect, rodents, and cold to enter the house.

The living room was added in the 1990s where the front porch was. The room is half cinder blocks on the two outside walls, one big 5'x6' window facing South. The front door is a metal door, six-lite panel, as it exists now. The wall heater was added on the West side, the floor is a saltillo tile floor, the front window and entry door into the kitchen are arched openings and the door into the west bedroom was turned into a shelf. Since the 1990s improvements and maintenance have been made that include new water pipes, new gas line, and a new water heater; new hard wood floors with 2'x8' joists flooring on proper footings in both bedrooms, a new water meter and water line installed in 2020 and completed in 2021. The Red-Tagged porch was added on July 2021 and completed in October 2021. All work was done by Margaret Roybal and by qualified family members.

December 8, 2021

History of 913 Old Pecos Trail, Santa Fe, NM 87505

1. The property was owned by Raymond G. Lopez and Eugenia B. Lopez (Kenita). It is now known as Lopez Investments, LLC.
2. Margaret M. Roybal married Eugene J. Lopez in the year of 1968 and lived at 913 ½ B Old Pecos Trail until 1971, when the family moved to 913 ½ A Old Pecos Trail.
3. Ever since 1968 to the present improvements & maintenance have been done by Margaret Roybal with the help of God and family.
4. In 1981, Raymond Lopez and Kenita B. Lopez deeded 913 ½ A and B Old Pecos Trail to Eugene J. Lopez and Margaret M. Lopez. I was divorced in the year of 1990 and moved back to the 913 ½ B Old Pecos Trail as a result of a court split of the property.
5. In the years of 1993 through 1995 Margaret Roybal and Ramona M. Lopez (my daughter) moved to Pecos, NM 87552, Highway 50; Rincon del Cielo, House #31, we reside there now.
6. The Lopez Investments LLC decided to sell the commercial property. As a result the properties of 913 ½ A & B were considered an illegally split. Since 2018 a survey (See document No.: 19211441 by Paul A. Armijo) was done of properties of 913 Old Pecos Trail.
7. The process was to determine the Lot Line Adjustment with the Land Use Department with the City of Santa Fe, with the help of Montoya Land Use Consulting, Inc for the Lopez Investments LLC.
8. On July 9, 2021, the Lot Line Adjustment was completed, corrected, and property lines delineated for each parcel considered (See document No.: 19211441 by Paul A. Armijo).
9. On August 2020, a new water meter was installed at 913 Old Pecos Trail road side. Margaret Roybal and Ramona Lopez worked with the Santa Fe Water Utilities, City of Santa Fe for all requirements. As you may know the water line from the meter to the house is the owner's responsibility. There were various trucks and machines to dig the trench and replace the asphalt and the gravel for the project.

10. A new water line was installed on the 15' road easement by my brothers Richard Roybal (Pecos Trail Contractors, Pecos, NM) and Roberto Roybal Jr. (a certified plumber) for 913 ½ B Old Pecos Trail, Santa Fe, NM 87505.
11. The water from the water line was not connected to the house until the following year on July 7, 2021 by Robert Roybal Jr. The landscaping requirements resulted in a close look of what was happening with the rain water damage, house temperature considerations, and insect infestation into the house. Margaret Roybal decided that a portal was needed at the entrance to fix the problems.
12. The design for the portal was by Margaret Roybal. The building was overseen by her brothers the work was done by family members (See the drawings). My brother gifted the milled lumber and hand carved corbels. The 16' by 16' paving stones were installed by my brother in-law. The portal was completed by the end of October 2021.
13. Margaret M. Roybal is a Senior Citizen, single/widow on a set income. Thank you for the time and consideration you are giving to my case. Please, provide Margaret M. Roybal a building permit after the construction of the Red-Tagged portal at 913 ½ B Old Pecos Trail, Santa Fe, NM, 87505.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

HDRB Packet 2021-ANS.pdf

To Be Completed By Applicant:		Site Address: 915 1/2 B. Old Pecos Trail SE, NM 87501	
Date Submitted:		Proposed Construction Description: 7' x 20' PORTAL - west side	
Property Owner of Record: MARGARET M. ROYBAL		TOTAL ROOF AREA: 7' x 20'	
Applicant/Agent Name:		Lot Coverage: _____ % <input type="checkbox"/> Open Space Required: _____	
Contact Person Phone Number: 505 957-8867		Setbacks:	
Zoning District: DMU Low Rise 505 467-6817 Eastside Historic District		Proposed Front: _____ Minimum: _____ 2 nd Front? _____	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Proposed Rear: _____ Minimum: _____ Proposed Sides: L _____ R _____ Minimum: _____	
Submittals Reviewed with PZR:		Height: Proposed 8' Maximum Height: _____ or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Parking Spaces: Proposed 2 Accessible 2 Minimum: _____	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required			
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes _____			

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

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

MARGARET M. ROYBAL (OWNER) APPLICANT AGENT
 hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE: Margaret M. Roybal DATE: 12/18/2021

To Be Completed By City Staff:		Apt. Wends, 8th @ 10:50AM	
Additional Agency Review if Applicable:			
<input type="checkbox"/> Escarpment Approval by _____	Date: ___/___/___	City Hall	
<input type="checkbox"/> Flood Plain Approval by _____	Date: ___/___/___	Lincoln + Mary Street,	
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: ___/___/___	Land Use - Daniel Swab.	
Notes: _____			
Zoning Approval:			
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected			
Comments/Conditions: _____			
REVIEWER: _____		DATE: ___/___/___	

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

Lot Line Adjustment and Lot Consolidation of the property at 913 and 913-1/2 A and B Old Pecos Trail and 501 East Coronado Road, Santa Fe, NM

LOT LINE ADJUSTMENT AND LOT CONSOLIDATION SURVEY OF PROPERTY LOCATED AT 913 AND 913-1/2 A AND B OLD PECOS TRAIL AND 501 EAST CORONADO ROAD SAID PROPERTIES LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROCEEDING S21/4 SECTION 25, T17N, R9E, NMPH SAID PROPERTIES LOCATED IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

SHEET 2 OF 2

NOTES

- SEE SHEET NO. 1 FOR SURVEYORS CERTIFICATION AND OWNERS CONSENT.
- DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
- DATE OF FIELD SURVEY: MAY 30-31, 2019.
- THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- THE DATA WITHIN PARHENTNESS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARHENTNESS. (R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON. (R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON. (R3-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 3 AS NOTED HEREON.

- NOTE TO LEGAL LOT OF RECORD: THE SUBJECT PROPERTY SURVEYED HEREON IS COMPRISED OF AND IS PORTIONS OF THE FOLLOWING RECORD SURVEYS WHICH MEET THE CITY CRITERIA OF PROPERTY DESCRIBED ON DOCUMENT DATED PRIOR TO SEPTEMBER 1982.
 - SURVEY ENTITLED "TRACT OF LAND SURVEYED FOR RAIMUNDO G. LOPEZ," BY J.C. HARVEY NMP# NO. 44, DATED APRIL 23, 1956, AS SURVEY NO. EL 1726, FILED ON MAY 2, 1956, AS DOCUMENT NO. 214,803.
 - NETS AND BOUNDS PROPERTY DESCRIPTION ON WARRANTY DEED FILED ON NOVEMBER 04, 1957, IN MSC. BOOK 138, PAGE 203, AS DOCUMENT NO. 323,332.
 - SURVEY ENTITLED "TRACT OF LAND SURVEYED FOR ANTONIA LILIAN SKIVA," BY J.C. HARVEY NMP# NO. 44, DATED JUNE 6, 1951, AS SURVEY NO. S-165, FILED ON SEPTEMBER 19, 1953, AS DOCUMENT NO. 114,717.
 - SURVEY ENTITLED "SURVEY MADE FOR RAIMUNDO G. LOPEZ," BY J.C. HARVEY NMP# NO. 44, DATED AUGUST 11, 1936, AS SURVEY NO. FR 1902.
 - SURVEY ENTITLED "TRACT OF LAND DIVIDED FOR RAIMUNDO G. LOPEZ," BY J.C. HARVEY NMP# NO. 44, DATED MAY 5, 1935, AS SURVEY NO. EL 1616, FILED ON MAY 13, 1935, AS DOCUMENT NO. 207,121.

COMMENTS ON SURVEY

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILE DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

- SURVEY ENTITLED "PLAT OF SURVEY MADE FOR RAIMUNDO G. LOPEZ," BY SALVADOR E. VOLZ NMP# NO. 1460, DATED MAY 26, 1965, AS SURVEY NO. S1-201, FILED AUG. 27, 1969, IN PLAT BOOK 19, PAGE 036, AS DOCUMENT NO. 318,972. AMENDED JANUARY 14, 1970, AMENDED JULY 22, 1976, AMENDED 8, 1976.
- SURVEY ENTITLED "LOT SPILT FOR RAIMUNDO G. LOPEZ, EUGENE LOPEZ AND MARGARET LOPEZ," BY SALVADOR E. VOLZ NMP# NO. 1460, DATED JUNE 19, 1961, AS SURVEY NO. D1-584, "THIS SURVEY IS NOT RECORDED."
- SURVEY ENTITLED "PLAT OF SURVEY FOR ANNA AND ANTONIA URISTE," BY RICHARD E. SMITH NMP# NO. 5637, DATED MARCH 26, 1961, AS SURVEY NO. 2126, FILED ON APRIL 13, 1961, IN PLAT BOOK 190, PAGE 010, AS DOCUMENT NO. 478,973.
- SUBJECT PROPERTY DEED, THE R.G. LOPEZ REVOCABLE TRUST TO LOPEZ INVESTMENTS, LLC, FILED ON JANUARY 19, 1998, IN MSC. BOOK 1592, PAGES 172-178, AS DOCUMENT NO. 1057,770.
- RIGHT OF WAY EASEMENT R.G. & E. LOPEZ TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED ON SEPTEMBER 3, 1951, IN MSC. BOOK 65, PAGE 045, AS DOCUMENT NO. 104,942.
- UTILITY EASEMENT, R.G. LOPEZ TO FELKER AND ISH, FILED IN MSC. BOOK 331, PAGE 237.

LOT LINE DATA

L1-339°04'30"E 13.89'	(R1-RECORD 0414)	(R1-RECORD 0414)
L2-381°35'30"E 25.35'	(R1-5351528 E 13.81')	(R1-5351528 E 13.81')
L3-N83°48'30"E 26.13'	(R1-5611618 E 24.47')	(R1-5611618 E 24.47')
L4-N71°22'30"E 19.75'	(R1-5831722 E 26.20')	(R1-5831722 E 26.20')
L5-N10°04'20"E 30.61'	(R1-6011122 E 19.80')	(R1-5913830 W 26.15')
L6-N28°47'47"E 35.77'	(R1-5915278 W 30.55')	(R1-5915278 W 30.55')
L7-N24°36'38"E 27.48'	(R1-5564207 W 30.61')	(R1-5564207 W 30.61')
L8-N12°38'54"W 22.86'	(R1-26.86)	(R1-26.86)
L9-S15°59'53"W 32.83'	(R1-5081510 W 23.00')	(R1-5081510 W 23.00')
L10-N79°19'42"W 28.64'	(R1-3155951 W 23.00')	(R1-3155951 W 23.00')
L11-N08°59'24"W 37.51'	(R1-4974070 W)	(R1-4974070 W)
L12-N06°01'38"W 46.87'	(R1-6008013 W 48.82')	(R1-6008013 W 48.82')
L13-N04°01'54"E 28.50'	(R1-4051722 E 28.15')	(R1-4051722 E 28.15')
L14-RESERVED FOR FUTURE USE		
L15-RESERVED FOR FUTURE USE		
L16-N82°15'13"W 21.04'	(R1-5821513 W 21.04')	(R1-5821513 W 21.04')
L17-N12°16'47"E 12.54'	(R1-5171647 W 12.54')	(R1-5171647 W 12.54')
L18-N77°43'13"W 15.80'	(R1-2774131 E 15.80')	(R1-2774131 E 15.80')
L19-N72°00'51"W 24.46'	(R1-5116177 E 23.64')	(R1-5116177 E 23.64')

SEE SHEET NO. 1 FOR ENTIRE SURVEYORS CERTIFICATION.

DRAFT 06-23-2019



PAUL A. ARMILLO, N.M.P.S. NO. 13504

ADJACENT PROPERTY DATA:
2368 AC. TRACT
PLAT BOOK 100, PAGE 010
DOC. NO. 476,972
N/P FELKER-ISH OFFICE PARTNERSHIP
WARRANTY DEED
MSC. BOOK 498, PAGE 043
TRACT ADDRESS:
511 OLD PECOS TRAIL
SANTA FE, NM

ADJACENT PROPERTY DATA:
N/P BERNARD F.X. BALUK ET AL.
WARRANTY DEED
INSTRUMENT NO. 1133,287
TRACT ADDRESS:
581 OLD PECOS TRAIL
SANTA FE, NM

ADJACENT PROPERTY DATA:
N/P R. STONHOF DE JONG &
S. STONHOF DE JONG
WARRANTY DEED
MSC. BOOK 638, PAGES 217-518.
INSTRUMENT NO. 670,909

ADJACENT PROPERTY DATA:
N/P D.H. WALKER & K.L. WALKER
WARRANTY DEED
MSC. BOOK 1200, PAGES 182-193
LOT 3A-1 ADDRESS:
507 EAST CORONADO ROAD
SANTA FE, NM

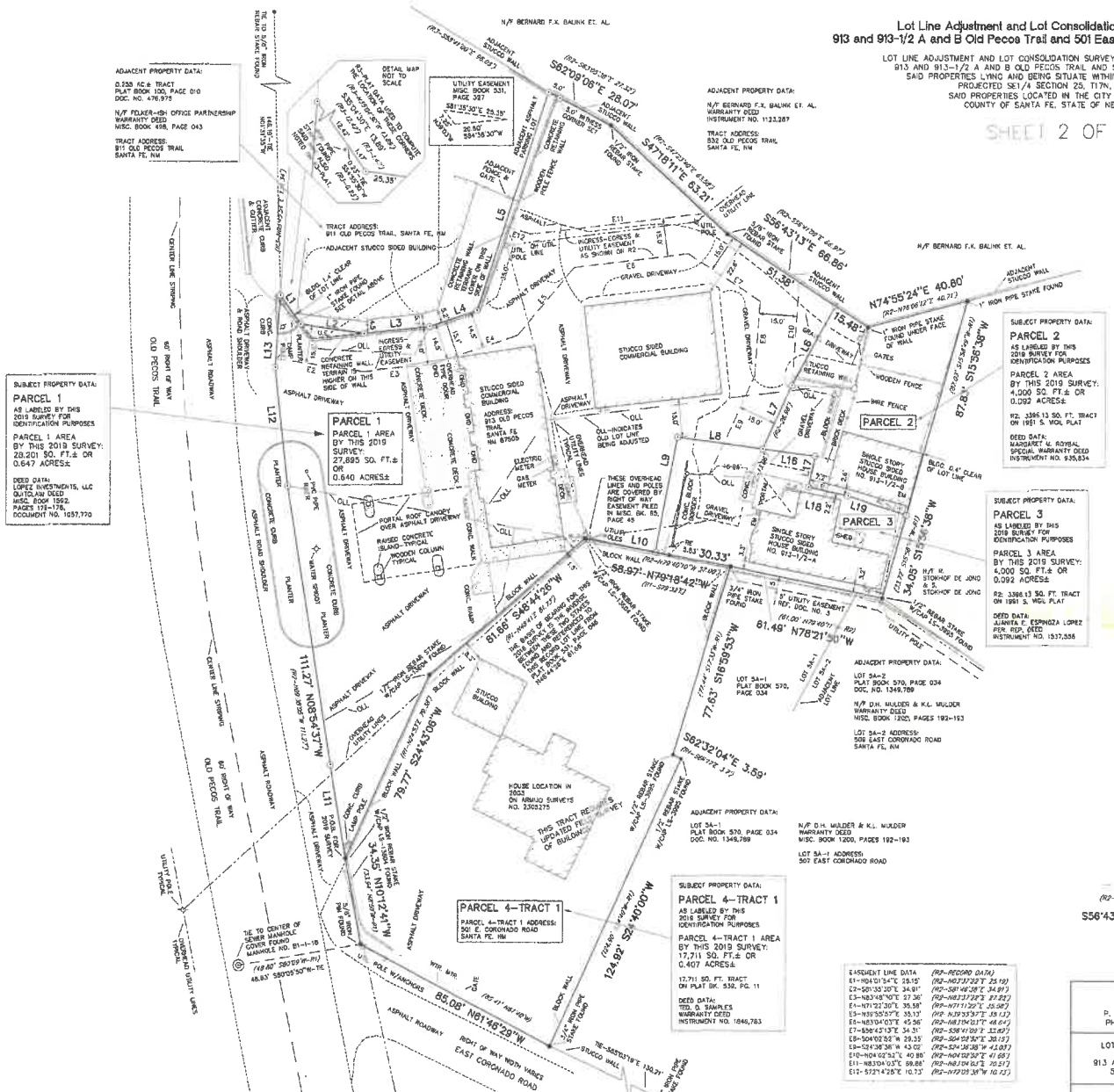
ADJACENT PROPERTY DATA:
N/P D.H. WALKER & K.L. WALKER
WARRANTY DEED
MSC. BOOK 1200, PAGES 182-193
LOT 3A-1 ADDRESS:
507 EAST CORONADO ROAD
SANTA FE, NM

SHEET 2 OF 2

ARMILLO SURVEYS INC.
PAUL A. ARMILLO N.M.P.S. NO. 13504
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX: (505) 471-1928

LOT LINE ADJUSTMENT AND LOT CONSOLIDATION
OF THE PROPERTY AT
913 AND 913-1/2 A AND B OLD PECOS TRAIL AND
501 EAST CORONADO ROAD, SANTA FE, NM

DRAWN BY P.A.A. DATE MAY 2019
SURVEY NO. 1359124 SHEET NO. 2 OF 2



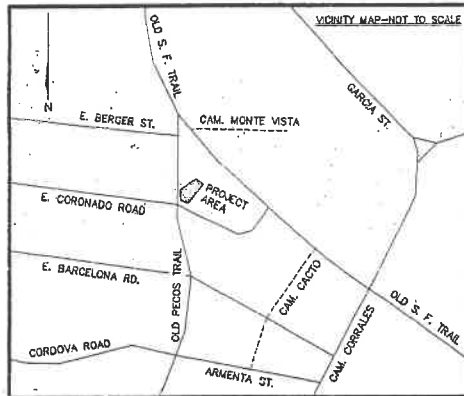
ADJACENT LINE DATA

E1-N82°51'45"E 28.15'	(R1-RECORD 0414)
E2-S50°35'20"E 34.81'	(R1-5831722 E 26.20')
E3-N63°48'30"E 27.56'	(R1-5611618 E 24.47')
E4-N71°22'30"E 19.75'	(R1-5915278 W 30.55')
E5-N10°04'20"E 30.61'	(R1-6011122 E 19.80')
E6-N28°47'47"E 35.77'	(R1-5915278 W 30.55')
E7-N24°36'38"E 27.48'	(R1-5564207 W 30.61')
E8-N12°38'54"W 22.86'	(R1-26.86)
E9-S15°59'53"W 32.83'	(R1-5081510 W 23.00')
E10-N79°19'42"W 28.64'	(R1-3155951 W 23.00')
E11-N08°59'24"W 37.51'	(R1-4974070 W)
E12-N06°01'38"W 46.87'	(R1-6008013 W 48.82')
E13-N04°01'54"E 28.50'	(R1-4051722 E 28.15')
E14-RESERVED FOR FUTURE USE	
E15-RESERVED FOR FUTURE USE	
E16-N82°15'13"W 21.04'	(R1-5821513 W 21.04')
E17-N12°16'47"E 12.54'	(R1-5171647 W 12.54')
E18-N77°43'13"W 15.80'	(R1-2774131 E 15.80')
E19-N72°00'51"W 24.46'	(R1-5116177 E 23.64')

539010

Plat of Survey Prepared for
Lopez Investments, LLC,
The Estate of Eugenia B. Lopez
and
Linnea P. Deuschle

RESURVEY OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED IN S.F.C. MISC. BOOK 1592, PAGE 172, DOCUMENT NO. 1057,770, AND PLAT OF SURVEY BY S. E. VIGIL DATED MAY 24, 1969—NOT RECORDED SAID PROPERTY LABELED TRACT 1 BY THIS SURVEY FOR IDENTIFICATION PURPOSES
SAID PROPERTY LIES WITHIN THE SANTA FE GRANT PROJECTED SE1/4 SECTION 25, T17N, R9E, NMPM LOCATED AT 501 EAST CORONADO ROAD, IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO, U.S.A.



CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SUPPLEMENTAL CERTIFICATION

I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING ON THE DATE OF THIS FIELD SURVEY:

- EVIDENCE OF RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPELINES ON OR CROSSING SUBJECT PREMISES:
NONE VISIBLE.
- SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SUBJECT PREMISES:
NONE VISIBLE.
- EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SUBJECT PREMISES:
NONE VISIBLE.
- OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SUBJECT PREMISES AND SERVING OTHER PROPERTIES:
OVERHEAD UTILITY LINES & POLES W/ANCHORS LOCATED ALONG NW, WEST & SW LOT LINES. ELECTRIC METER WITH OVERHEAD SERVICE LINE, GAS METER & WATER METER SERVE SUBJECT RESIDENCE. (SEE SHEET 2).
- JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON OR JOINTS GARAGES:
NONE VISIBLE.
- APPARENT ENCROACHMENTS OF BUILDINGS, PROJECTIONS, CORNICES OR SIGNS AFFIXED THERETO, FENCES OR OTHERS INDICATIONS OF OCCUPANCY APPEAR TO ENCR OACH UPON OR OVERHANG SUBJECT PROPERTY:
NONE VISIBLE.
- SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES:
PROPERTY CORNER MONUMENTS FOUND AS NOTED ON ATTACHED SHEET NO. 2.
- IS THE PROPERTY IMPROVED ? IF STRUCTURE APPEARS TO ENCR OACH OR APPEARS TO VIOLATE SETBACK LINES:
PROPERTY IS IMPROVED; DOES NOT VIOLATE SETBACKS.
- INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS:
NONE VISIBLE.
- APPROXIMATE DISTANCES OF STRUCTURES FROM AT LEAST TWO LOT LINES MUST BE SHOWN:
PLEASE SEE ATTACHED SHEET NO. 2.

SURVEYORS CERTIFICATION

I, PAUL A. ARMJO, CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN AUGUST 2003 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armijo AUG. 6, 2003
PAUL A. ARMJO, N.M.P.S. NO. 13604



DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO OFFICE OF SANTA FE COUNTY CLERK

- SURVEY ENTITLED "PLAT OF SURVEY MADE FOR RAYMUNDO G. LOPEZ...", BY SALVADOR E. VIGIL NMPS NO. 4405, DATED MAY 24, 1969, AS SURVEY NO. E1-001, AMENDED JANUARY 14, 1970, AMENDED JULY 22, 1970, AMENDED SEPTEMBER 8, 1970. THIS SURVEY IS NOT RECORDED.
- SURVEY ENTITLED "PLAT OF SURVEY FOR LOUIS F. AND VIDA G. GUTTMAN...", BY C. MARTINEZ NMPS NO. 3995, DATED MARCH 4, 1994, AS SURVEY NO. M-633, FILED ON MARCH 8, 1994, IN PLAT BOOK 266, PAGE 018, AS DOCUMENT NO. 853,423.
- SURVEY ENTITLED "GALLEGOS & SEDILLO REPLAT...", BY GEORGE RIVERA NMPS NO. 3149, DATED NOVEMBER 21, 1974, FILED ON JANUARY 15, 1975, AS DOCUMENT NO. 354,358.
- SURVEY ENTITLED "SURVEY MADE FOR REYMUNDO G. LOPEZ...", BY JAMES C. HARVEY NMPE&LS NO. 44, DATED AUGUST 11, 1958, AS SURVEY NO. FR 1902. THIS SURVEY IS NOT RECORDED.
- QUITCLAIM DEED: R. J. LOPEZ & S. J. LOPEZ & R. G. LOPEZ REVOCABLE TRUST TO LOPEZ INVESTMENTS, LLC, FILED ON JANUARY 18, 1999, IN MISC. BOOK 1592, PAGE 172-176, AS DOCUMENT NO. 1057,770.
- RIGHT OF WAY EASEMENT—R.G. & E. LOPEZ TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED ON SEPTEMBER 5, 1951, IN MISC. BOOK 65, PAGE 45, AS DOCUMENT NO. 104,942.
- SURVEY ENTITLED "PLAT OF SURVEY PREPARED FOR LOPEZ INVESTMENTS...", BY PAUL A. ARMJO, DATED MAY 2002, FILED ON MAY 20, 2003, IN PLAT BOOK 531. PAGES 045-046, AS DOCUMENT NO. 1285,457.

NOTES—SHEET 1

- SEE SHEET NO. 2 FOR PLAT MAP.
- SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1-054-098-312-268.
- COMMITMENT FOR TITLE INSURANCE ON THIS PROPERTY ISSUED BY: FIRST AMERICAN TITLE COMPANY FILE NO. NM03-114092-SFO1, GAR.
- DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350070 0008 B, DATED JULY 2, 1980.
- DATE OF FIELD SURVEY: MAY 13, 2003.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS RECORDED OR UNRECORDED.

INDEXING INFORMATION FOR COUNTY CLERK	
OWNER: LOPEZ INVESTMENTS, LLC	G. DEED—MISC. BOOK 1592, PAGE 172
LOCATION: SANTA FE GRANT PROJECTED SE1/4 S25, T17N, R9E, NMPM 501 EAST CORONADO ROAD CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO	

SHEET 1 OF 2

Document No. 1281-765
COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 6th day of Aug A.D. 2003 at 11:45 o'clock A.M. and was duly recorded in Book 539 Page 045-046 of the Records of Santa Fe County

Witness My Hand and Seal of Office

REBECCA BUSTAMANTE

County Clerk, Santa Fe County, New Mexico

Rebecca Bustamante
DEPUTY

COUNTY CLERK SEAL



ARMJO SURVEYS INC	
PAUL A. ARMJO N.M.P.S. NO. 13604 PMB 258 1704-B LLANO ST, STE. B, SANTA FE NM 87505 PH. (505) 471-1955 FAX. (505) 471-1925	
PLAT OF SURVEY PREPARED FOR LOPEZ INVESTMENTS, LLC, THE ESTATE OF EUGENIA B. LOPEZ AND LINNEA P. DEUSCHLE	
DRAWN BY <u>P.A.A.</u>	DATE <u>AUG. 2003</u>
JOB No. <u>2305275-2</u>	SHEET No. <u>1 OF 2</u>

NOTES-SHEET 2

1. SEE SHEET NO. 1 FOR REFERENCE DOCUMENTS AND CERTIFICATION.
2. DATA IN 1-PARENTHESIS "()" TAKEN FROM REFERENCE DOCUMENT NO. 1.
3. DATA IN 2-PARENTHESIS "(())" TAKEN FROM REFERENCE DOCUMENT NO. 2.
4. EASEMENTS SHOWN TAKEN FROM REF. DOCUMENT NO. 1 OR AS NOTED.

THESE OVERHEAD LINES AND POLE ARE COVERED BY RIGHT OF WAY EASEMENT TO P.S.C.N.M. FILED IN MISC. BK. 85, PAGE 45, SEE REF. DOC. 6 ON SHEET 1

N/F LOPEZ INVESTMENTS, LLC
O.D., MISC. BK. 1592, PG. 172
D.N. 1057,770
PLAT BK. 5, PG. 166
D.N. 114,717

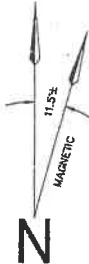
N/F LOPEZ INVESTMENTS, LLC
O.D., MISC. BK. 1592, PG. 172
D.N. 1057,770
PLAT IS REFERENCE
DOCUMENT NO. 3-SEE SHEET 1

N/F DELMAR & KATHLEEN MULDER
W.D., MISC. BK. 1200
PG. 192-193
D.N. 918,598

TRACT II
PLAT BK. 268, PG. 018
D.N. 853,423

N/F DELMAR & KATHLEEN MULDER
W.D., MISC. BK. 1200
PG. 190-191
D.N. 918,595

TRACT I
PLAT BK. 268, PG. 018
D.N. 853,423



HORIZ. SCALE: 1"=20'



LEGEND

- POINTS FOUND
- ⊙ POINTS SET
- ⊙ REBAR W/CAP STAMPED "13604"
- POINTS COMPUTED NOT SET

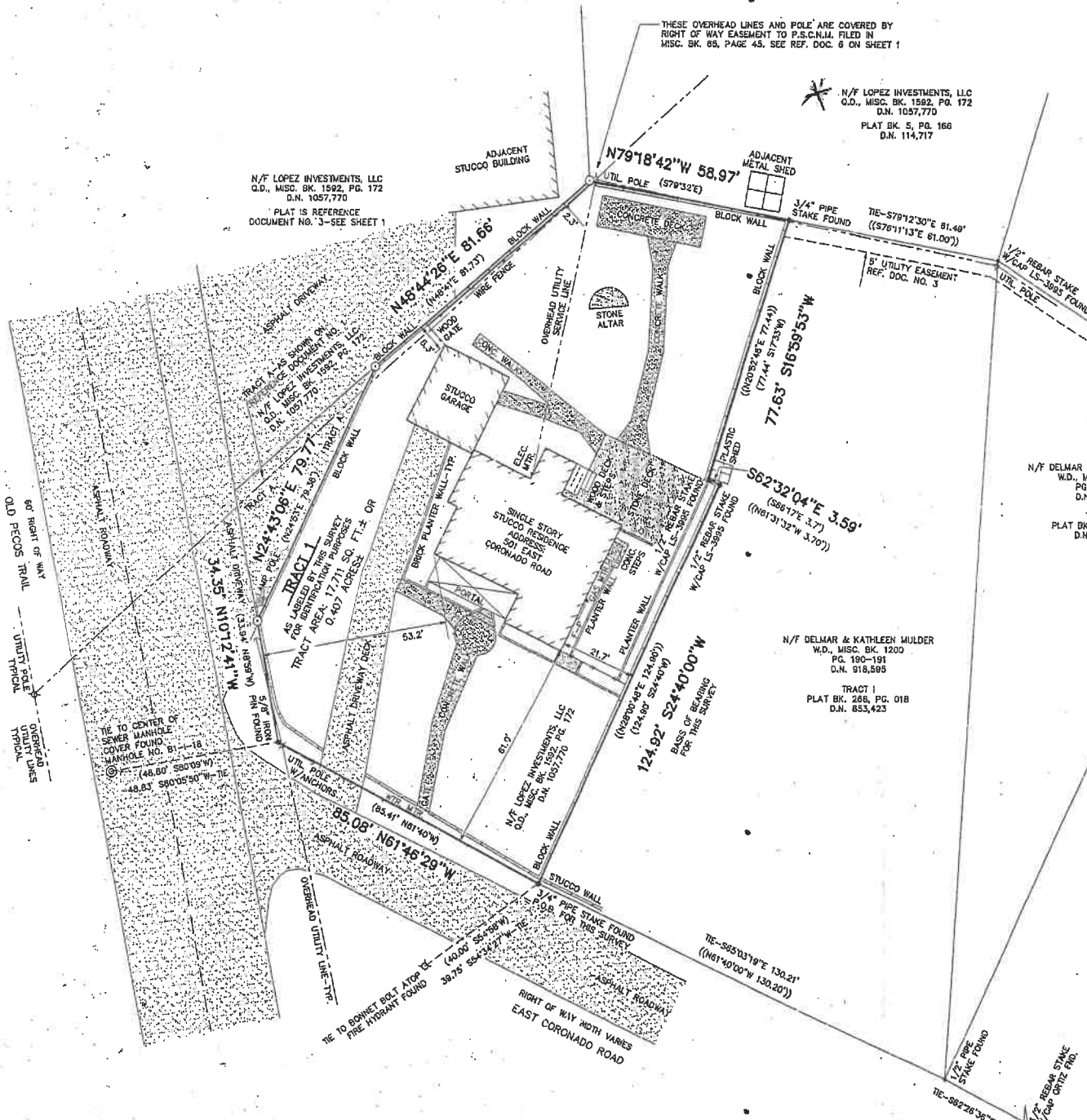
SHEET 2 OF 2

ARMUJO SURVEYS INC.

PAUL A. ARMUJO N.M.P.S. NO. 13804
PMB 258 1704-B LLANO ST. STE. B, SANTA FE NM 87505
PH. (505) 471-1955 FAX. (505) 471-1925

PLAT OF SURVEY PREPARED FOR
LOPEZ INVESTMENTS, LLC,
THE ESTATE OF EUGENIA B. LOPEZ
AND
LINNEA P. DEUSCHLE

DRAWN BY P.A.A. DATE AUG. 2003
JOB No. 2305275-2 SHEET No. 2 OF 2

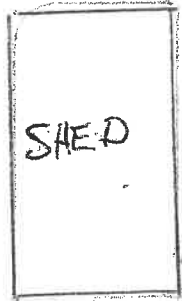


60' RIGHT OF WAY
UTILITY POLE
TYPICAL
OVERHEAD
UTILITY LINES

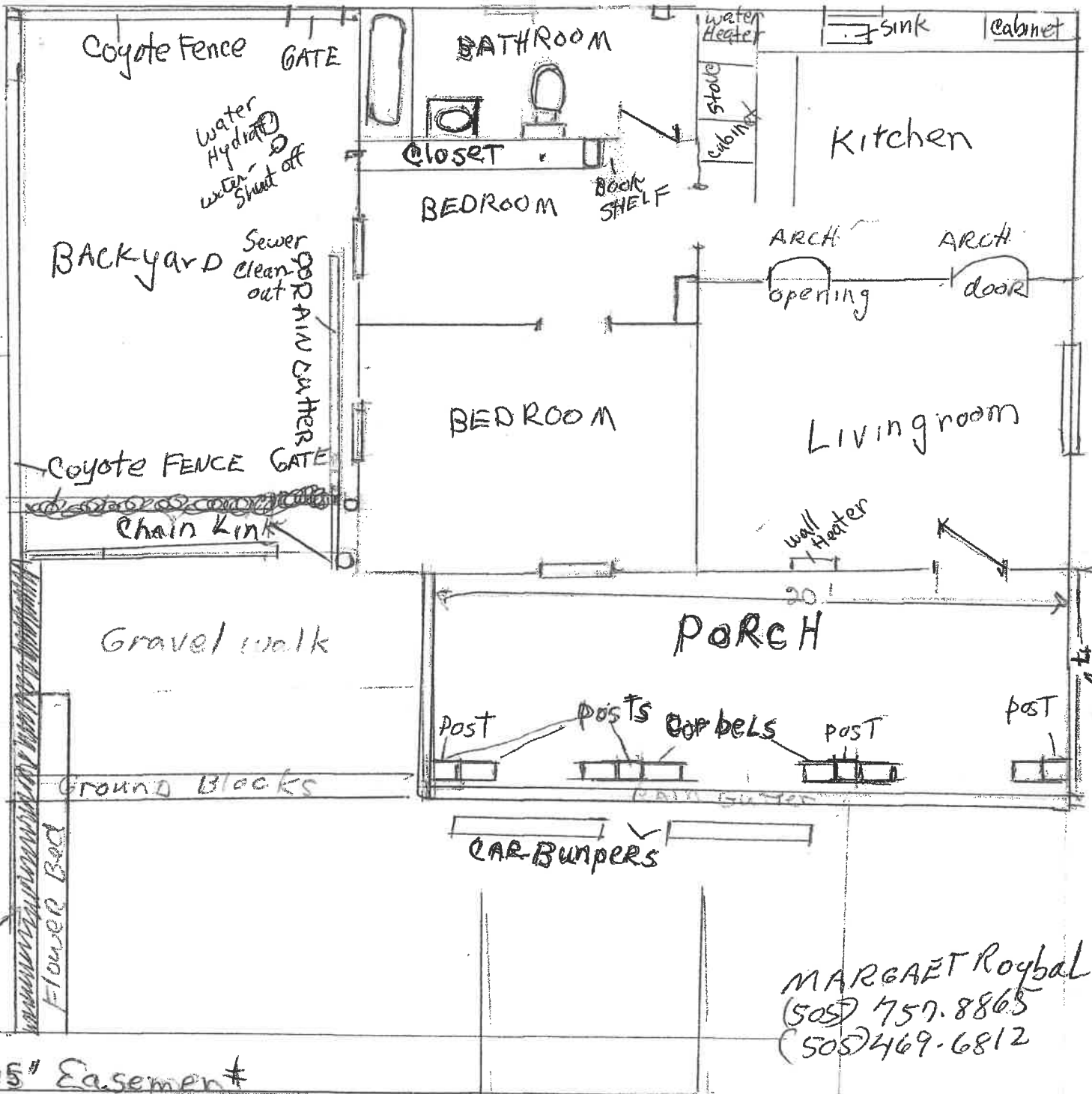
TIE TO CENTER OF
SEWER MANHOLE
COVER FOUND
MANHOLE NO. B1-18
(48.00' S80°09'W)
48.83' S90°05'50"W-TIE

TIE TO BONNET BOLT TOP OF
FIRE HYDRANT FOUND
(40.00' S82°58'W)
39.75' S54°34'27"W-TIE

TIE-S82°26'36"E, 105.01'
1/2" REBAR STAKE
W/CAP ORTIZ FND.

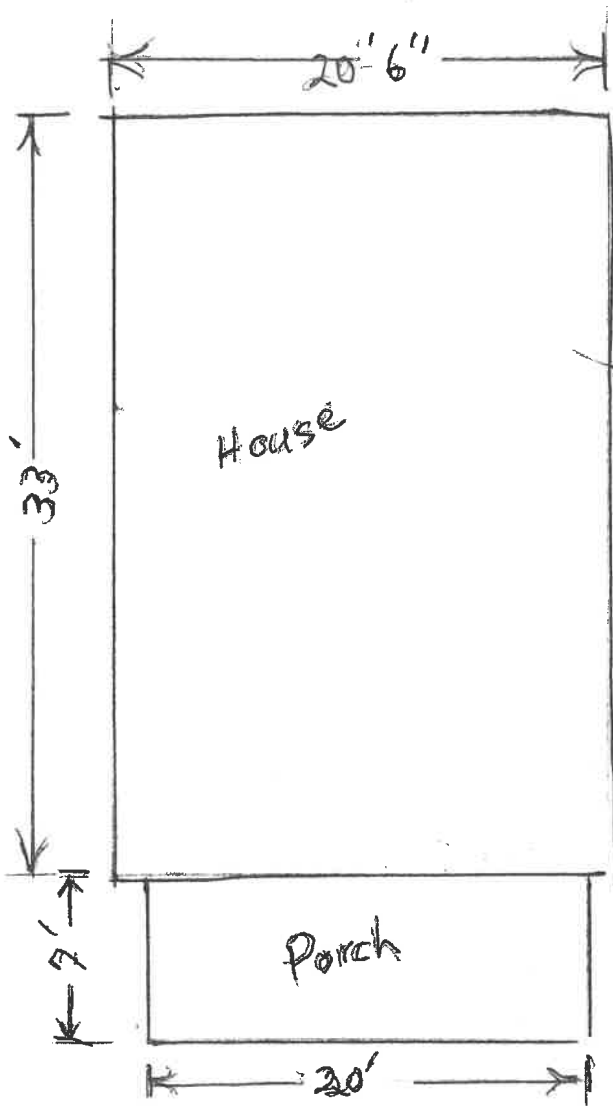


OPEN FIELD

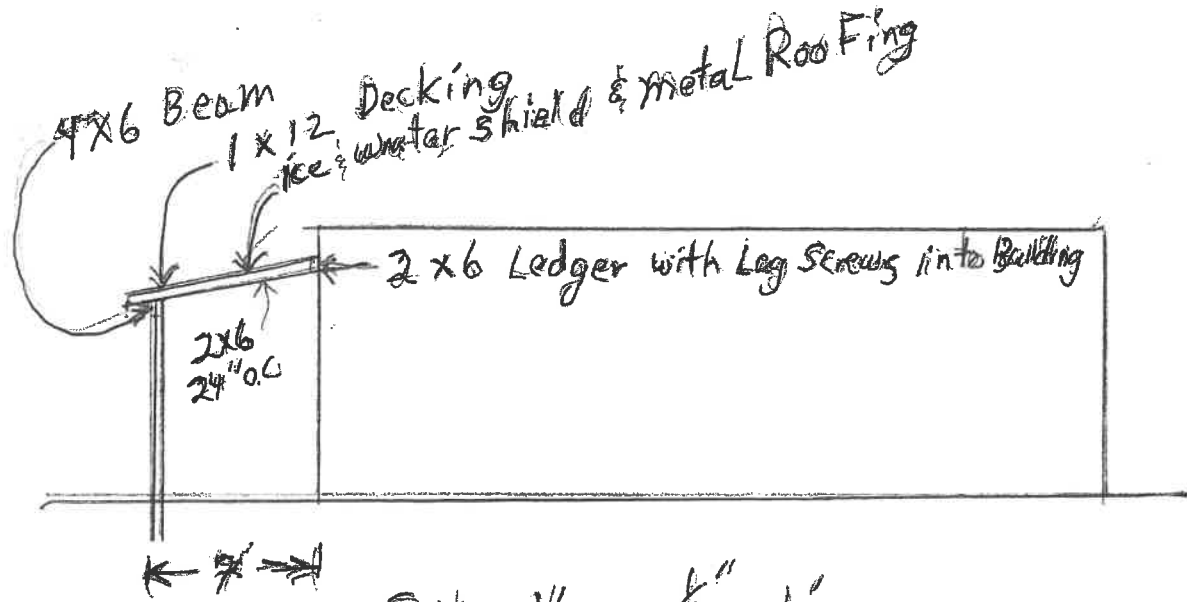


MARGAET Roybal
(505) 757-8865
(505) 469-6812

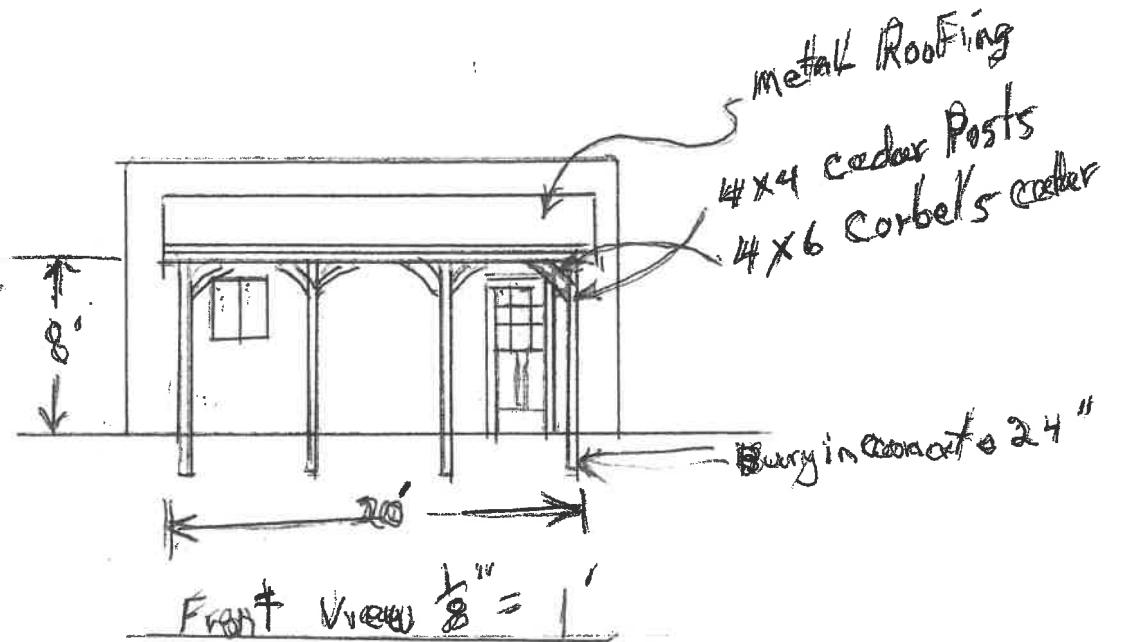
913 1/2 B Old Pecos Trail
S.W. NM 87505



Top View $\frac{1}{8}'' = 1''$



Side View $\frac{1}{8}'' = 1''$



Front View $\frac{1}{8}'' = 1''$

913 1/2 B OLD PECOS TRAIL, SE, N.M.

Proposed Project

Location: 913 ½ B Old Pecos Trail, Santa Fe, NM 87505

Square Footage: Approximately 724 sq. feet, flat roof adobe building

Portal: 7' x 20' x 8'

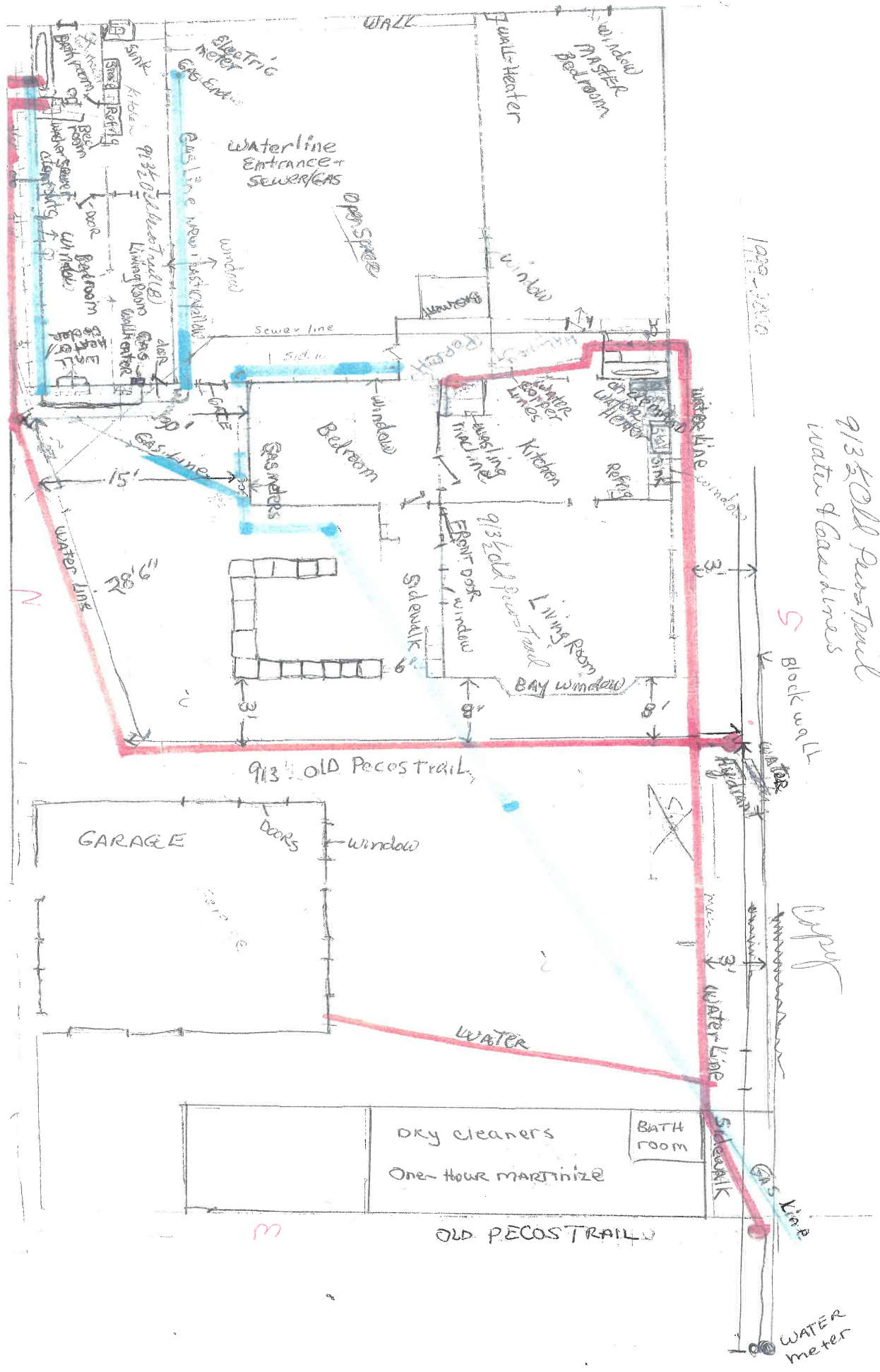
Materials: type description

The windows, fences, gates, and HVAC roof ducks were as existed before construction of the portal. The paint color is provided by a photo.

Items that apply to construction. The parapet alterations were done to level the structure for the portal construction (see the project drawing). The out door light fixture was replaced with a new light fixture.

Describe Details of Project Here:

The built porch is 7' X 20' consisting of 4 cedar posts buried in compacted soil 24"
12 - 2x6 white fir, rough saw cut 24" on center,
1x12 decking ceiling, galvanized-metal roof in the color sand.
6-4x6x12 hand carved cedar corbels.



W

913 Old Pecos Trail
Water & Gas Lines

Block wall

up

OLD PECOS TRAIL

WATER Meter



EXISTING LOT OF RECORD DEPICTION (Not to Scale)
913, 913 ½ A, 913 ½ B Old Pecos Trail & 501 East Coronado Road



SURVEY INFORMATION

1. **JAMES C HARVEY - 4/23/1956**
Tract of Land Surveyed for Reymundo G. Lopez.
Exhibit A.
2. **JAMES C HARVEY - 6/6/1953**
Tract of Land Surveyed for Antonia Lujan Silva.
Exhibit B.
3. **JAMES C HARVEY - 8/11/1958**
Survey Made for Reymundo G. Lopez.
Exhibit C.
4. **JAMES C HARVEY - 8/11/1958**
Survey Made for Reymundo G. Lopez.
Exhibit D.

NOTE: THIS LOT OF RECORD DEPICTION IS FOR REFERENCE PURPOSES ONLY. REFER TO ACTUAL SURVEYS FOR DETAILED LOT INFORMATION.

PROPOSED LOT LINE ADJUSTMENT DEPICTION (Not to Scale)

913, 913 ½ A, 913 ½ B Old Pecos Trail & 501 East Coronado Road



PROPOSED LOT CONFIGURATION

- 1. ■ 913 Old Pecos Trail
- 2. ■ 913 ½ B. Old Pecos Trail
- 3. ■ 913 ½ A. Old Pecos Trail
- 4. ■ 501 E. Coronado Road

NOTE: THIS PROPOSED LOT LAYOUT DEPICTION IS FOR REFERENCE PURPOSES ONLY. REFER TO PROPOSED LOT LINE ADJUSTMENT SURVEY FOR DETAILED PROPOSED LOT INFORMATION.

Describe Details of Project Here:



913 ½ B Old Pecos Trail, Santa Fe, NM 87505

The built porch is 7' X 20' consisting of 4 cedar posts buried in compacted soil 24" down.



913 ½ B Old Pecos Trail, Santa Fe, NM 87505

12 - 2x6 white fir, rough saw cut 24" on center,

5 of 10



913 ½ B Old Pecos Trail, Santa Fe, NM 87505

1x12 decking ceiling, galvanized-metal roof in the color sand.



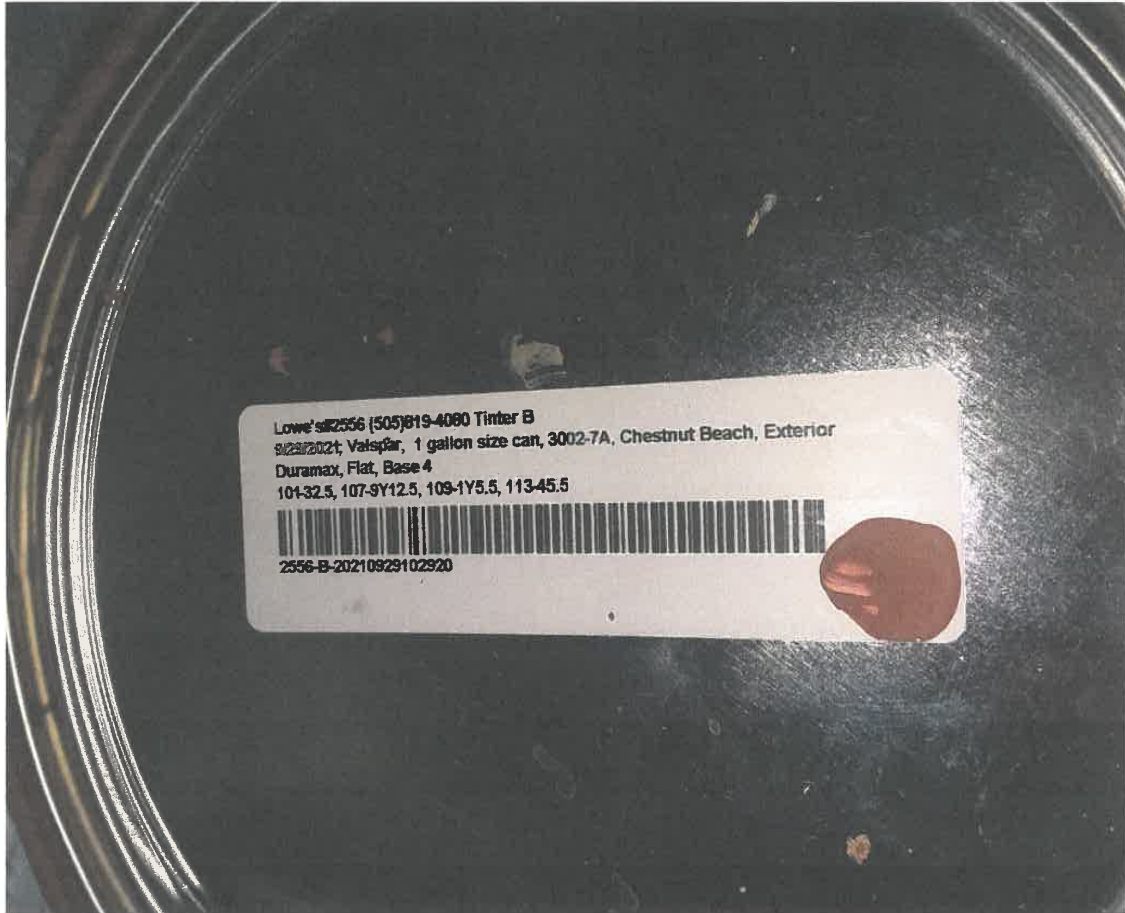
913 ½ B Old Pecos Trail, Santa Fe, NM 87505

6-4x6x12 hand carved cedar corbels.



Proposed light:





913 ½ B Old Pecos Trail, Santa Fe, NM 87505

The stucco paint was bought at Lowes: Chestnut Beach, Exterior Duramax, Flat, Base 4.



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004613--HDRB

Project Description:

Project Location(s): 948 CAMINO SANTANDER
Santa Fe, NM 87505

Contacts:

Property Owner: Mary Jo Chastenet de Gery maryjochastenet@gmail.com
948 Camino Santander
Santa Fe, NM 87505-5959

Applicant: Mary Jo Chastenet de Gery maryjochastenet@gmail.com
948 Camino Santander
Santa Fe, NM 87505-5959

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: 1980s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25th, 2022
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2021-004613-HDRB

Address: 948 Camino Santander
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

948 Camino Santander is a non-historic and non-contributing single-family residential structure built in the 1980s in the Downtown and Eastside Historic District.

The applicant now proposes the following:

1. Construct a 90 square foot addition on the north elevation. Its height will be 6 inches lower than the existing structure.
2. Construct a 91 square foot portal on the north elevation of the main house, adjoining the addition
3. Construct a 240 square foot 2-level deck and portal on the west elevation with wood posts and beams and a stuccoed parapet.
4. Construct a yardwall at the street to the maximum allowable height of 5 feet 7 inches, with a wooden double gate colored with a medium brown wood stain
5. Replace all windows (all are non-historic) with aluminum clad windows with simulated divided lights.
6. Construct a freestanding wood pergola to the rear of the house to a height of 7 feet, colored with medium brown wood stain.
7. Install metal wall sconces (down lights) colored medium brown.

These structures will be lower than the height of the existing structure. Stucco will be colored “suede” and the windows painted black. Viga posts will be round 8-inches in diameter and will have a natural wood stain.

948 Camino Santander

Santa Fe, New Mexico

ATT.:Historic preservation division

Project description:

948 Camino Santander is a small existing house in the Historic Santa Fe district.

The proposal is to add to the existing house a front room that will be used as a

dining room, and a front portal to tie everything together and to create a nice seating space

for the front yard. The proportions of this room are designed to work with the existing height of the house, being all the addition a little lower than the existing parapets.

The portal will be 1'-0" lower and the dining room 6" lower to create a nice mass distinction.

Also, we are removing the existing west portal and rebuilding a larger one.

All the exposed wood in the house will be stained in a medium brown color.

The south elevation will include a wooden pergola. This pergola will act as another space for them to sit and enjoy the backyard and have a little shade area to protect them from the intense sun in that location.

We are proposing a stucco street front yard wall for a little privacy.

All the existing windows will be replaced with new wood/clad windows with simulated lights.

The majority of the windows will be replaced by the same size as the existing and will be installed at the same location.

Sincerely

Cedric Chastenet, owner

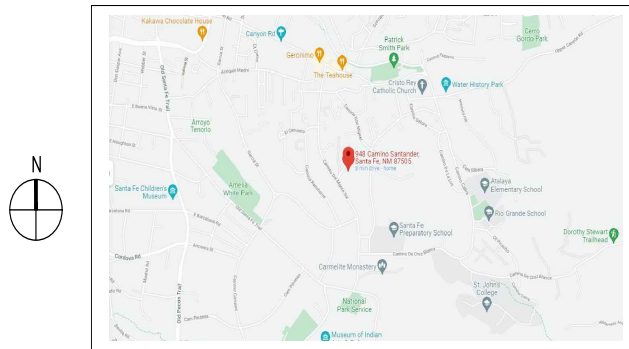
Jo Chastenet, owner

Andrea Caraballo, designer

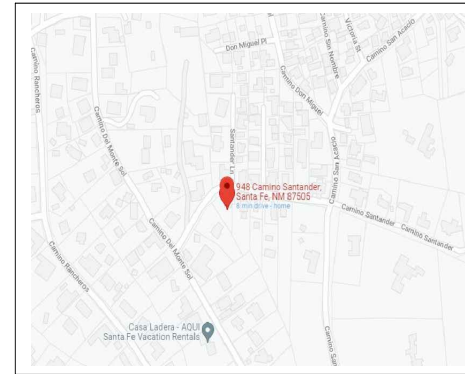
CAMINO SANTANDER RESIDENCE

948 CAMINO SANTANDER
SANTA FE, NM 87501

LOCATION MAP



VICINITY MAP



DRAWING LIST:

A 000	COVER SHEET
A 101	EXISTING AND PROPOSED PLAN
A 102	PROPOSED LOWER PLAN
A 201	EXISTING AND PROPOSED NORTH AND WEST ELEVATION
A202	EXISTING AND PROPOSED SOUTH AND EAST ELEVATION

LOT AREA : 5,440 SF

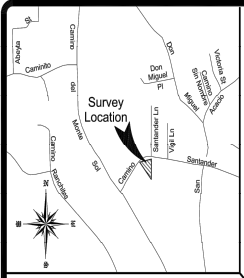
EXISTING PORTAL TO BE DEMOLISHED	168 SF
PROPOSED FRONT PORTAL	91 SF
PROPOSED WEST PORTAL	240 SF
PROPOSED SOUTH ROOF CANOPY	32 SF
TOTAL PORTAL	363 SF
TOTAL PORTAL ADDED 363 SF- 168 SF=	195 SF
TOTAL HEATED ENTRY AND DINING ROOM ADDITION	108 SF

948 CAMINO SANTANDER

IN
DESIGN
13

COVER
SHEET
12.13.21

A 000



Vicinity Map



SCALE: 1" = 15'
 FEET: 0 15 30
 SCALE:

LEGEND

- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles, lines and anchors.
- Utility boxes.
- Fences.
- Walls.
- Concrete.
- Brick.

NOTES

1.) Basis for this survey was taken from a Warranty Deed recorded in Book 406, page 448 and a suit to Quiet Title filed March 25, 1976 as Case 51246. Bearings and distances in () are from said documents.

NOTE: The legal description described in the noted documents have a mis-closure of 4.4 feet.

2.) Basis of bearing for this survey was taken from GPS observations as referenced hereon and as described in Plat Book 476, page 09. Bearings are grid, NAD-83, distances are ground.

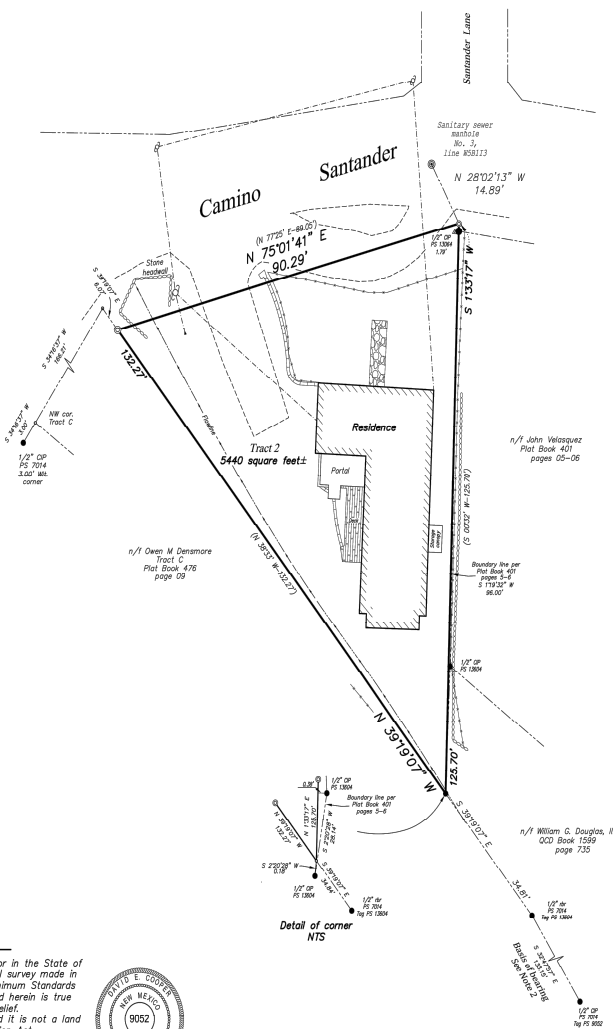
CERTIFICATE

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

FOR REVIEW December 10, 2020

David E. Cooper

P.S. No. 9052



**Boundary Survey Plat
 for
 Mary Jo Chastenet De Gery**

Tract 2
 Santa Fe, Santa Fe County, New Mexico
 948 Camino Santander

**CITY OF SANTA FE
 PUBLIC NOTICE**

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted herein. City of Santa Fe staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

Instrument No. _____
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock _____ m, and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
 County Clerk, Santa Fe County, New Mexico
 Geraldine Salazar

Deputy

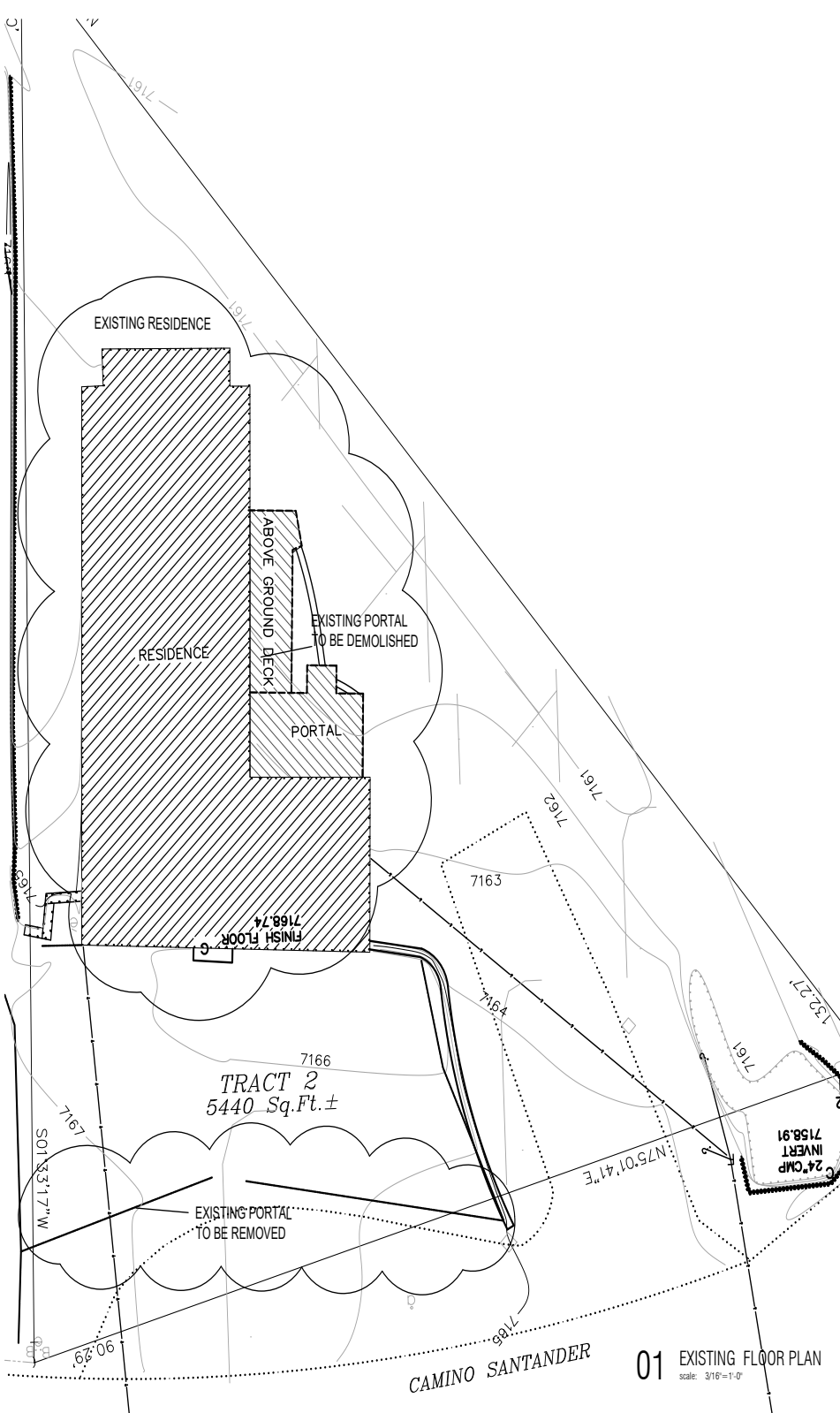
SIERRA LAND SURVEYING, INC.

1452 St. Francis Drive	Santa Fe, New Mexico	505-983-5932
Project No. C-022-0417	Dwg. DEC	Ck. DTC
	File: gps	Bk. 100
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Paul S. Pestic and Milena B. Pestic, and Pestic Ventures NM, LLC.	Proj. Sec. 30, T17N, R10E Santa Fe Grant	n/a
UPC No. 1-055-098-108-278		

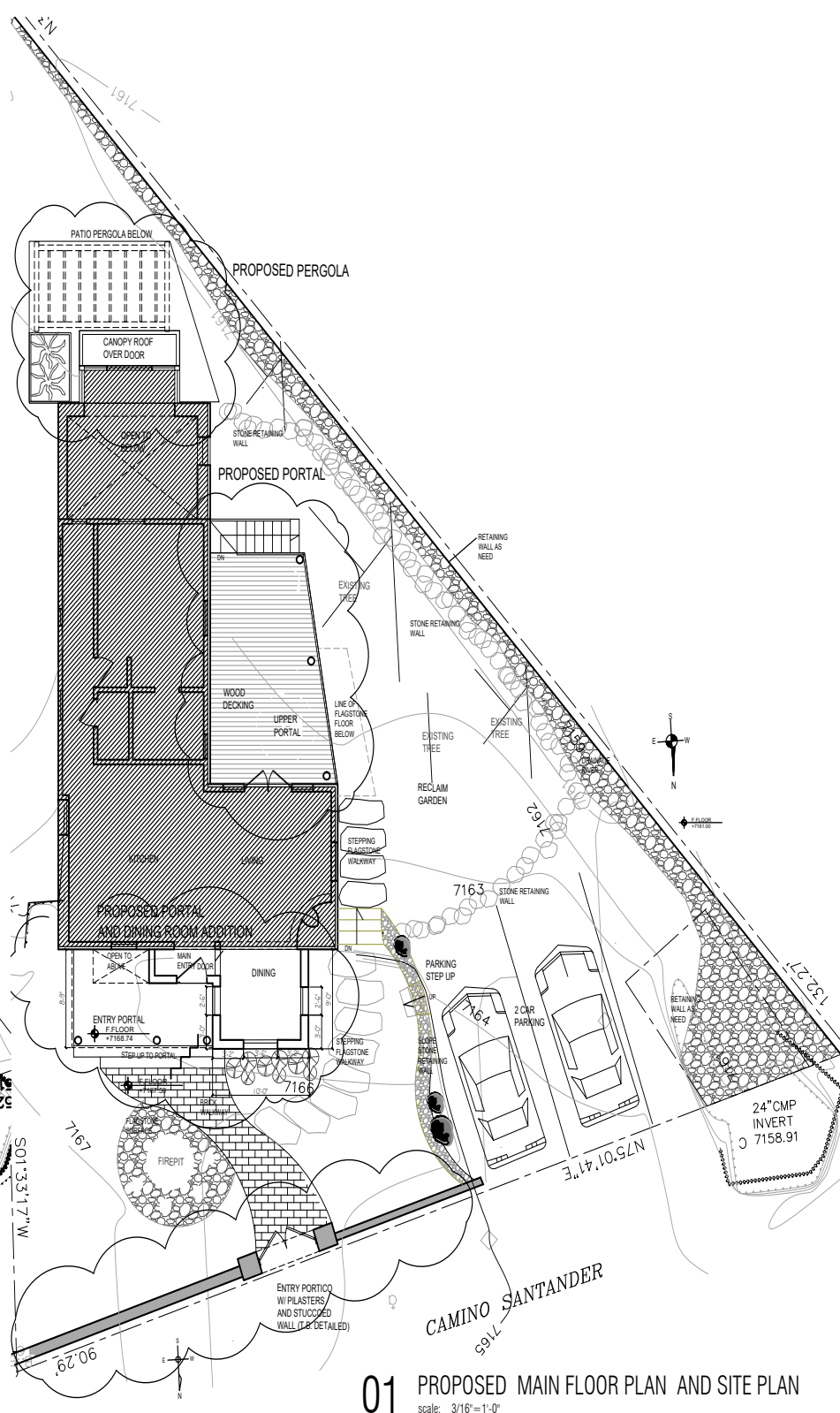
948 CAMINO SANTANDER

IN
 DESIGN
 13

SURVEY



01 EXISTING FLOOR PLAN
scale: 3/16" = 1'-0"



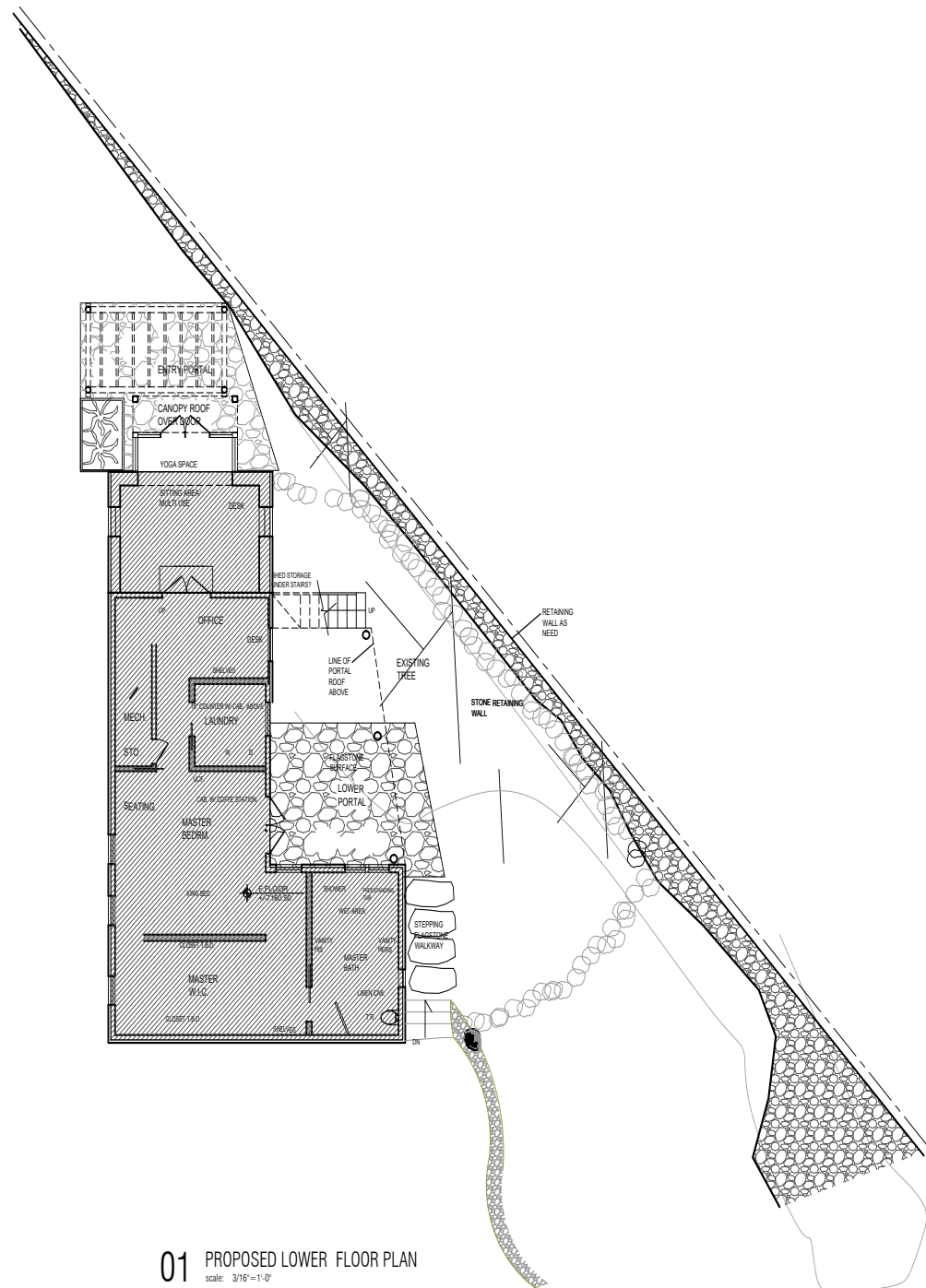
01 PROPOSED MAIN FLOOR PLAN AND SITE PLAN
scale: 3/16" = 1'-0"

948 CAMINO SANTANDER

IN DESIGN
13

EXISTING AND PROPOSED PLAN
12.13.21

A.101



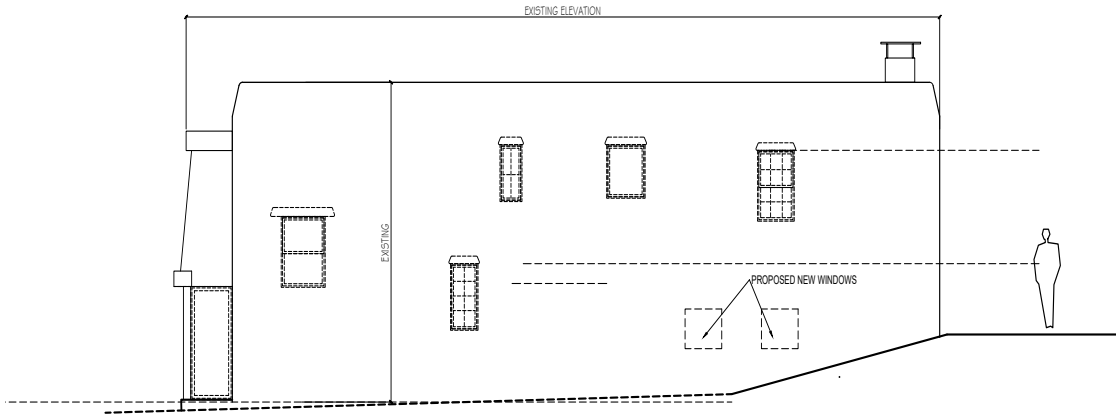
01 PROPOSED LOWER FLOOR PLAN
 scale: 3/16"=1'-0"

948 CAMINO SANTANDER

IN DESIGN
 13

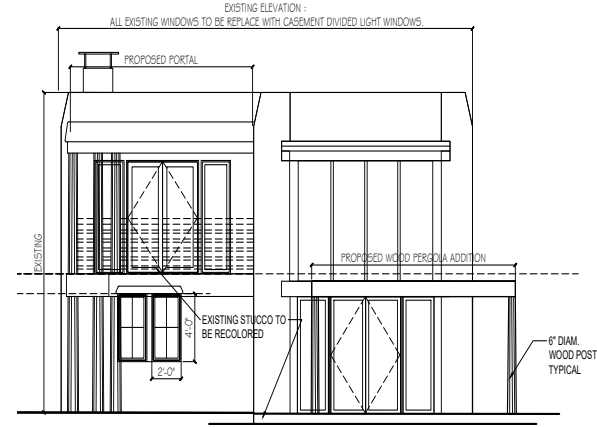
PROPOSED
 LOWER PLAN
 12.13.21

A 102



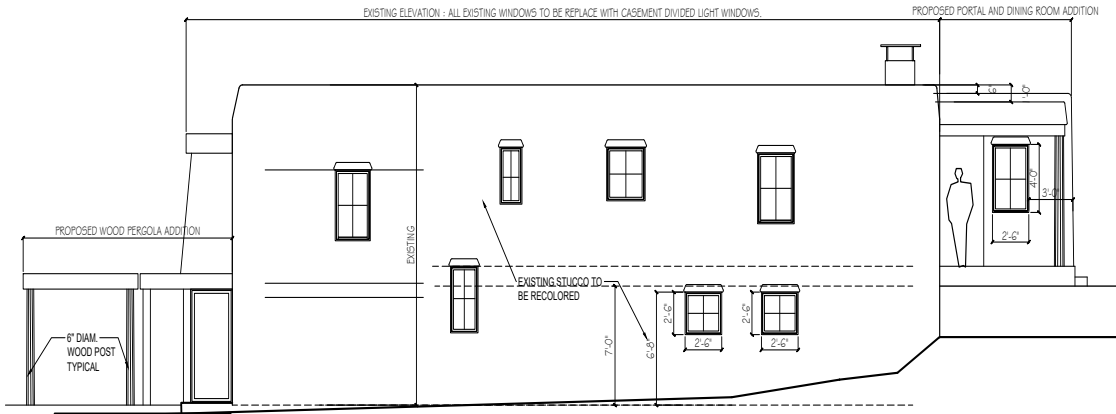
03 EXISTING EAST ELEVATION
scale: 1/4"=1'-0"

ALL EXISTING WINDOWS AND EXTERIOR PATIO DOOR WILL BE REPLACED BY ENERGY EFFICIENT WINDOWS



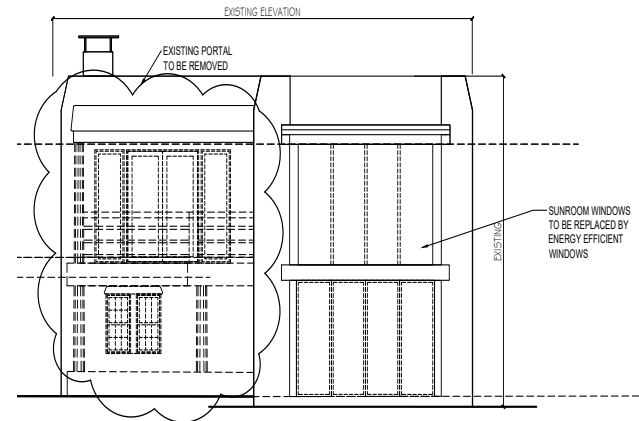
02 PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"

ALL EXISTING WINDOWS AND EXTERIOR PATIO DOOR WILL BE REPLACED BY ENERGY EFFICIENT WINDOWS

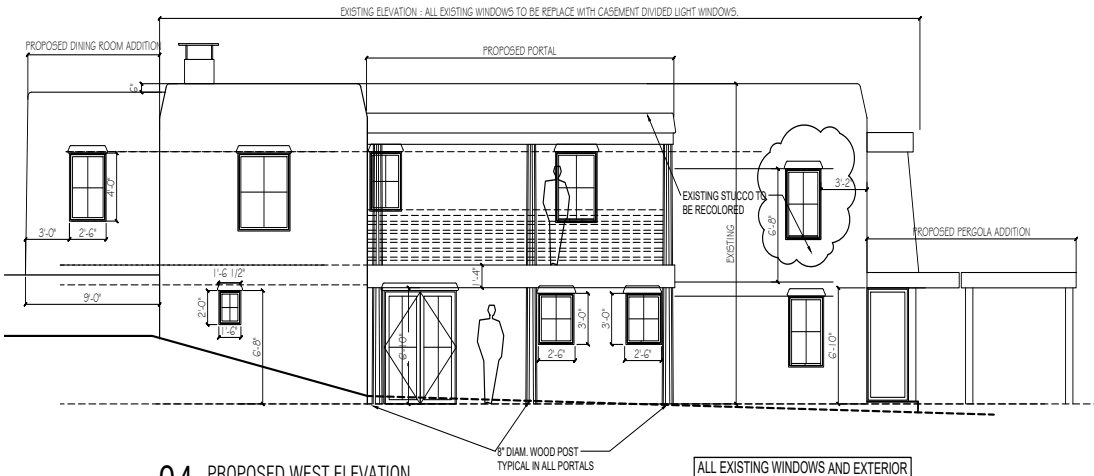


04 PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"

ALL EXISTING WINDOWS AND EXTERIOR PATIO DOOR WILL BE REPLACED BY ENERGY EFFICIENT WINDOWS

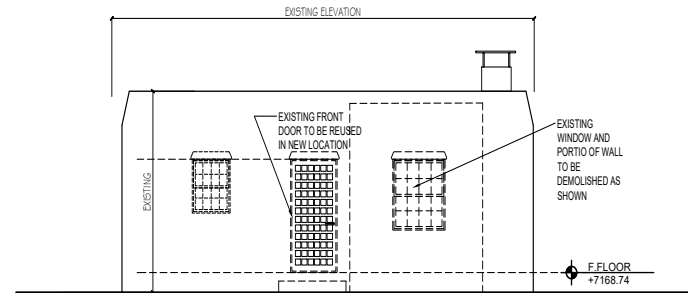


01 EXISTING SOUTH ELEVATION
scale: 1/4"=1'-0"

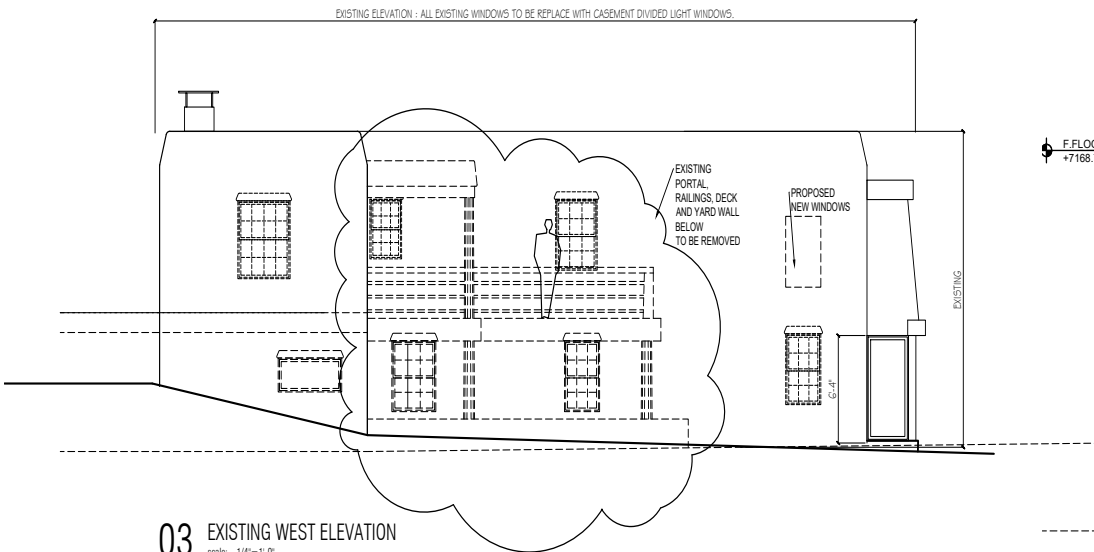


04 PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"

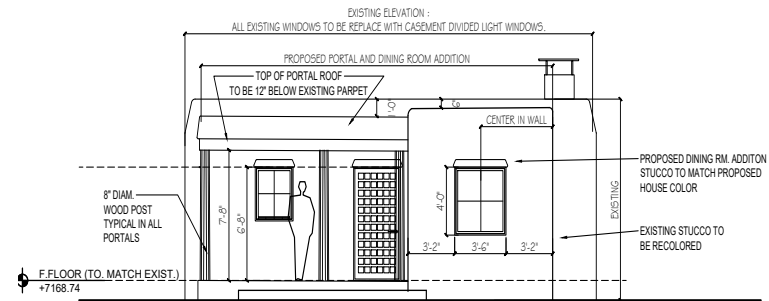
ALL EXISTING WINDOWS AND EXTERIOR PATIO DOOR WILL BE REPLACED BY NEW ENERGY EFFICIENT WINDOWS



01 EXISTING NORTH ELEVATION
scale: 1/4"=1'-0"

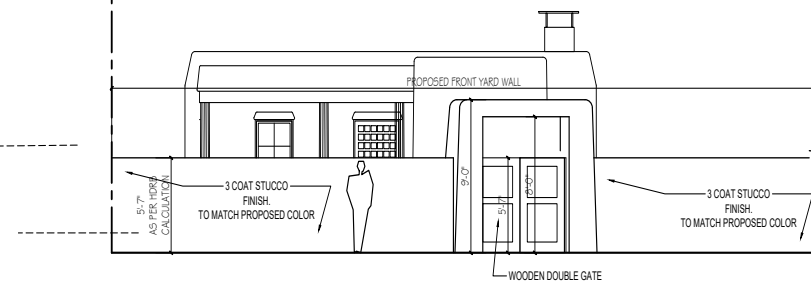


03 EXISTING WEST ELEVATION
scale: 1/4"=1'-0"



02 PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"

ALL EXISTING WINDOWS AND EXTERIOR PATIO DOOR WILL BE REPLACED BY NEW ENERGY EFFICIENT WINDOWS



02A PROPOSED NORTH STREET YARD WALL ELEVATION
scale: 1/4"=1'-0"

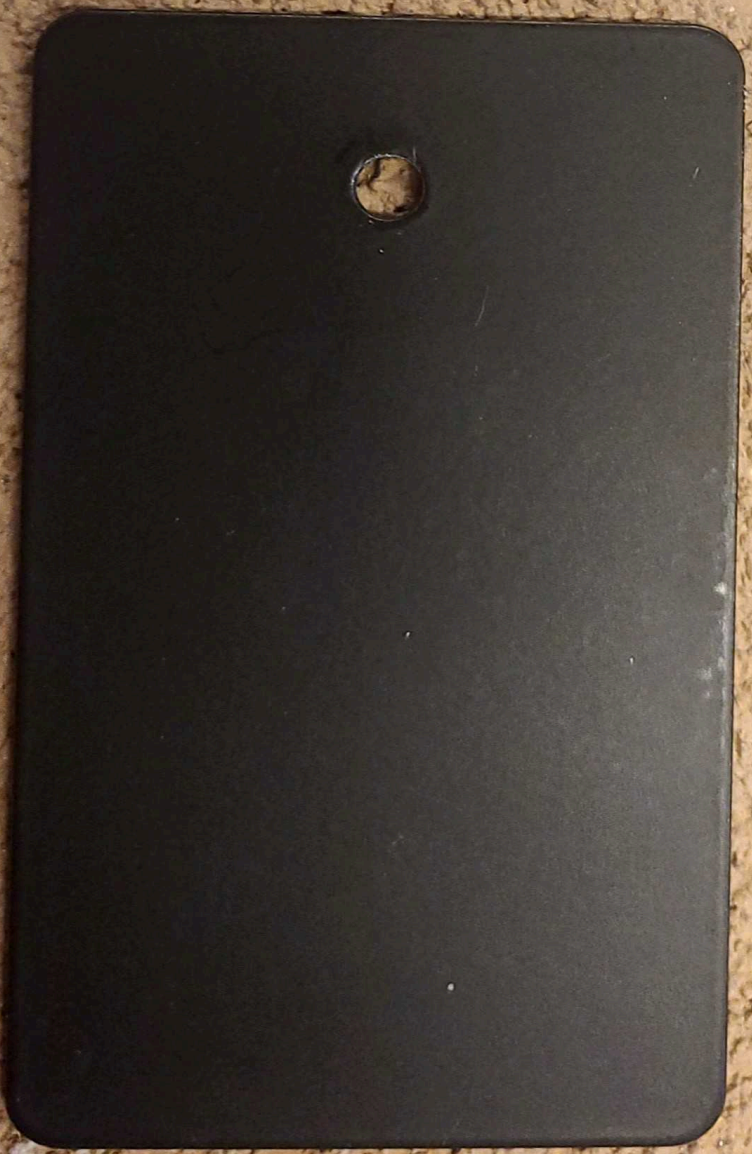
948 CAMINO SANTANDER

IN DESIGN
13

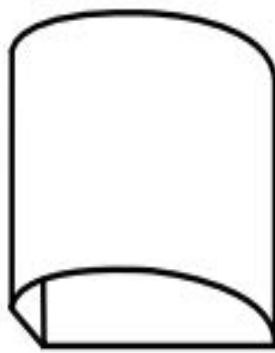
EXTERIOR ELEVATIONS
11.29.21

A 201

SUEDE STUCCO COLOR



BLACK WINDOWS FRAME



WS

MODEL	HEIGHT	WIDTH	DEPTH
WS0900	9"	6"	4"
WS1000	10"	6"	5"
WS1100	11"	8"	5"
WS1200	12"	8"	5"
WS1400	14"	8"	5"
WS1500	15"	6"	6"
WS1600	16"	9"	6"
WS1700	17"	10"	6"
WS1800	18"	10"	6"

Location



Environment



Orientation



Lamp

Interior: 1x100 Watt Max

Exterior: 1x150 Watt Max



Model Number: **WS-1200**

Pattern: **Solid**

Finish: **Medium Bronze**

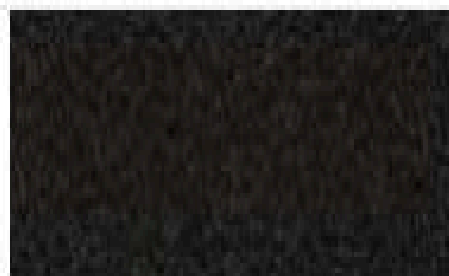
[View Data Sheet >](#)



Matte Clad Colors



Matte Tan



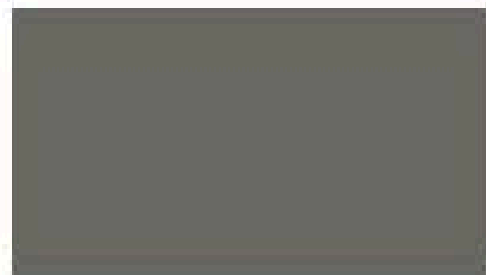
Matte Desert Dust



Matte Bronze



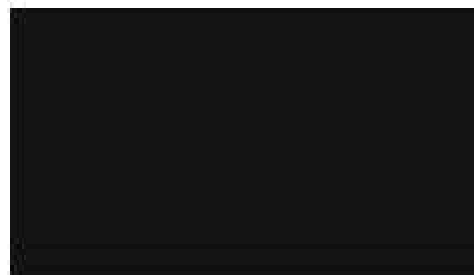
Matte Sable



Matte Slate Gray



Matte Charcoal Gray



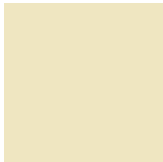
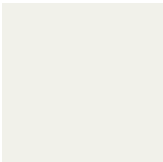

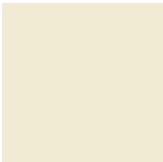

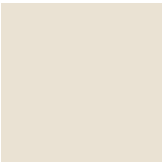




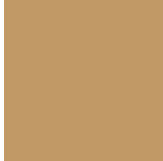

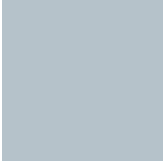
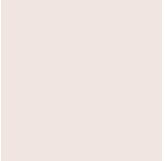

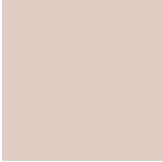


Matte Black

 [Distributor Locator](#)
[Medallion Applicator Locator](#)

Color Charts

- + Specifications
- + Details
- + Warranty
- + Tech Support
- + Literature
- + Color Charts
- + Textures
- + **Green/LEED**

Premium Stucco Finish Colors

				
Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
				
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
				
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)



4-EAST ELEVATION



-NORTH ELEV



2A-WEST PORTAL ELEVATION



WEST ELEV



3-SOUTH ELEV



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2022-004673--HDRB

Project Description:

Project Location(s): 201 WASHINGTON AVE
Santa Fe, NM 87501

Contacts:

Property Owner: H N WISENTEINER
PO BOX 4999
SANTA FE, NM 87502

carilou@msn.com

Applicant: Matthew Rembe

mrembe@lospoblanos.com

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: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction: 1930s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25th, 2022
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2021-004673-HDRB

Address: 201 Washington
Historic Status: contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Staff reports and Minutes
from 1992 HDRB cases

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Sinclair Oil Color schemes
materials and exception criteria responses

STAFF RECOMMENDATION:

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

Staff finds that all the exception criteria have been met.

BACKGROUND & SUMMARY:

201 Washington Avenue is a Mission Revival structure dating from approximately 1935. It was constructed as an automobile service station. On August 31, 1992, according to a City staff report, the structure retained historic features including white stucco walls, a flat roof with stepped parapet over the canopy, pressed metal ceiling under the canopy, and simulated terra cotta detailing. As of the writing of the 1992 Staff report, the tiles had already been painted clay color over the original green that was the corporate color of Sinclair Oil. The Board approved a restoration of the structure, which included painting in the colors seen there today which were approved after the hearing by staff.

The applicant now proposes the following:

- 1) Restore historic simulated terracotta Spanish roof tiles on the parapet by removal of the red paint to original green glaze (for this item, an exception to Section to Section 14-5.2(E) is requested for style).
- 2) Repaint the windows and doors to match proposed historic terracotta tile green glaze and historic Sinclair Oil colors. (for this item, an exception to Section to Section 14-5.2(E) is requested for style).
- 3) Restucco with to match paint color E Rey 110 “Ash” (for this item, an exception to Section to Section 14-5.2(E) is requested for style).
- 4) Restucco yardwalls to match proposed new building color (for this item, an exception to Section to Section 14-5.2(E) is requested for style).
- 5) Replace commercial industrial lights with period appropriate fixtures (gooseneck style) with light source shielded.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2.(E): Staff requests an exception to paint, stucco and expose tiles in colors that are not earth-tone.

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

Applicant Response: It does not and helps strengthen district to 1930s vocabulary.

Staff Response: Staff agrees with the applicant’s responses. The documentary evidence provided clearly indicates that the original color-scheme of the structure was green-and-white, similar to what is now being proposed by the applicant. The district is not damaged because this color scheme strengthens the structure’s design integrity.

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

Applicant Response: It is an ‘injury’ to the public to create a false sense of history by painting a building brown when in fact it has a history that is different and unique to the period.

Staff Response: Staff agrees with the applicant's responses. It is an injury to the public welfare to create a false sense of history through the application of earth-tone colors to a structure that was historically white and green.

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

Applicant Response: We have looked at keeping the building as-is or using different earth tones; yet we feel strongly that the history of the building and its colors add to the complex and diverse history of Santa Fe. We agree with the compelling argument to celebrate the building and Santa Fe's history per the HRDB recommendations from 1992.

Staff Response: Staff agrees with the applicant's response.

City of Santa Fe, New Mexico

memo

8/31
owner indicated (w/out documentation)
@ bearing show masonry
windows enlarged
openings. HDRB det.
bldg still retains
integrity.

DATE: ~~July 20,~~ August 31, 1992
TO: Historic Design Review Board
FROM: Mary Grzeskowiak, Urban Design Review Specialist
SUBJECT: 201 Washington Avenue

Staff consultant conducted a site visit to this property on July 7, 1992 to meet the owner, Herman N. Wisenteiner, to discuss any additional information he might have regarding the structure which is currently considered contributing on the City's Historic District Status Map. In addition, archival research was also conducted to better understand the building.

This unique Mission Revival style automobile service station dates from approximately 1935, and retains historic features such as white stucco walls; flat roof with stepped parapet over the canopy; pressed metal ceiling under the canopy; and simulated terra cotta tile detailing (metal painted to look like red tile). The tile accents were originally green, reflecting the corporate colors of the original Sinclair Oil ownership of the station, and the green is apparent where the red paint has peeled.

Most windows are 6-lite steel casements with a heavier muntin at the lower third of the window. The construction material of the building, evident from the interior, is pentile with brick window surrounds. There is a cinder block addition to the rear of the service bays. Aerial photographs document the addition as having been constructed between 1951 and 1960. For the most part, windows in the addition match those in original portion of the building, and are surrounded by brick lintels and sills. The garage door and large multi-lite aluminum east windows are obvious replacements of these historic features yet most likely have not resulted in the alteration of the openings themselves.

Historic Design Review Board
Re: 201 Washington Street
Page 2

Part of the process of determining the contribution of this particular structure to Santa Fe's Core Historic District is an understanding of the larger issue of historic roadside architecture of the United States and the value of such architecture in a more comprehensive understanding of the growth and development of the country. Such structures as gasoline stations and other automobile-centered buildings have only recently begun to be recognized for their contribution to American Culture. Some of the best examples are even recognized through individual listing on the National Register of Historic Places.

The importance of roadside architecture as the tangible remains of this country's more recent history of westward expansion was stressed during a recent national conference sponsored by the Society of Architectural Historians and the Society for Commercial Archeology which was held in Albuquerque. A session entitled, "The Twentieth Century Commercial Roadside" included a discussion of the gasoline station, its placement within the history of the U.S., and its subsequent worthiness of preservation.

The New Mexico Historic Preservation Division has sponsored studies of Route 66 through New Mexico as part of a larger National Park Service-effort to recognize the historical importance of these road-related structures including motels, gas stations, restaurants, and curio shops.

At the local level, the placement of such a structure in the historic downtown supports the overall diversity which has assisted in allowing Santa Fe to survive. Placement of this historic filling station downtown also functionally relates to what was a national trend to do the same. The connection of this gas-station to the overall national context of auto-centered architecture heightens its importance in Santa Fe's historic downtown. We are lucky to have such a uniquely designed example.

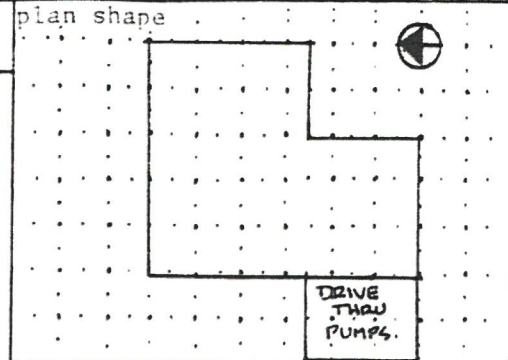
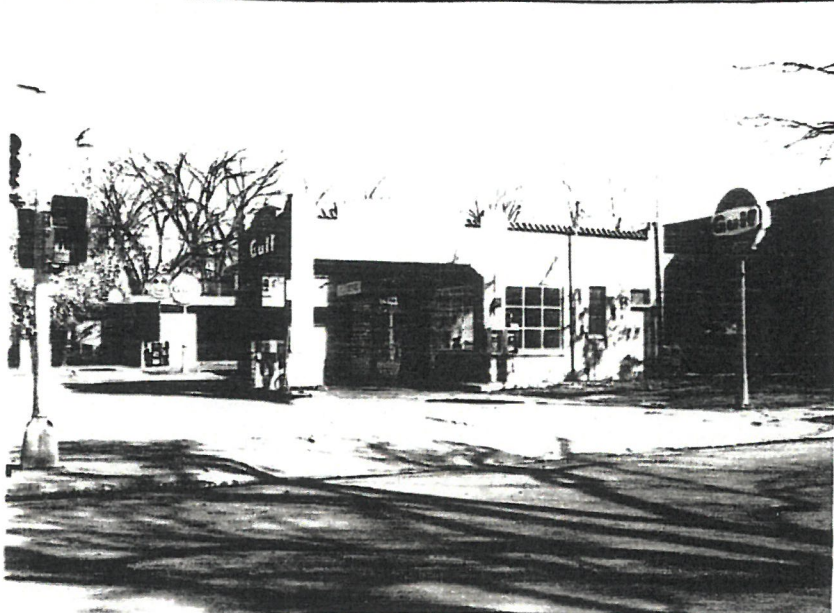
Staff recommends the Board consider 201 Washington Street a contributing building in the Core Historic District.

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3543

building threatened? yes	surveyed date <u>11/85</u> by <u>HMW</u>	county <u>SANTA FE</u>	ID no. <u>05161</u> <u>416</u>
field map <u>SFHD #1</u>	number <u>416</u>	UTM reference easting zone <u>12</u> <u>13</u>	northing
location description <u>201 WASHINGTON</u> <u>NE CORNER AT MARCY</u>		city/town <u>SANTA FE</u>	
		land grant/reservation	

building name <u>GULF STATION.</u>	legal description tensp <u> </u> N S range <u> </u> E W sec <u> </u> <u> </u>
film roll by <u>HMW</u> no. <u>SFHD 16</u>	negative nos. <u>23</u>
	loc. of neg. <u>HPB</u>



date of construction
1930-42 estimate 1935-37 actual
source
SANBORN'S SF DIRECTORY

use
present residential
other GAS STA.
historic residential
other GAS STA.

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major
describe:

surroundings
NEW ALUM WINDS IN OFFICE
COMMERCIAL

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 eligible of none
if eligible, interest

why?
CONTRIB.

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

MISSION REV. / CORPORATE.
CONC.
wall material/surface
TILE / STUCCO

architectural features
TILE CORNER, MISSION PARAPET.

NEW ALUM WINDS IN OFFICE

NEW GARAGE DOORS

comments









Property of Birmingham Public Library



Friday is a Gas: Sinclair Station c.1930s

BY [THOMAS ROSELL](#) ON [JULY 14, 2017](#) · (7)

This former Sinclair station (above) found in Booneville, Mississippi has had its canopy enclosed and its service doors replaced with a storefront. Despite this it is still recognizable as a Sinclair design.



This former Sinclair station (above) found in Booneville Mississippi has had its canopy enclosed



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem Frank Montañño, Dist. 3
Patti J. Bushee, Dist. 1 Art Sanchez, Dist. 3
Steven G. Farber, Dist. 2 Amy Manning, Dist. 4
Cristopher Moore, Dist. 2 Phil Griego, Dist. 4

Project description . . . : REV. WNDO DETAILS AS PER HDRB 2/14/95 CO
Project number : 95- 10100043
Case Number : H-95-50
Project type : HISTORIC DESIGN REVIEW BOARD
Application date : 03/14/95

PROJECT LOCATION(S) : 201 Washington Ave

PROJECT NAMES:

OW- Weisenteiner, Herman 120 Circle Dr.
Santa Fe, NM 87501 (505) 4710512

AP- Lloyd And Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe,
Nm
Santa Fe, NM 87501 (505) 9889789

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on March 28, 1995, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

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 ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.



City of Santa Fe, New Mexico

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

Project description . . : REV. WNDO DETAILS AS PER HDRB 2/14/95 CO
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 Nm
 Santa Fe, NM 87501 (505) 9889789

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	NO
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATIONS
USE, EXISTING	SERVICE STATION
USE, PROPOSED	BANK
HISTORIC BUILDING NAME	SINCLAIR OIL

City of Santa Fe, New Mexico

memo

DATE: 28 March 1995
TO: Historic Design Review Board Members
FROM: Mary Grzeskowiak, Planner III *WJA*
Joan Cole, Planner II
VIA: Dennis Thompson, Planning Division Director *DT*

CASE #H- 94-50 ADDRESS 201 Washington Avenue

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Standards	<input checked="" type="checkbox"/> Vicinity Map
<input checked="" type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input checked="" type="checkbox"/> Minutes of <u>7/18/94, 2/14/95</u>	<input checked="" type="checkbox"/> Elevations
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Photographs
	<input type="checkbox"/> Other _____

STAFF RECOMMENDATION:

In accordance with the HDRB's 2/14/95 conditional approval, the applicant has returned with revisions which illustrate the use of steel sash in the exterior windows as well as compliance with Section 14-70.9B3 SFCC 1987 (30" glazing rule).

Staff has requested that the applicant provide product literature illustrating the proposed window units. Pending the appropriateness of the units, as depicted in the literature, staff recommends approval.

14-70.9 Standards; Downtown and Eastside.

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

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations:

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

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts:

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

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

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

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

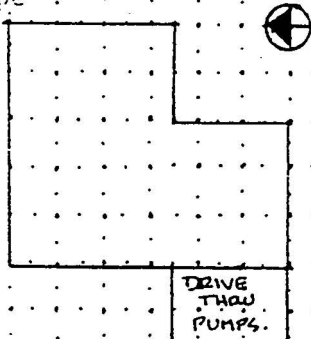
(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits:

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3543

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 05161 416
field map SFHD #1	number 416	UTM reference easting zone 12 13	
location description 201 WASHINGTON NE CORNER AT MARCY		city/town SANTA FE	
building name GULF STATION.		legal description tnsp ___ N S range ___ E W sec ___	
film roll by HMW no. SFHD 16	negative nos. 23	loc. of neg. HPB	plan shape 



date of construction
1930-42 estimate 1935-37 actual

source
SANBORN'S SF DIRECTORY

use
present residential
other GAS STA.

historic residential
other GAS STA.

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major

describe:
NEW ALUM WDS IN OFFICE

surroundings
COMMERCIAL

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 eligible of none

if eligible, interest
why? CONTRIB.

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

MISSION REV. / CORPORATE.	CONC. wall material/surface TILE / STUCCO
architectural features TILE CORNER, MISSION PARAPET. NEW ALUM WDS IN OFFICE NEW GALVANIZED DOORS	
comments	

Mr. Becker asked staff if the north side addition was pulled back far enough to retain the buttress. Ms. Grzeskowiak said the buttress feature was reflected on the west elevation drawing.

Mr. Becker asked if the metal ceiling of the canopy would be retained. Mr. Tryk said it would. Mr. Becker asked if the overhang was too much detail. Mr. Tryk said it would be a simple, un-detailed overhang to provide protection for the door. Mr. Becker asked if it would be wood. Mr. Tryk said it would be wood painted the same color as the building. Mr. Becker asked if it were possible to inset the door. Mr. Tryk said this option would reduce the square footage of the building even further. Mr. Becker commented it looked like a piece of wood sticking out, noting the rest of the design was good.

Ms. Seth commented that she was happy to see this station remaining on this corner.

Chair Cohen commented he did not want to see a white building in downtown Santa Fe. Mr. Becker disagreed with the Chair and offered assistance in providing information on historic gas stations. Mr. Becker said the historic character of a real artifact was of importance, and would offer some variation. He commented that there may be tile along the bottom of the wall and said it was important that these features be restored.

There were no speakers from the public regarding this proposal.

Ms. Seth moved for approval of Case #H 94-128 on the conditions that the applicant continue to work with staff on the development of the historic color scheme and that the applicant continue to work with staff of the window details. Mr. Becker seconded the motion.

Ms. Grzeskowiak asked the Board to consider whether they wanted to take final action on the case regarding the color and the window details. Ms. Seth said she would keep her motion as it was.

The motion passed by unanimous voice vote.

BUSINESS FROM THE FLOOR:

Chair Cohen noted that he had two memos regarding opinions of the City Attorney regarding public visibility. He read a memo dated 1991 by Jim McKay giving the opinion that a building is considered to be publicly visible if any part of the structure is visible from the street. He read a memo dated August 24, 1992, by Dianne DeLayo to Dennis Thompson, saying that the Board had limited jurisdiction to review matters concerning those exterior portions of the building that are visible from the public street, and that the remainder of the building not visible from the street was not within the jurisdiction of the Historic Design Review Board. He said this memo is the last word from the City

Mr. Romero moved for approval of Case #H 94-127 with the condition that the windows be set back, either by the installation of insulation and stucco or by removing and resetting the windows. Mr. Becker seconded the motion. The motion passed, with Ms. Rivera voting, "No" and all other members voting "Yes."

Mr. Legits asked if the choice was his, and asked how much the windows had to be set back. Mr. Romero said they should be set back from the face of the wall by at least 3" as had previously existed, noting that the insulation would be 1" and with the stucco would total 2", noting there were two windows which need to be re-positioned.

Case #H 94-128. 201 Washington. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Hermam Weisenteiner, propose one story additions on north elevation and southeast corner; door alterations.

Ms. Grzeskowiak presented the staff report. [See attached Exhibit "P".] She added that she had met with the architect on the site, and he had prepared revised drawings addressing staff's concerns. Ms. Grzeskowiak requested that the conditions of approval include that the applicant continue to work with staff on an appropriate color scheme and that the applicant continue to work with staff on the window details. Ms. Grzeskowiak said the Board should know that the building, as a Sinclair Oil Station, was white and that restoration of the color scheme might result in the color being white.

Ms. Rivera asked if the color was actually white. Ms. Grzeskowiak said research shows that Sinclair's corporate colors were white, green and red and that she would be happy to approve white as a color for this building.

Present and sworn was Lorn Tryk, 301 N. Guadalupe, who presented the Board with revised drawings. [See attached Exhibit "Q".] Mr. Tryk said the revised drawings show the building pushed back by 10' and that the additions had been lowered by 1'. He said the building was 53% as drawn, following the skewed property line.

Mr. Tryk said they had changed the window mutton pattern to be more vertical, with smaller muttons, and that they would use a modern interpretation of the steel sashes. He said the total addition was 440 square feet on the north and 270 square feet on the south.

Chair Cohen asked the relationship with the Dee's parking area. Mr. Tryk showed the location of the adjoining properties' parking areas and the fence which divides the two parking areas.

Mr. Tryk said the buttress would be revealed and that they would restore the exposed window. He said they had proposed a cream color, but would work with staff on the color scheme.

commented that there were other structures on the property which were contributing.

Present and sworn were Rocky Fresquez, Route 3, Box 335C, Española; and Herb Behm, Route 3, Box 107R.

There were no speakers from the public regarding this proposal.

Chair Woods asked if the windows would be true-divided-lites. Mr. Fresquez replied that they would be. Chair Woods asked if they would not then be pop-ins. Mr. Fresquez agreed. Chair Woods asked if the colors would match the existing colors. Mr. Fresquez and Mr. Behm both agreed.

Mr. Samora asked about the door which was closer than three feet from the corner. Mr. Becker noted that it was not in public view.

Mr. Becker moved for approval of Case #H-95-20 as submitted. Mr. Cohen seconded the motion, which passed by unanimous voice vote. [Ms. Rivera was not present for the vote.]

Case #H-95-21. 201 Washington Avenue. Downtown and Eastside Historic District. Lloyd, Tryk Architects, agents for Herman Weisenteiner, propose one story additions on north and south elevations, includes removal and rebuilding of east wall; associated renovation treatments.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "M".]

Present and sworn was Lorn Tryk, 301 N. Guadalupe, Suite 201.

Mr. Becker asked staff if the infill on the south elevation was located at an historic portion of the structure. Ms. Grzeskowiak replied that it was a later addition. Mr. Becker asked if this portion of the project "troubled" the staff. Ms. Grzeskowiak replied that it did not.

Mr. Earnest asked if the proposed replacement windows would be aluminum sash windows. Mr. Tryk said they were proposing wood windows. Mr. Earnest asked if the existing windows were steel sash windows. Mr. Tryk replied that there was one window "left" which was steel sash, and they were intending to replace with a newer steel sash window, although the existing

window could be repaired. Mr. Earnest asked about the reason for the wood windows. Mr. Tryk said the owners felt that wood windows were "friendlier", and were proposing these wood windows at the locations where there are existing aluminum garage doors and aluminum store front windows.

Mr. Earnest asked how thick the mullions were. Mr. Tryk provided Mr. Earnest with a drawing of the windows, saying they were built up with one-by material with ½ inch stops.

Mr. Becker noted that the staff report said the applicant was attempting to keep the modern steel sashes thinner, and asked how this was accomplished. Mr. Tryk replied that they had originally wanted to use steel windows, which is more in keeping with the building, but the owners wished to use wooden windows.

Chair Woods asked staff if it was her opinion that the steel windows should remain, because the idea was to retain the current characteristics of the structure. Ms. Grzeskowiak replied that the millimeter width was out of character, and a more industrial design window, like that which exists on the north elevation, would be more in keeping with the historic character of the building.

Chair Woods asked about the window on the north elevation. Mr. Tryk responded that the window on the north elevation was the only original window left on the structure, describing it to be a single glazed window with a steel sash. He added that the owners of the Bank "hate" these windows, and want wood windows.

Mr. Becker commented that some of the Board was happy when the Bank had expressed a desire to keep the historic character of the building intact, and so this was troublesome.

Ms. Grzeskowiak commented that the work done on the back of the Library was a good example of what might be appropriate for this building. Mr. Tryk said a better example was the Inn of the Governors. He suggested that if the Board felt strongly in this regard, he could again discuss this issue with the owners.

Chair Woods asked if a table would be acceptable. Mr. Tryk said the case would be heard in April by the Board of Adjustment for a parking

variance, and this would allow them time to come before the Historic Design Review Board again without delaying the project.

There were no speakers from the public regarding this proposal.

Chair Woods noted the issues of the wall and the placement of the windows, saying the issue of the door had been "cleared up". Mr. Tryk asked about the staff's reference to the door. Ms. Grzeskowiak explained that the issue was the double doors which had been changed to a single door, which have a large single paneled window above. Mr. Tryk said they had divided the upper lite into four panels in order to comply with code.

Chair Woods asked for staff comment. Ms. Grzeskowiak said she was comfortable working with the applicant to address the Board's concern in regard to the use of steel sash windows, adding that the other alternative is to table the case so that the Board could again review the project. She said it could also be conditionally approved, with the design of the windows coming back to the Board for review.

Mr. Earnest moved for approval of Case #H-95-21 subject to the following conditions:

1. The wall is approved, as submitted.
2. The glass in the doors shall be divided to comply with code.
3. The design for steel sash windows to be returned to the Board for review.

Mr. Becker seconded the motion, which passed by unanimous voice vote. [Ms. Rivera was not present for the vote.]

BUSINESS FROM THE FLOOR:

None.

Lloyd and Tryk

A R C H I T E C T S

March 3, 1995

Mary Grzeskowiak
Urban Design Review Specialist
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87501

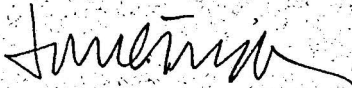
RE: 201 WASHINGTON AVE.

Dear Mary:

Enclosed please find our submittal for the March 28th meeting of the Historic Design Review Board. We are specifically submitting exterior window and door details. Please note the following:

1. Exterior windows have been changed to steel with true divided lites.
2. Exterior doors and transoms are wood, consistent with the original building, however glazing has been divided to meet the 30" diagonal dimension standard.

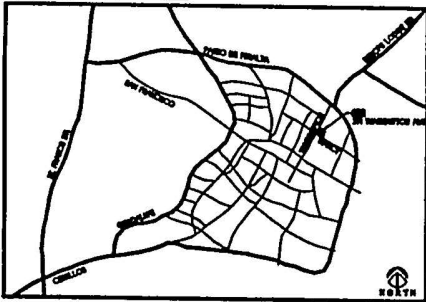
Sincerely,



Lorn C. Tryk, AIA

A I A

VICINITY MAP



RENOVATIONS TO 201 WASHINGTON AVE. SANTA FE, NEW MEXICO FOR FIRST STATE BANK

DRAWING INDEX

T-1	TITLE SHEET
L-1	LANDSCAPE PLAN
A-1	EXISTING CONDITIONS / DEMOLITION PLAN
A-2	FLOOR PLAN / SITE PLAN / KEY ELEVATIONS
A-3	FLOOR PLAN (1/4" SCALE)
A-4	COURTYARD PLANS
A-5	REFLECTED CEILING PLAN / ROOF PLAN
A-6	BUILDING SECTIONS
A-7	WALL SECTIONS / DETAILS
A-8	DOOR & WINDOW SCHEDULES
A-9	INTERIOR ELEVATIONS / ENLARGED RESTROOM PLAN
S-1	FOUNDATION PLAN / FRAMING PLAN
S-2	STRUCTURAL DETAILS
S-3	STRUCTURAL NOTES
P-1	PLUMBING PLAN & NOTES
M-1	MECHANICAL PLAN & NOTES
E-1	ELECTRICAL SITE PLAN / POWER PLAN / RISES / LOADS / NOTES
E-2	LIGHTING & POWER PLANS / SCHEDULE / NOTES

CODE INFORMATION

ZONING INFORMATION		
ZONE: BCD, MARCY SUBDISTRICT		
	REQUIRED/ ALLOWED	ACTUAL
HEIGHT	42'	28'
Site Area		5,108.0 S.F.
Existing Footprint		1,873.4 S.F.
Additions		722.9 S.F.
Total Building Footprint		2,596.3 S.F.
Open Space		669.3 S.F.
LOT COVERAGE	90%	46.9%
F.A.R.	2.0	0.47
PARKING	1/350a.f. = 6	7
FRONT SETBACK	10' (if behind front setback line)	10'
SIDE AND REAR	0	0
FRONT COURTYARD	10%	10.1%
	510.8 S.F.	516.2 S.F.
CODE INFORMATION		
CONSTRUCTION TYPE	TYPE: X-N	
OCCUPANCY TYPE	B-2	
	REQUIRED/ ALLOWED	ACTUAL
TOTAL AREA	5,000.0 S.F.	2,092.3 S.F.
FIRE PROTECTION	NOT REQUIRED	

CONSULTANTS

CIVIL ENGINEERS
P.E. McGOWEN AND ASSOCIATES P. O. Box 2301 Santa Fe, New Mexico 87504 Telephone: 963-1663
MECHANICAL ENGINEERS
M&E ENGINEERING 1810 Lacey St. Suite 18 Santa Fe, New Mexico 87501 Telephone: 963-2308
ELECTRICAL ENGINEERS
M&E ENGINEERING 1810 Lacey St. Suite 18 Santa Fe, New Mexico 87501 Telephone: 963-2308
STRUCTURAL ENGINEERS
RED MOUNTAIN ENGINEERS 1650 Parkway (Post Office Box 8059) Santa Fe, New Mexico 87501 Telephone: 473-7373 Fax: 473-4886

Lloyd and Tryk
ARCHITECTS
301 NORTH GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-966-9799 FAX 505-966-1166

TERRAIN MANAGEMENT CALCULATIONS

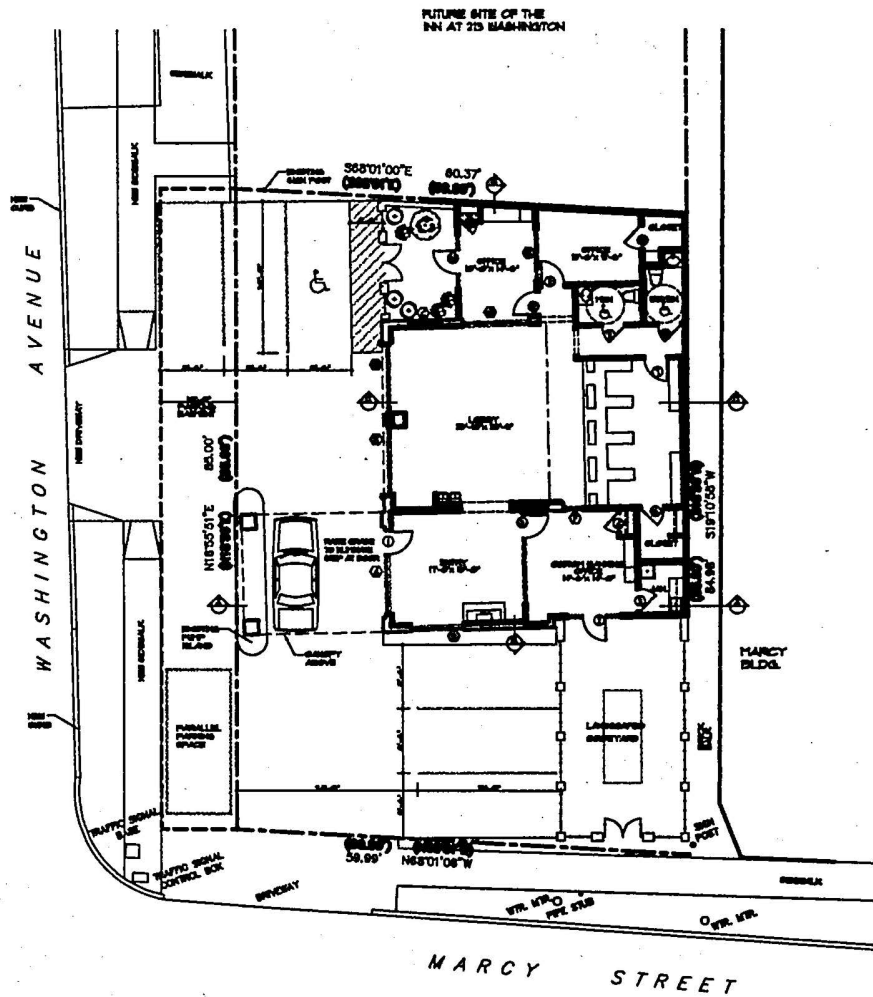
PRE-DEVELOPMENT STORM WATER CALCULATIONS		POST-DEVELOPMENT STORM WATER CALCULATIONS	
LOT AREA	5,108.0 S.F.	LOT AREA	5,108.0 S.F.
PERMEABLE SURFACE @ .25	1,277.0 S.F.	PERMEABLE SURFACE @ .25	1,277.0 S.F.
IMPERVIOUS SURFACE @ .75	3,831.0 S.F.	IMPERVIOUS SURFACE @ .75	3,831.0 S.F.
PERMEABLE SURFACE @ .10	510.8 S.F.	PERMEABLE SURFACE @ .10	510.8 S.F.
IMPERVIOUS SURFACE @ .90	4,597.2 S.F.	IMPERVIOUS SURFACE @ .90	4,597.2 S.F.
NET IMPERV. SURFACE (L1+L2+L3) = 5,108.0 S.F.		NET IMPERV. SURFACE (L1+L2+L3) = 5,108.0 S.F.	
NET PERMEABLE SURFACE (L4+L5) = 1,787.8 S.F.		NET PERMEABLE SURFACE (L4+L5) = 1,787.8 S.F.	
NET IMPERV. SURFACE (L1+L2+L3) = 5,108.0 S.F.		NET IMPERV. SURFACE (L1+L2+L3) = 5,108.0 S.F.	
NET PERMEABLE SURFACE (L4+L5) = 1,787.8 S.F.		NET PERMEABLE SURFACE (L4+L5) = 1,787.8 S.F.	

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SANTA FE, NEW MEXICO 87501
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FIRST STATE BANK
NEW MEXICO
SANTA FE

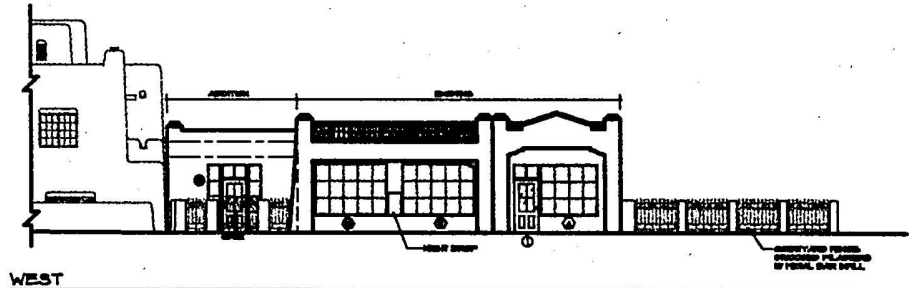
SET NUMBER:

DATE : _____

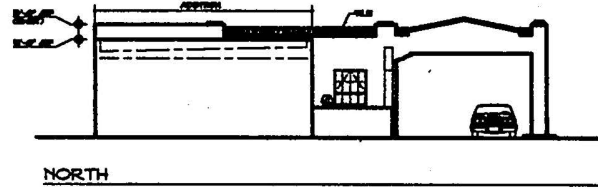


TRACT CONTAINS:
5108.02 SQUARE FEET
[0.1173 ACRES]

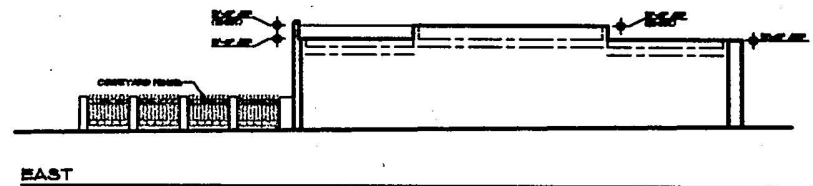
FLOOR PLAN / SITE PLAN
SCALE 1/8"=1'-0" NORTH



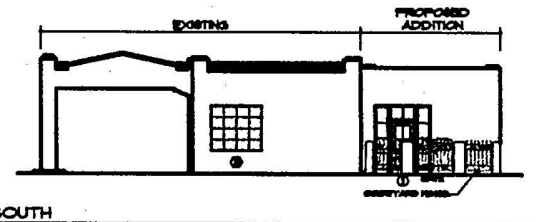
WEST



NORTH



EAST



SOUTH

BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

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1001 W. WASHINGTON, SUITE 201
SANTA FE, NEW MEXICO 87505
TELEPHONE: 982-888-7787 FAX: 982-888-1148

FIRST STATE BANK
NEW MEXICO
SANTA FE

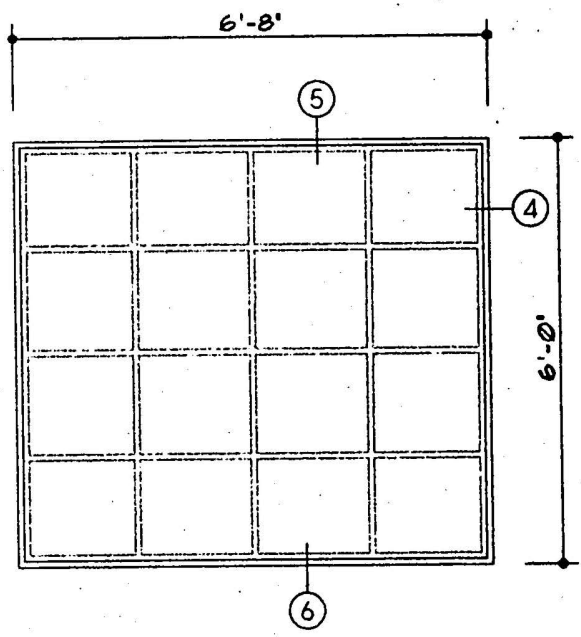
DATE: 10/1/01
DRAWN BY: JET
CHECKED BY: JET

JOB NUMBER: 9419

FLOOR/SITE
PLAN &
ELEVATIONS

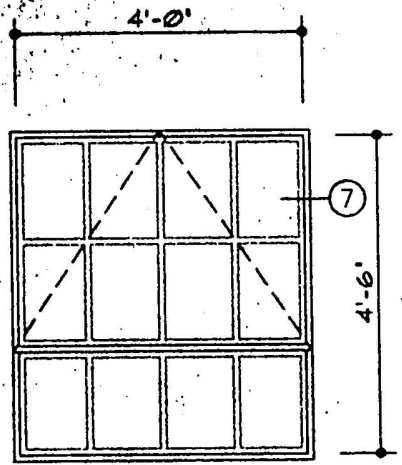
SCALE: 1/8"=1'-0"

A-2



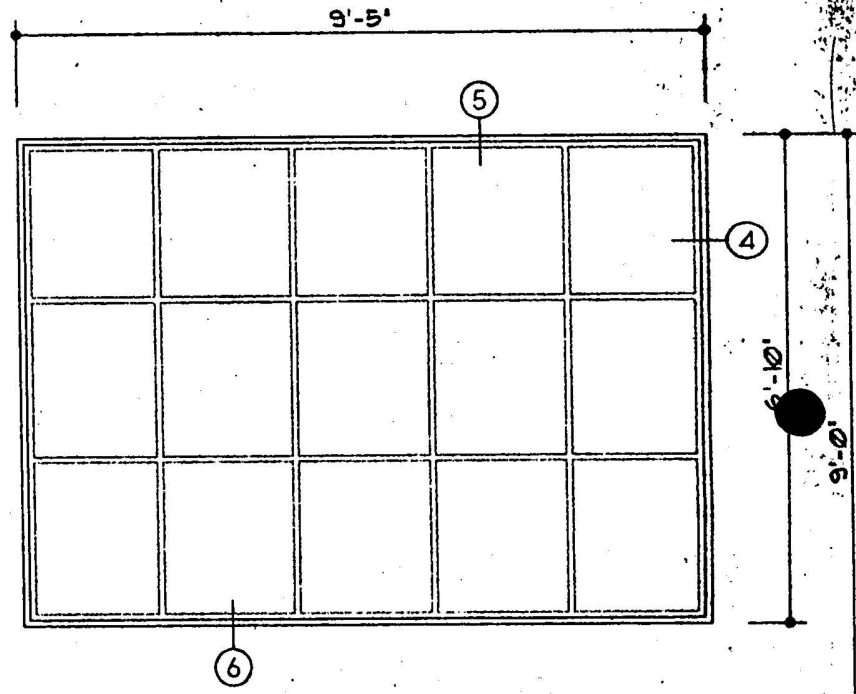
SOUTH WINDOW

ⓑ



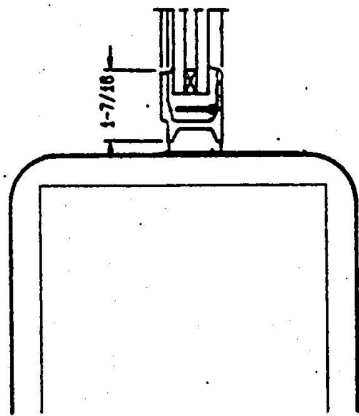
NORTH WINDOW

ⓒ



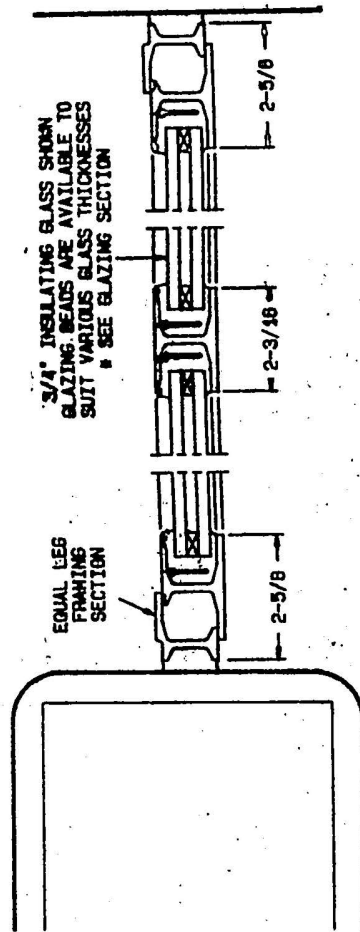
WEST WINDOWS

ⓓ ⓔ



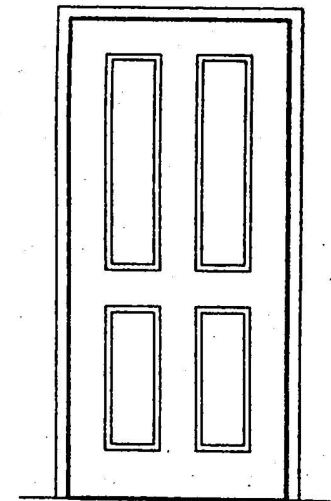
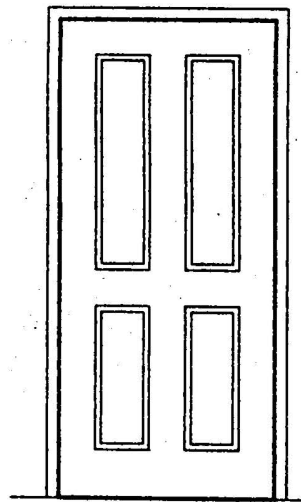
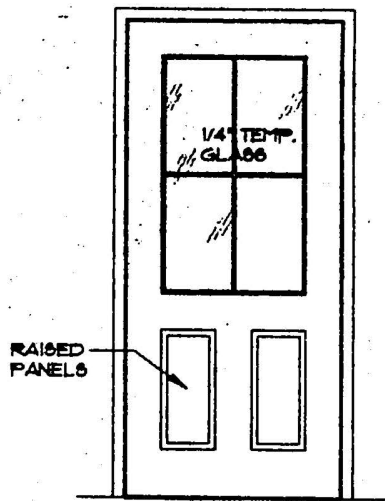
6 DETAIL

SILL
SCALE 3" = 1'-0"



7 DETAIL

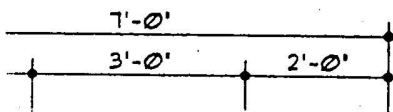
JAMB
SCALE 3" = 1'-0"

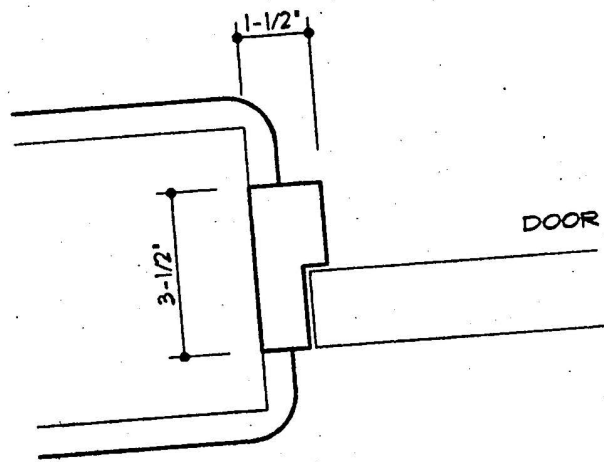


○ DOOR TYPE 'A'

○ DOOR TYPE 'B'
4 - PANEL

○ DOOR TYPE 'C'
'C' - LABEL

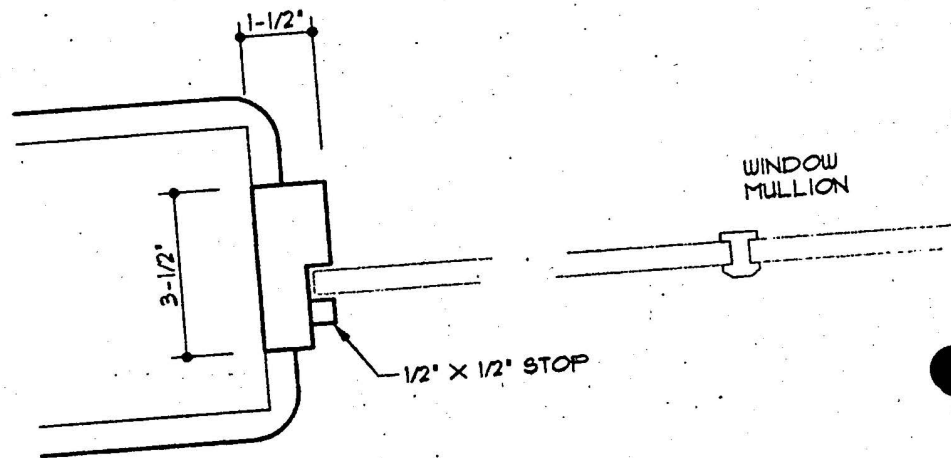




1

DETAIL

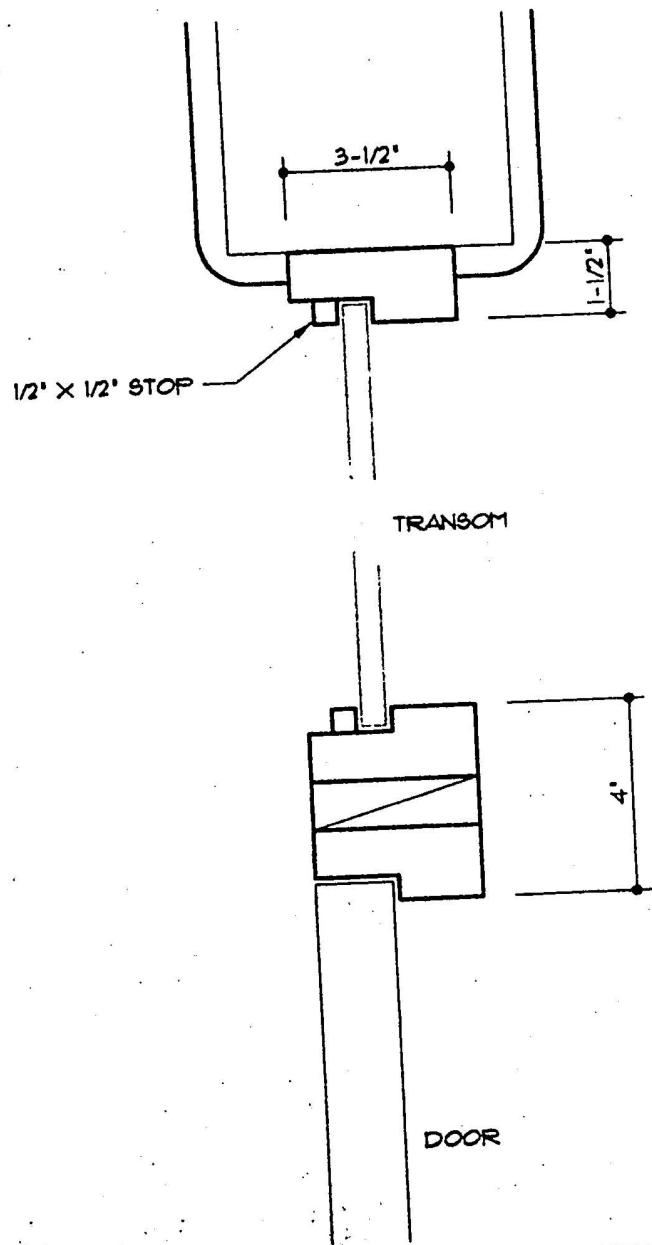
JAMB
SCALE 3" = 1'-0"



2

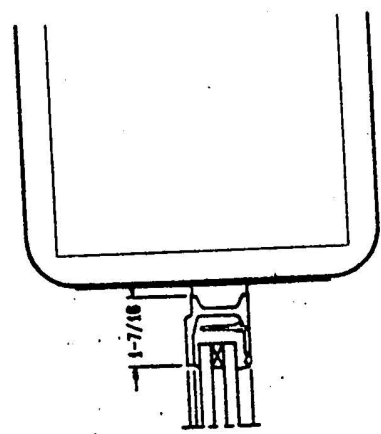
DETAIL

JAMB
SCALE 3" = 1'-0"



3 DETAIL

HEAD
SCALE 3" = 1'-0"



4 5

DETAIL

HEAD / JAMB SIM.
SCALE 3" = 1'-0"

201
Washington
Street



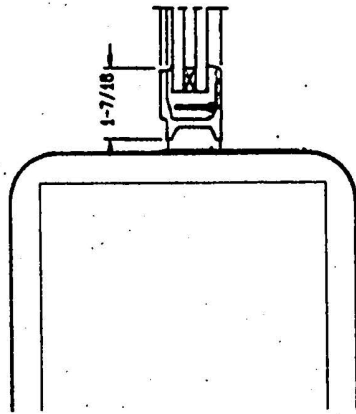
from NW ↗

from
SE →



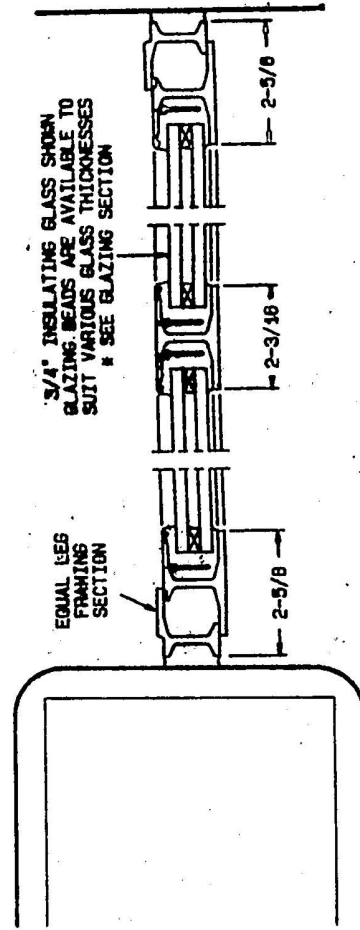
new windows
on
west
(and south)





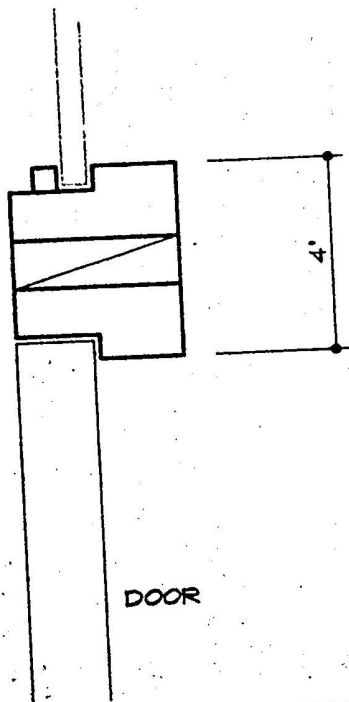
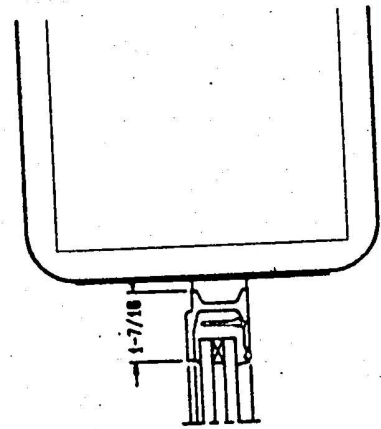
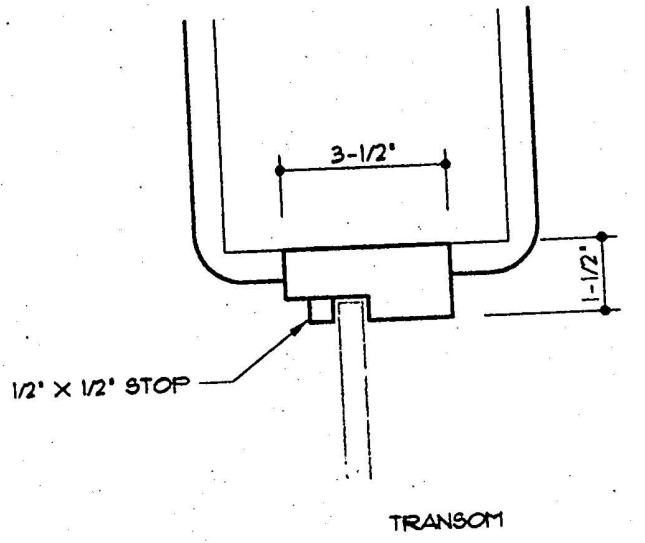
6 DETAIL

SILL
SCALE 3" = 1'-0"



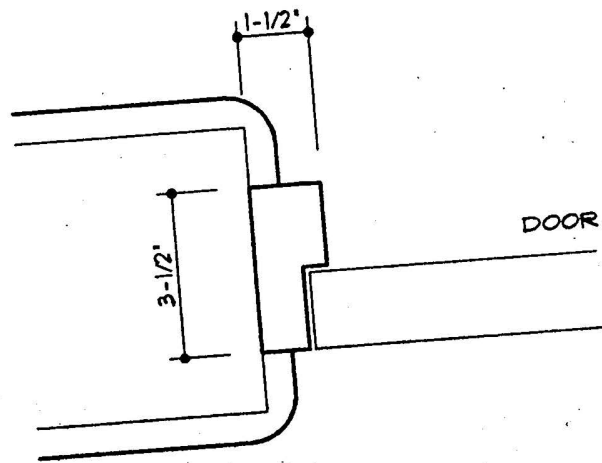
7 DETAIL

JAMB
SCALE 3" = 1'-0"



3 DÉTAIL HEAD
SCALE 3" = 1'-0"

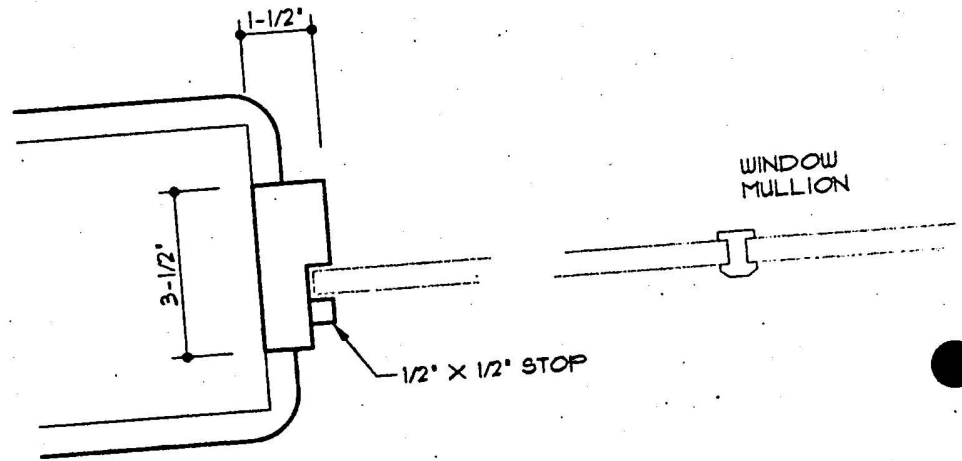
4 5 DÉTAIL HEAD / JAMB SIM.
SCALE 3" = 1'-0"



DOOR

① DETAIL

JAMB
SCALE 3" = 1'-0"

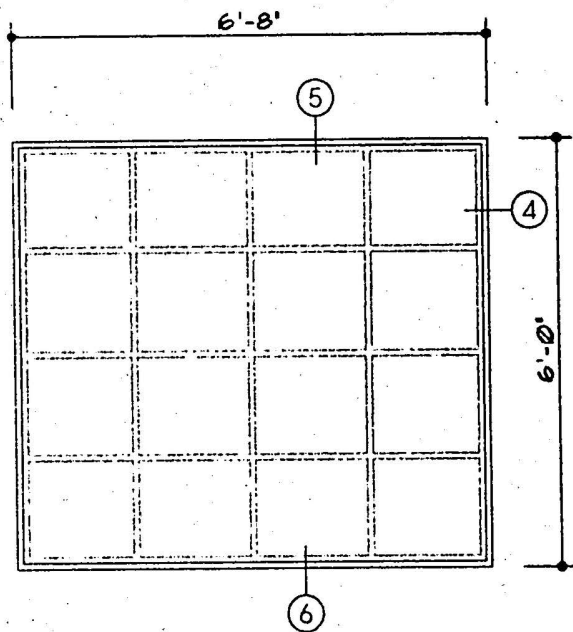


WINDOW
MULLION

1/2" x 1/2" STOP

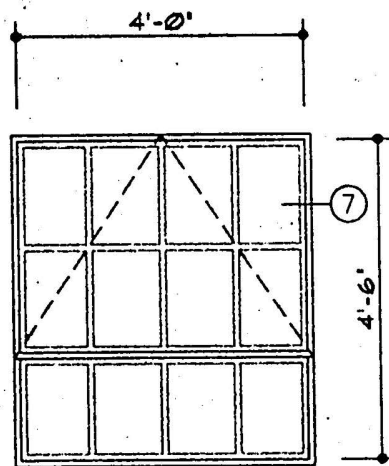
② DETAIL

JAMB
SCALE 3" = 1'-0"



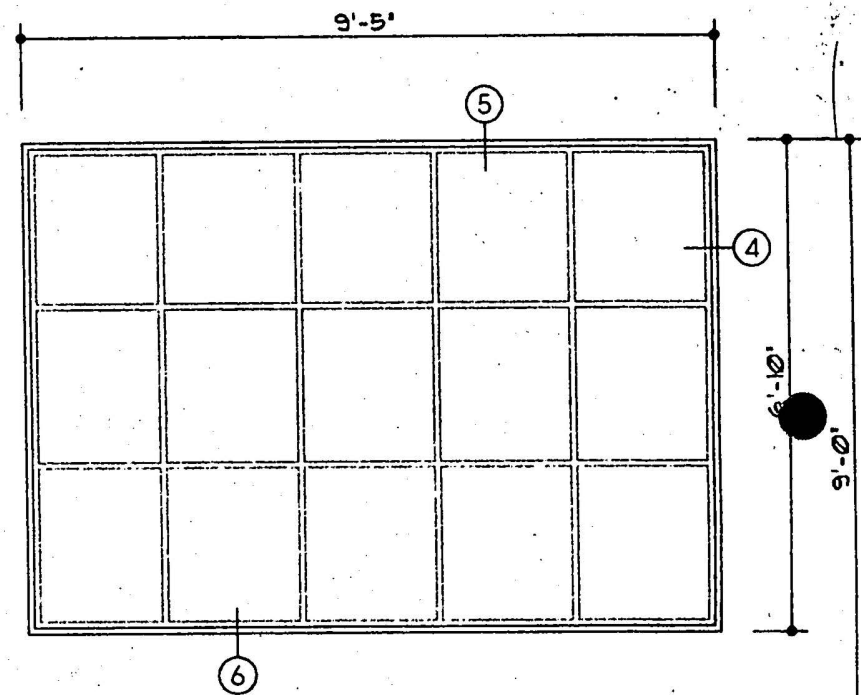
SOUTH WINDOW

(B)



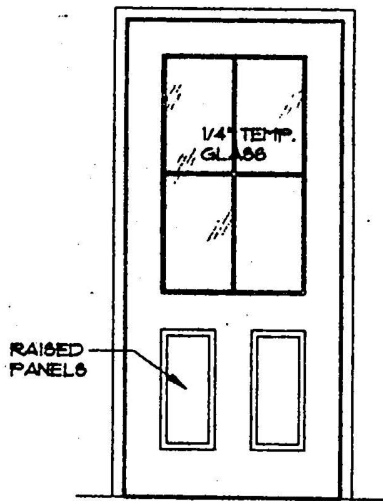
NORTH WINDOW

(C)



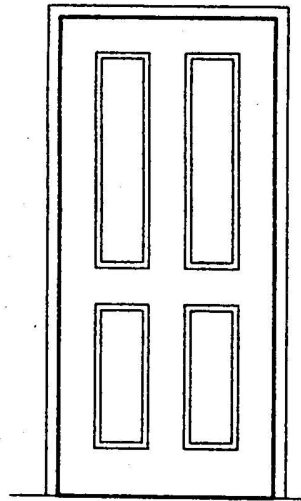
WEST WINDOWS

(D) (E)

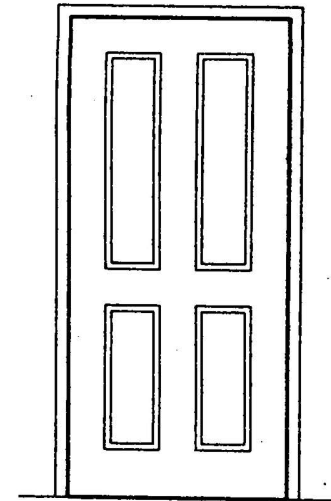


RAISED
PANELS

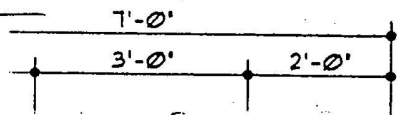
○ DOOR TYPE 'A'

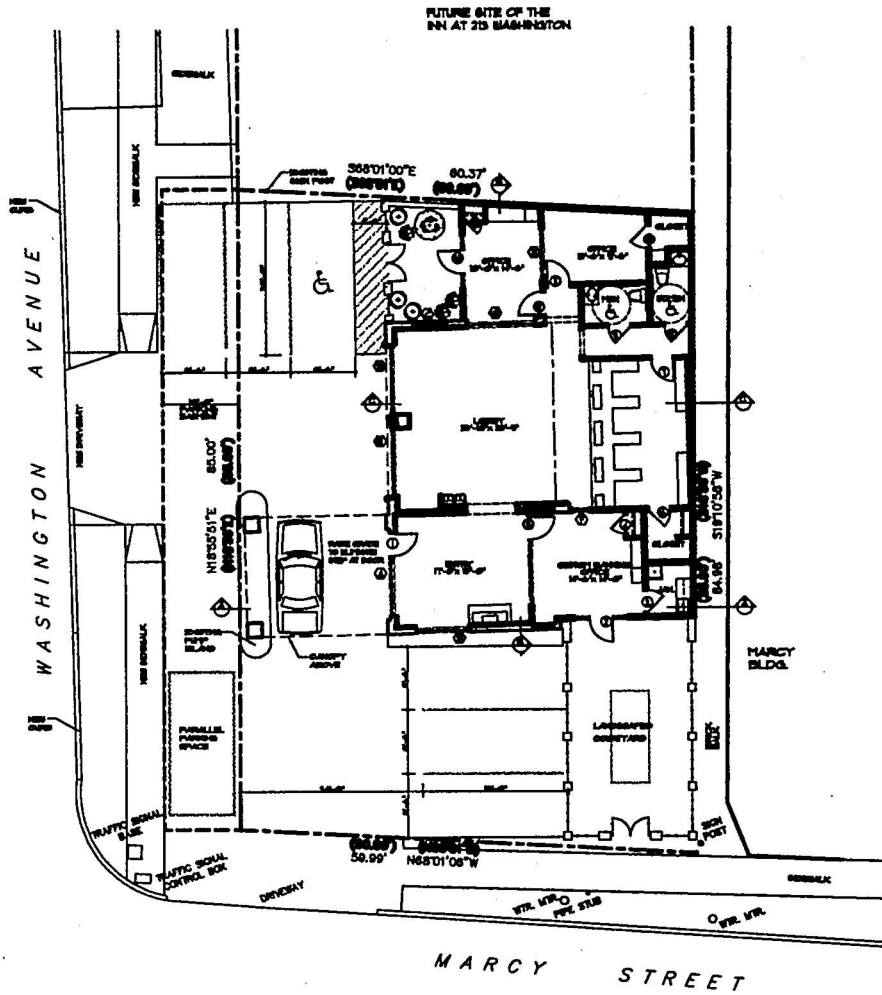


○ DOOR TYPE 'B'
4 - PANEL



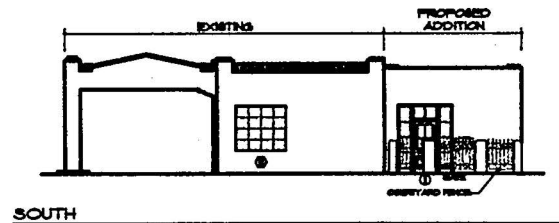
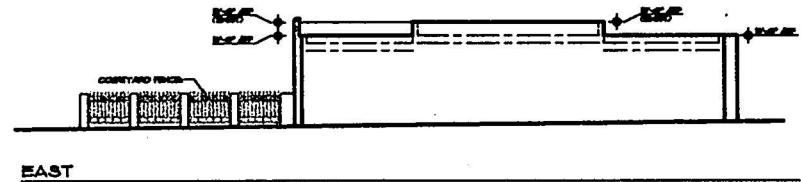
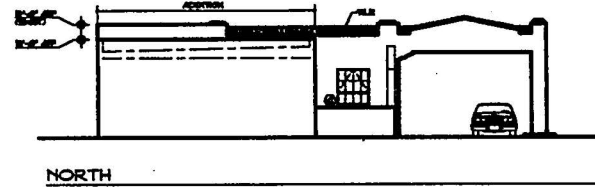
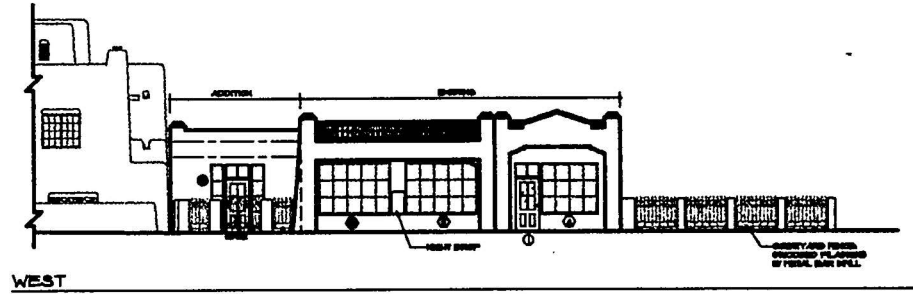
○ DOOR TYPE 'C'
'C' - LABEL





TRACT CONTAINS:
5108.02 SQUARE FEET
[0.1173 ACRES]

FLOOR PLAN / SITE PLAN
SCALE 1/8"=1'-0" NORTH



BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

Lloyd and Tyk
ARCHITECTS
301 W. WASHINGTON, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE: 942-400-7700 FAX: 942-400-1148

FIRST STATE BANK
NEW MEXICO
SANTA FE

Project No. 94-001
Date: 11/94
Scale: 1/8"=1'-0"
Author: JTB
Checked: JTB
Date: 11/94
Title: FLOOR/SITE PLAN & ELEVATIONS

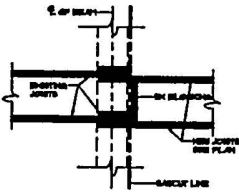
FLOOR/SITE PLAN & ELEVATIONS

SCALE 1/8"=1'-0"

A-9

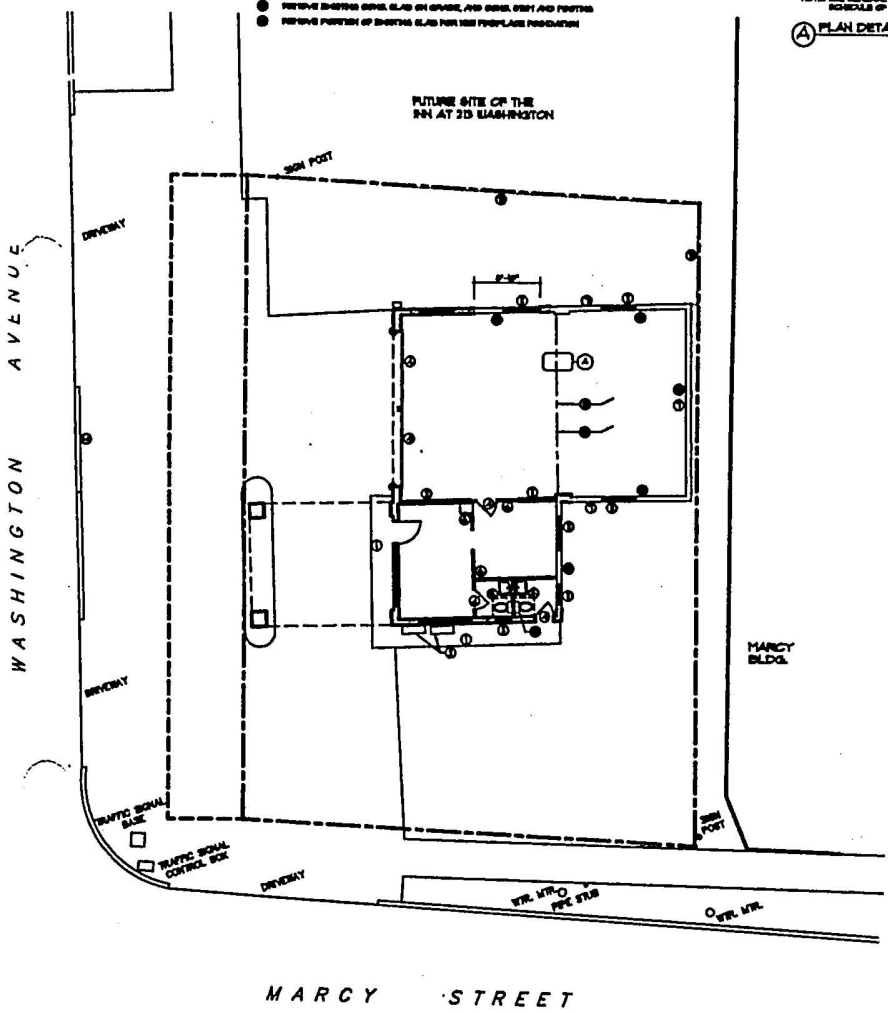
DEMOLITION NOTES

- ① REMOVE EXISTING "SAFETY WALL"
- ② REMOVE FRY FRAMES
- ③ REMOVE EXISTING ROOFING
- ④ REMOVE DOOR AND FRAME
- ⑤ REMOVE EXISTING TRIM/ FURNITURE
- ⑥ REMOVE EXISTING INTERIOR PARTITIONS
- ⑦ REMOVE GYPSUM WALL CASING
- ⑧ REMOVE ROOF / ROOF FRAMES TO 1-BEAM
- ⑨ REMOVE EXISTING FLOOR
- ⑩ NOT SHOWN
- ⑪ REMOVE ROOFING AND FLOOR
- ⑫ REMOVE PORTION OF EXISTING WALL FOR NEW DOOR
- ⑬ REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW LITE
- ⑭ SEE ARCHIT. DETAIL, REFLECT TO EXISTING WALL
- ⑮ REMOVE PORTION OF EXISTING SLAB FOR NEW DRIVE
- ⑯ REMOVE EXISTING CONCRETE SLAB ON GRADE, AND CONCR. CURB AND FOOTING
- ⑰ REMOVE PORTION OF EXISTING SLAB FOR NEW FIRELAME PENETRATION



NOTE: SEE GENERAL NOTES FOR MATERIAL SCHEDULES OF FUTURE WORK

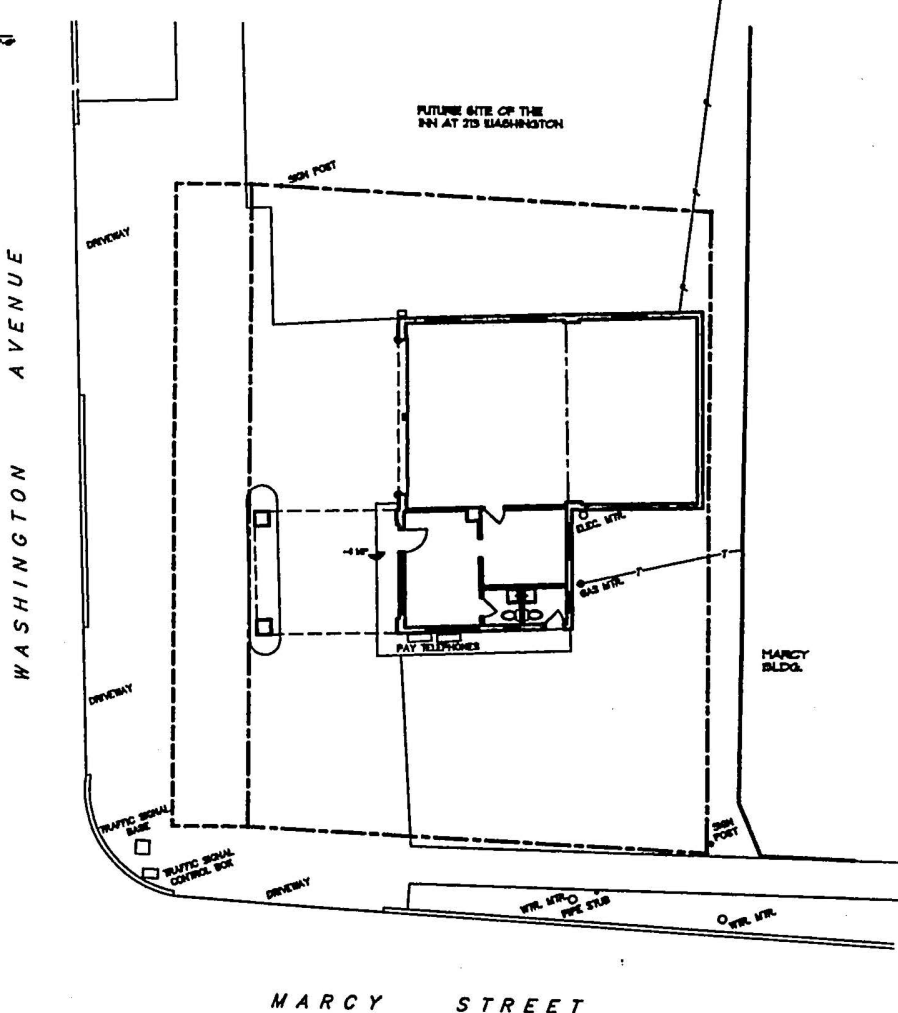
(A) PLAN DETAIL
SCALE 1/8"=1'-0"



MARCY STREET

DEMOLITION PLAN

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



MARCY STREET

EXISTING CONDITIONS

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



Lloyd and Tryk
ARCHITECTS
301 NORTH COLUMBIA, SUITE 201
NEW MEXICO 88101
TELEPHONE: 405-252-7700 FAX: 405-252-1100

FIRST STATE BANK
SANTA FE
NEW MEXICO

DATE: 20 APR. 1994
DRAWN BY: ART
CHECKED BY: ART
JOB NUMBER: 9419
CROSS-CHECKED BY:

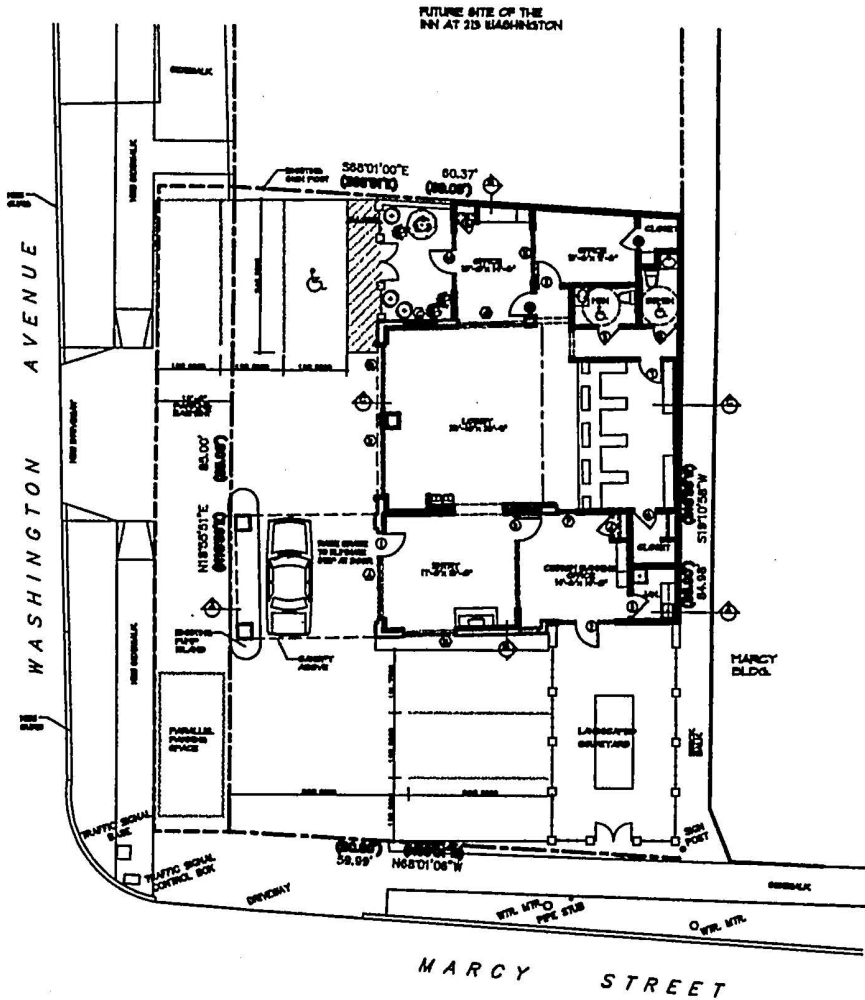
EXISTING & DEMOLITION PLAN

SCALE 1/8"=1'-0"

A-1

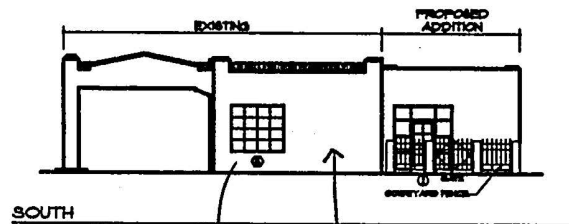
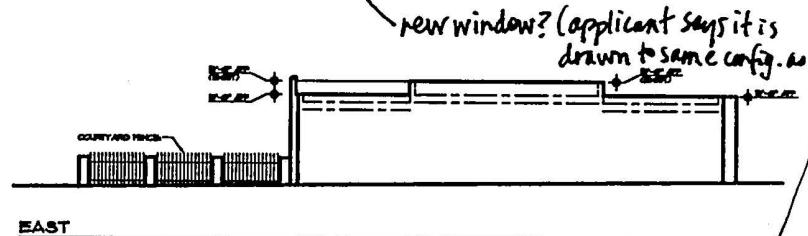
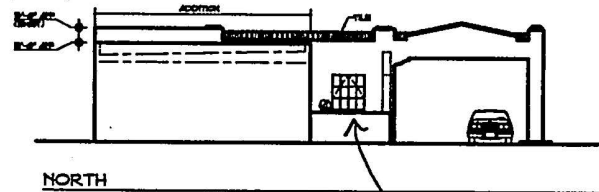
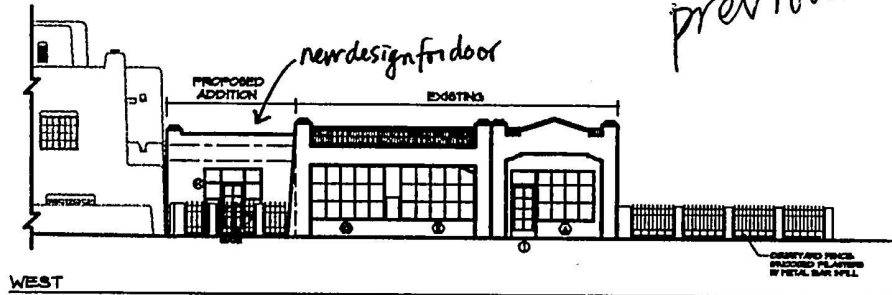
* fence detailed on large format drawings.

previous



TRACT CONTAINS:
5108.02 SQUARE FEET
[0.1173 ACRES]

FLOOR PLAN / SITE PLAN
SCALE 1/8"=1'-0" NORTH



BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

Lloyd and Tytk
ARCHITECTS
941 NORTH QUADRAVIA, SUITE 301
SANTA FE, NEW MEXICO 87505
TELEPHONE: 505-998-9770 FAX: 505-998-1188

FIRST STATE BANK
NEW MEXICO
SANTA FE

NO. 20 JULY 1994

DATE: 7/15/94

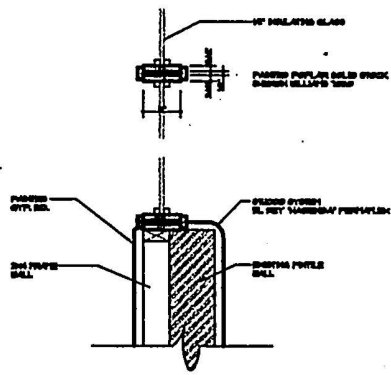
PROJECT: 9419

FOURTH FLOOR/SITE PLAN & ELEVATIONS

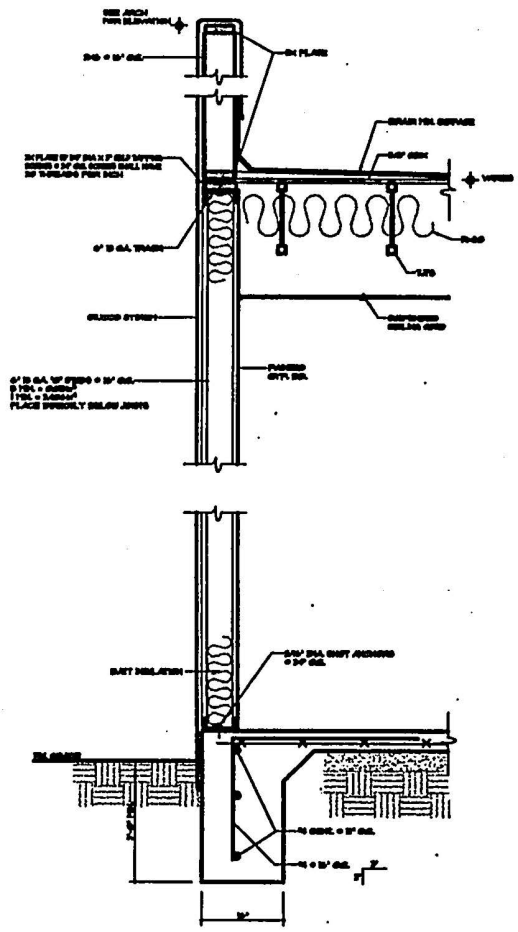
SCALE: 1/8"=1'-0"

Sheet No. **A-2**

previous



1 WINDOW DETAIL
 A-7 SC: 1/2"=1'-0"



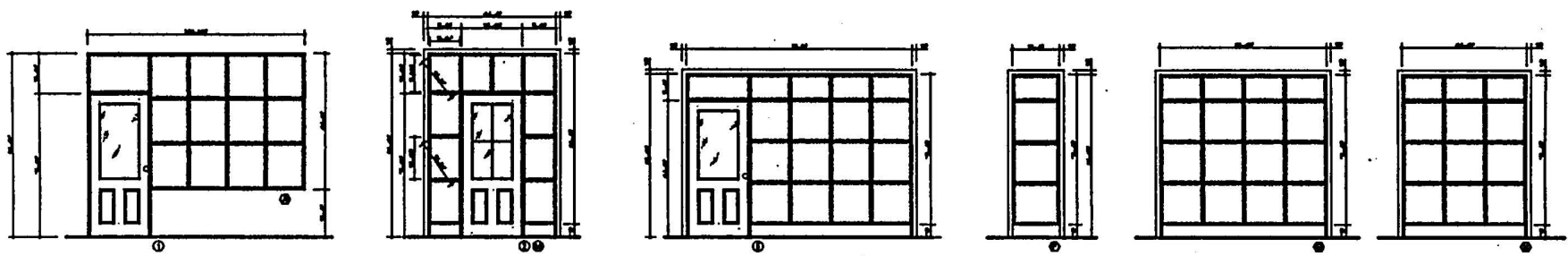
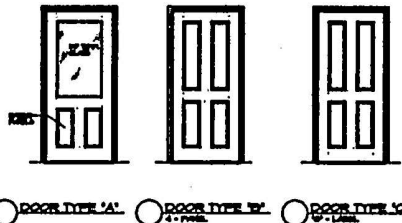
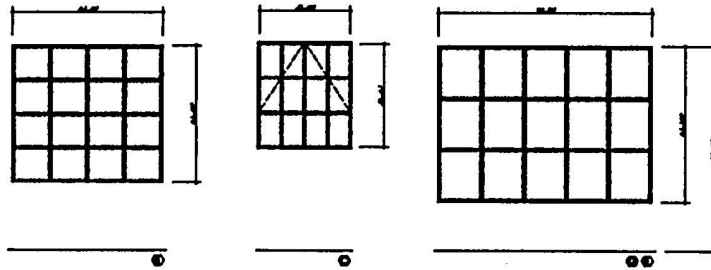
2 SECTION
 A-7 SC: 1"=1'-0"

Lloyd and Tyle
 ARCHITECTS
 308 NORTH MANUEL BLVD. SUITE 201
 SANTA FE, NEW MEXICO 87501
 TELEPHONE 505-984-7797 FAX 505-984-1145

FIRST STATE BANK
 NEW MEXICO
 AIA F.A.F.E.

Date:	10/1/04
Project:	STATE BANK
Drawn by:	ACT
Checked by:	
Job Number:	2413
Client:	
Sheet No.:	
WALL SECTIONS & DETAILS	
Scale:	AS SHOWN
Sheet No.:	

A-7



DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	LAMB	DETAILS			HEAD HGT.	OPTIONS
					HEAD	LAMB	GLL		
1									
2									
3									
4									
5									
6									
7									
8									
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48									
49									
50									

NOTE: CONTRACTOR SHALL VERIFY ALL ROOM OPENING DIMENSIONS WITH DOOR MANUFACTURER'S SPECIFICATIONS

previous

Lloyd and Tyk
ARCHITECTS

FIRST STATE BANK
NEW MEXICO

VIA FE

301 NORTH GARDEN LANE SUITE 200
 SANTA FE, NEW MEXICO 87505
 TELEPHONE: 505-833-7779 FAX: 505-833-1143

No. 1001-001
 Title 1001-001
 Drawn by ACT
 Checked by
 Job Number 9419
 02/08/00-001
 Sent to
 DOOR & WINDOW SCHEDULE
 SCALE 1/4" = 1'-0"
 Sheet No.

A-8

old business

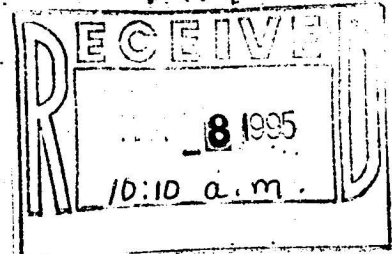


EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval () Final Approval (X)

Project Location: Washington and Marcy Streets

Owner: Herman Weisenteiner Address: 120 Circle Drive, Santa Fe, NM Phone: 471-0512

Applicant: Lloyd and Tryk Architects Address: 301 N. Guadalupe, Ste. 201, Santa Fe, NM 87501 Phone: 988-9789

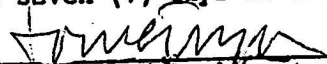
Project Proposal: Office

Public Visibility: North (X) South (X) East (X) West (X)

New Construction: Single-Family Residence () Multi-family Residence ()
Commercial (X)

Other Construction: Demolition () Remodel (X) Addition (X) Restucco ()
Sign(s) () Wall/Fence () Antenna () Solar ()

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.


Signature of Applicant or Owner

3/8/95
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-~~95-50~~⁹⁵⁻⁵⁰ Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant () Contributing ()
Source: Status: Non Supporting ()

Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES	
		YES	NO
14-70.1	Harmony () Proportion () Style ()	()	()
14-70.9	Harmony () Proportion () Style ()	()	()
14-70.13	Demolition	()	()
14-70.14	Minimum Maintenance Requirements	()	()
14-70.15	Signs	()	()
	Applicable District Standards	()	()

Remarks:

PROPOSAL LETTER – LOS POBLANOS TENANT IMPROVEMENT PROJECT

Date: 12/13/2021

Applicant Name: Matthew Rembe Cell:505-463-3094

Company Name: Los Poblanos LLLP Phone: 505-938-2185

Work Site Address: **201 Washington Street, 87501 (corner of Marcy)**

Building Owner Name: Horn Distributing Company Inc. Los Poblanos is lessee only)

Alt/Cell: 505-471-0512

Owner is represented by:

Lisa Gutiérrez

Portfolio Manager | New Mexico

Real Estate Management Services

lisa.gutierrez@colliers.com

Direct: +1 505 982 5579

PROJECT NAME: Los Poblanos Farm Shop “Norte”

PROJECT SUMMARY: Los Poblanos Historic Inn & Organic Farm has leased this historic gas station building and property for the purpose of opening a second location of its “Farm Shop” retail space/tasting room. As part of a tenant improvement project, our intention is to reverse some of the prior renovations made by the previous tenant, a commercial bank, which we feel stripped the historic features from the building. Based on findings and recommendations by the HDRB in 1992 (see attached), our plan is to bring the building back to life more in line with its original historic vocabulary, which was a 1935 Sinclair Oil gas station/farm supply store with white stucco exterior and green trim and green ceramic glazed Spanish roof tiles. The plan includes exposing the original interior brick and penitentiary tile walls, removing acoustic tile dropdown ceilings, and removing commercial ceramic floor tile and replacing with period appropriate materials. A key part of the project is removing the red paint from the historic glazed tiles to reveal the original green glazing (photos attached.)

In addition, the plan includes:

- Interior Square Footage: 1,912
- Partial interior demo for retail/tasting room use
- All existing exterior doors and windows to remain
- **All exterior architectural elements to remain**
- All existing HVAC to remain
- All existing rooftop utilities to remain
- Exterior patios and steel fencing to remain
- Replace exterior industrial/commercial lighting with period appropriate fixtures
- Re-stripe to accommodate parking requirements
- Add interior furnishings and fixtures for retail and tasting room patronage
- Stucco paint – Goal here is to capture the spirit of the historic white used by Sinclair Oil in 1935-36, but to take down the glare by creating an *aged* white look that blends better with surrounding buildings rather than a pure white or “Colonial

White.” We successfully achieved this at Los Poblanos by using El Rey Ash 110 on newly constructed guest rooms and a matching paint color on the historic 1934 dairy buildings pictured below:



ITEMIZED OVERVIEW

- Demolition (full structure only) – NONE
- **Removing partial structure** – only one partial interior wall; all existing to remain
- Addition - NONE
- New structure - NONE
- Increase height of structure - NONE
- Roof repair or replacement – EXISTING TO REMAIN
- Rooftop appurtenances such as Skylights, Satellite dishes, and Solar – EXISTING TO REMAIN
- New appurtenances on the roof - NONE
- HVAC (roof or ground mounted) – EXISTING TO REMAIN
- Solar (roof or ground mounted) - NONE
- Canales – EXISTING TO REMAIN
- **Parapet alterations** - restoration of historic terracotta Spanish roof tiles to include removal of red paint to original green glaze
- Yardwalls/fences – EXISTING TO REMAIN, but painted to match proposed new building color
- Gates - EXISTING TO REMAIN
- Hardscaping (planters, etc.) - NONE
- Laying concrete slabs or bricks, patio - EXISTING TO REMAIN
- Railings - EXISTING TO REMAIN
- **Windows** – Existing painted windows to remain, but re-painted to match proposed historic terracotta tile green glaze and historic Sinclair Oil colors.
- **Doors** – Existing painted doors to remain, but re-painted to match proposed historic terracotta tile green glaze and historic Sinclair Oil colors.
- **Stucco/Paint** (trim included)- Existing stucco to remain, but re-painted with 110 Ash
- Portal - EXISTING TO REMAIN
- Eyebrows - EXISTING TO REMAIN
- Vigas - NONE
- Corbels- NONE
- **Exterior light fixtures** – iron historic Spanish style sconces fixtures to remain; commercial industrial lights not compliant with night sky to be replaced with period

appropriate 30s fixtures (gooseneck style) with light source shielded

PHOTOGRAPHS

See file titled: 201 WASHINGTON EXTERIOR PHOTOS

EXTERIOR FINISHES

GREEN TRIM: See attached for Benjamin Moore, Bunker Hill Green 566

STUCCO PAINT: Custom paint color to match El Rey Color Ash 110 (see existing use at Los Poblanos below)



bunker hill green 566

EXCEPTION CRITERIA

Upon discovering Santa Fe Historic Review Board's Memo by Mary Grzeskowiak dated August 31st, 1992, we made the decision to request an exception to Santa Fe's requirement of using earth tones and instead to restore the building to its original colors from 1935. Ms. Grzeskowiak concludes that the building is contributing to the City's Historic District Status Map based on its

unique Mission Revival Style automobile service station dating from 1935, specifically mentioning Sinclair Oil's 1930s historic corporate green and white colors. This prompted us to analyze the existing red painted roof tiles only to discover that instead of them being "green steel," that they are actually a glazed green terracotta tile.

Please find attached document titled "Sinclair Oil_201 Washington" for reference and historic photos from Sinclair Oil buildings from the same period, all using the same floorplan, architectural design, signage, and colorways.

Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response: **It does not and helps strengthen district to 1930s vocabulary.**

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

Response: N/A

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

Response: **Using HRDB recommendations from 1992.**

Historic Districts and Historic Landmarks

Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

(i) Do not damage the character of the streetscape

Response: N/A

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

Response:

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

Response: **Using HRDB recommendations from 1992 to further strengthen historic character.**

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

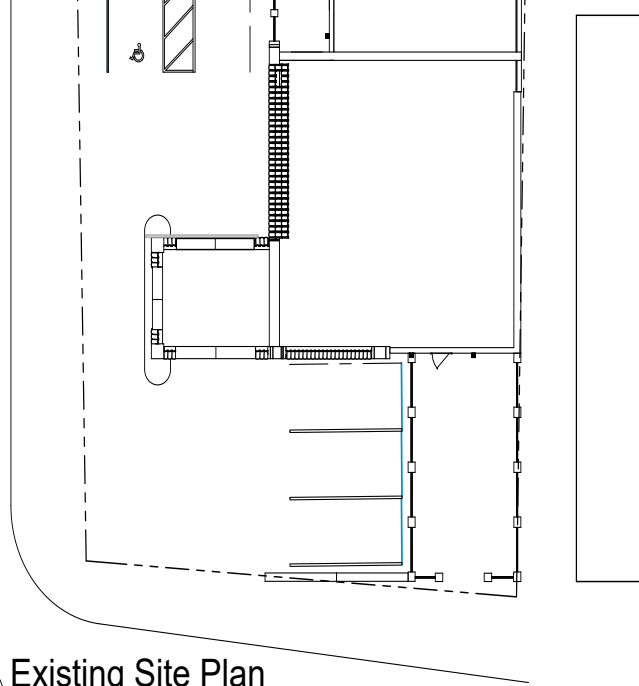
Response: **There are existing precedent of white buildings in the historic zone. Santa Fe has made other exception to use of white buildings, including the White Building at 206 McKenzie Street and a craftsman home under renovation at 225 East Marcy.**

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

Response: **Using HRDB recommendations from 1992 to further strengthen historic character and restore original colors of building.**

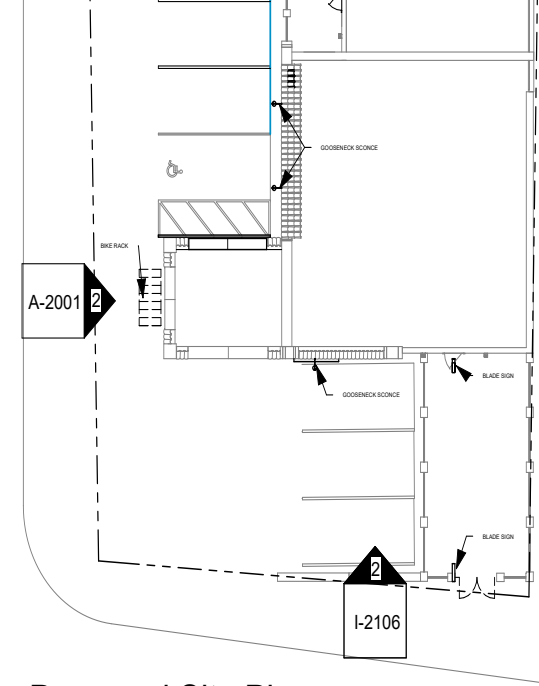
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: N/A



2 Existing Site Plan

Scale 1" = 20'-0"



1 Proposed Site Plan

Scale 1" = 20'-0"



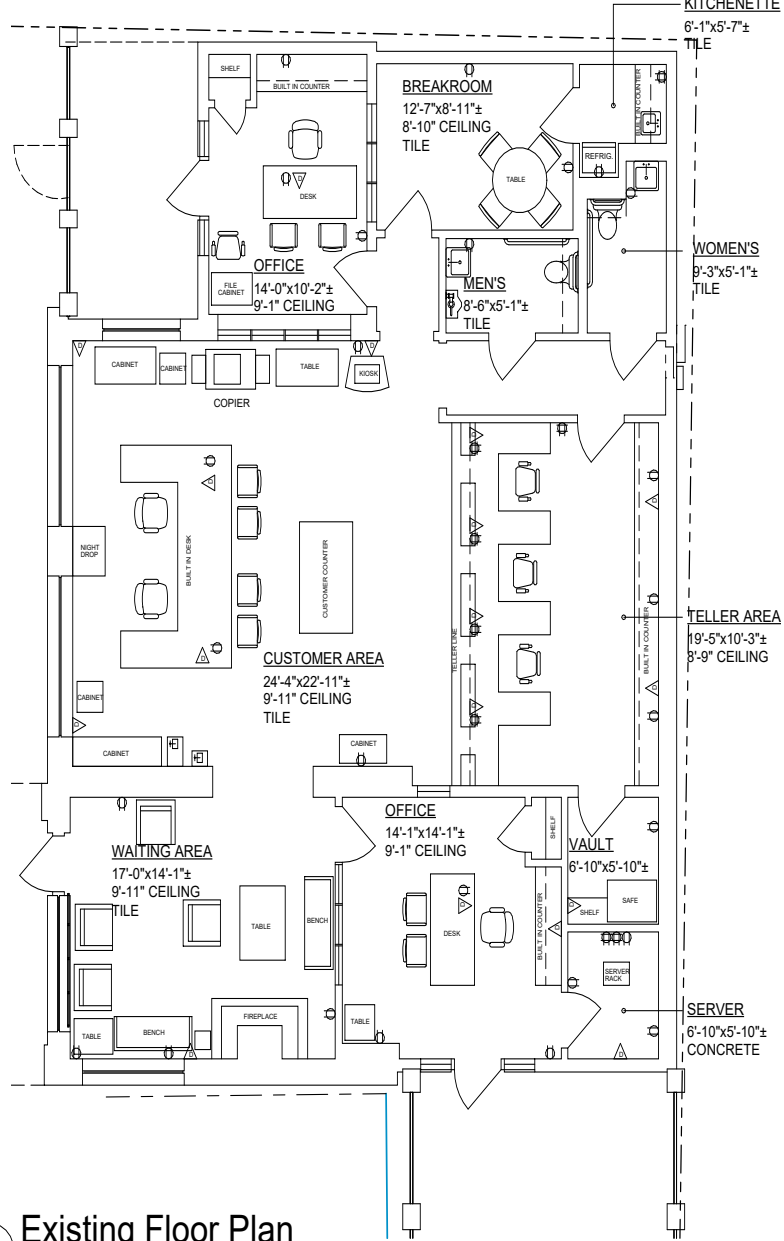
1 EXISTING WEST ELEVATION

Scale 1/8" = 1'-0"

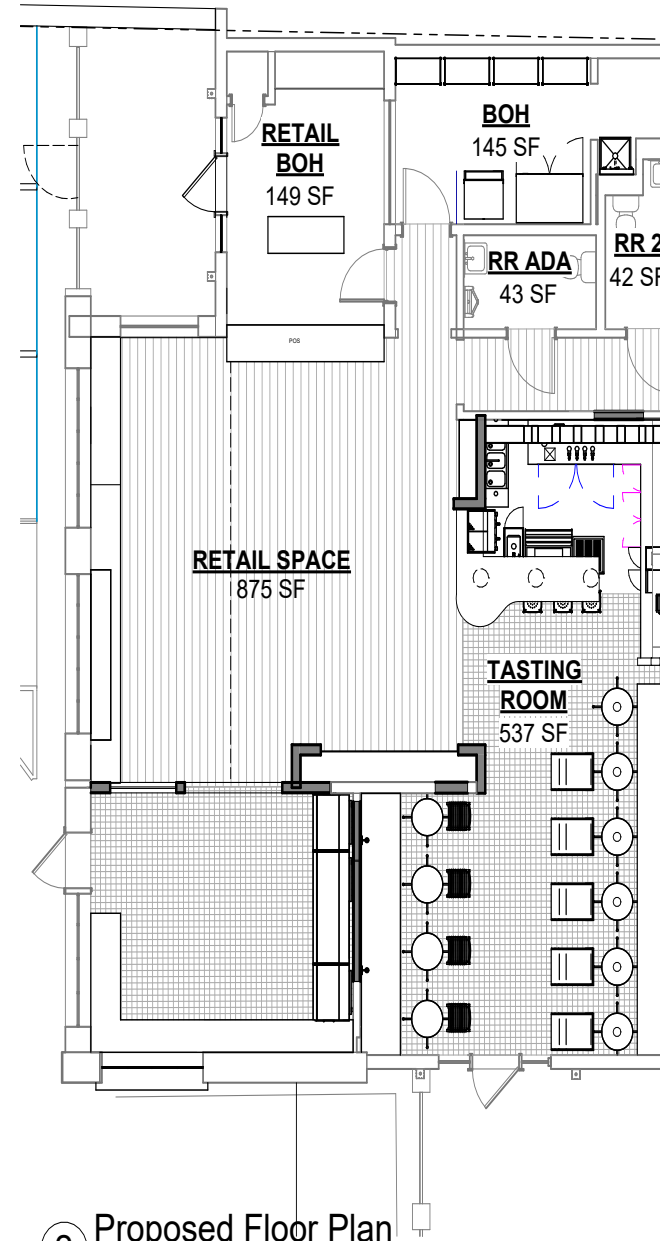


2 PROPOSED WEST ELEVATION

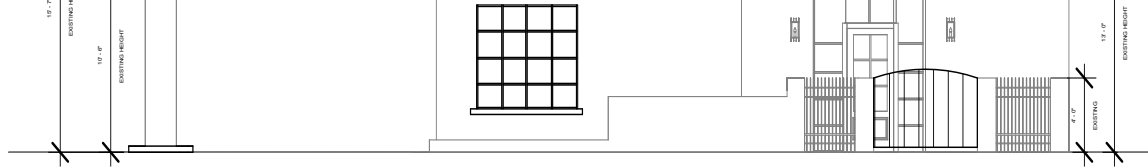
Scale 1/8" = 1'-0"



1 Existing Floor Plan
Scale 1/8" = 1'-0"

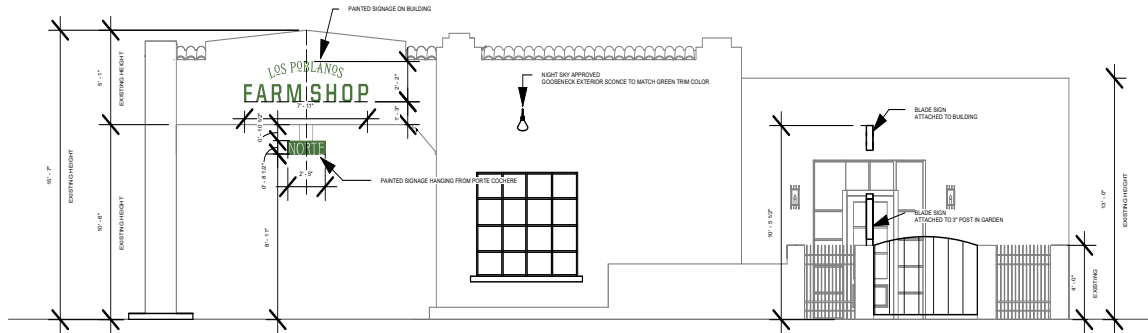


2 Proposed Floor Plan
Scale 1/8" = 1'-0"



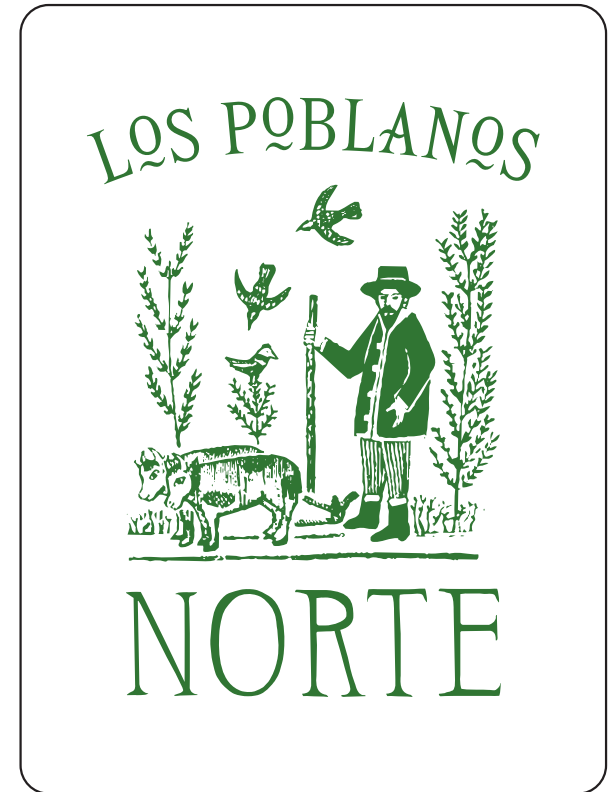
1 EXISTING SOUTH ELEVATION

Scale 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION Copy 1

Scale 1/8" = 1'-0"



LOS POBLANOS
FARM SHOP



LOS POBLANOS
FARM SHOP

LOS POBLANOS
FARM SHOP

NORTE













Existing Spanish Roof Tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)



Existing Spanish Roof Tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)



Existing Spanish Roof Tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)



Existing Spanish Roof Tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)



Existing Spanish Roof Tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)





City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004614--HDRB

Project Description:

Project Location(s): 1224 CERRO GORDO RD 1/2
Santa Fe, NM 87501

Contacts:

Applicant: Jesse Roach
1224 1/2 Cerro Gordo
Santa fe, NM 87507

jesse roach@yahoo.com

Property Owner: Jesse Roach
1224 1/2 Cerro Gordo
Santa fe, NM 87507

jesse roach@yahoo.com

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: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 25th, 2022
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-004614-HDRB

Address: 1224 ½ Cerro Gordo Road
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project, finding that the exception criteria have been met, 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: S

1224 ½ Cerro Gordo Road is a single-family residential property with non-contributing status constructed around the time of the Second World War. The status was confirmed in 2014.

The applicant proposes to:

1. Construct a 786 square foot garage connected to the southeast corner of the main house. The height of the garage will be 15 ft 3 from the natural grade to the top of the parapet where the maximum allowable height is 13 ft 8 in. The proposed garage is built on a site where the difference in the natural grade along the structure's foundation from the front to the back of the structure (south to north) exceeds two (2) feet. The proposed additional height is in the form of a stepback going also from south to north. An allowance for additional height per Section 14-5.2(D)(9)(c)(ii)(F) is requested.
2. The garage will be stuccoed in El Rey “Adobe” and the garage door will be wood clad stained with Minwax Stain “Ipswich Pine 221”. Window trim will be in “Teal.” The windows will be simulated divided light windows colored Sierra Pacific “Slate Blue 008.” One stained glass window will be mounted on the west façade.
3. Construct a 24 inch high deck railing on the south end of the garage. It will be of steel with a rusted finish with 4 horizontal cables. An exception is requested to Section 14-5.2(E) for style.

RELEVANT CODE CITATIONS:

Section 14-5.2(D)(9)(c)(ii)(F):

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

EXCEPTION CRITERIA RESPONSES:

Exception to 14-5.2.(E): Staff requires an exception and the applicant hereby applies for it.

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

Applicant response:

Providing this exception would not damage the character of the district. Whereas a wrought iron or wooden railing would attract unnecessary attention to the railing, taking the focus away from the adobe style construction that characterizes the addition and the district, a rusty finish metal and cable railing would be less conspicuous and more consistent with the modern Santa Fe Style feel of the two houses to my east, and the only visible hand railing in the neighborhood, a rusted steel stair railing located to my west southwest at 1226b Cerro Gordo (pictured in application).

Staff response:

Staff agrees with the applicant's response. There is a respect for scenic views in this district and this proposal is meant to uphold it. The rusted finish will maintain a design aesthetic harmonious with the district.

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

Applicant response:

Providing this exception is necessary to prevent hardship to me and injury to the public welfare. Compared to a railing which meets safety standards with horizontal cables between occasional vertical members, a wrought iron or wooden railing is characterized by solid vertical members making it harder to look through the railing (see photo of railings at 110 Calle La Pena on next page for a visual representation of this contrast). A wrought iron or wooden railing would disrupt view lines resulting in visual hardship to me and injuring the public welfare. I grew up in this home and expect to live here for the rest of my life. My neighbors and I would rather see the mountains through the railing than a "heavy" looking railing that would both make the addition look more massive, and detract from the mountain views that characterize the neighborhood.

Staff response:

Staff agrees with the applicant's response.

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

Applicant response:

My desire is to have a roof deck with as visually inconspicuous a railing as possible. The possible material options that have been suggested are wood and wrought iron, a very limited range of options without an inconspicuous option. Deck railings with cable horizontal members (seen both in the same neighborhood, and publicly visible at 110 Calle La Pena as shown in the photo below) represent a reasonable design option for residents like myself that want a railing with minimal obstruction to skyline views that is not a center of attention in the overall architectural design.

Staff response:

Staff agrees with the applicant's response. The applicant has considered and described other design options, concluding that this one will be the most harmonious.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

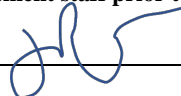
To Be Completed By Applicant:	Site Address:
Date Submitted: November 24, 2021	1224 1/2 Cerro Gordo, 87501
Property Owner of Record: Jesse Roach	Proposed Construction Description:
Applicant/Agent Name:	
Contact Person Phone Number: (505) 428 - 9761	TOTAL ROOF AREA: 3371 existing. 4157 proposed.
Zoning District: <u>R-5</u>	Lot Coverage : <u>37</u> % proposed <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: <u>>20</u> Minimum: <u>20</u> 2 nd Front? _____ Proposed Rear: <u>>15</u> Minimum: <u>15</u> Proposed Sides: L <u>>5</u> R <u>5</u> Minimum: <u>5</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed <u>14'3"</u> but only <u>12' 1"</u> above grade Maximum Height: <u>24'</u> _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: <u>2</u>
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes _____	

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

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

Jesse Roach _____ [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 11/23/2021

To Be Completed By City Staff:

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

Zoning Approval:
 Preliminary Approval with conditions Rejected
 Comments/Conditions: None

REVIEWER: Lee Logston DATE: 12/6/2021

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

To whom it may concern,

December 10, 2021

I would like to build a 786 square foot, connected garage on the southeast portion of my lot. The proposed front-loading garage will sit 25 feet from the front (south) lot line and 5 feet from the side (east) lot line. The north 22 feet of the 36 foot long garage addition will have a parapet height of 13 feet from current existing grade (15 feet 3 inches from lower road level), while the south 14 feet of the garage will have a roof deck with railing on a parapet rising to 8 feet above existing grade. The roof deck will be accessed by exterior stairs and the stair rail and 36-inch-high deck railing will be fabricated steel, rusted finish with 4 horizontal cables to minimize visual disruption. The cabling would be similar to that shown on a neighboring home and at 110 Calle La Pena, both shown in Figure 1.

Figure 1: Fabricated steel rusty finish (left) will be used for vertical and top horizontal members of rail, with horizontal cable as shown in deck rails on nearby home (center) and at 110 Calle La Pena (right).



The garage will be entered from a lower road grade approximately 2 feet 3 inches lower than the house grade. The garage roofs will drain to two canales on the east side of the garage. The garage will be stuccoed in cementitious El Rey “Adobe” to match existing home. The garage door will be brown stained wood clad similar to the garage door shown in Figure 2.

Figure 2: Wood clad garage door



There will be an overhang above the clerestory on the garage to match south overhangs on the existing home as shown in Figure 3. The clear story will be comprised of 3 simulated divided light windows 33" tall by 75" wide. Overhang trim and clear story window trim will be teal to match existing home and window trim.

Figure 3: Overhang detail on south walls of existing home.



Double doors on the east side of the garage will not be publicly visible. The garage will have one 28" by 36" stained glass window on the west side shown in Figure 4. Exterior light fixtures will match those on the existing non-contributing home.

Figure 4: Stained glass window to be used in west wall of garage.



Thank you for your consideration,

Jesse Roach

1224 ½ Cerro Gordo Road

A handwritten signature in blue ink, appearing to be 'JR' with a long horizontal stroke extending to the right.

NEW GARAGE TO EXISTING RESIDENCE

1224 1/2 Cerro Gordo Rd.
Santa Fe NM, 87501

Building Criteria

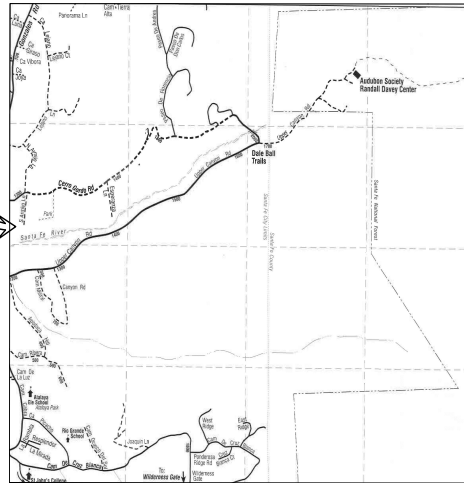
OWNER: Jesse Roach
 SITE: 1224 1/2 Cerro Gordo Rd.,
 Santa Fe, New Mexico 87501
 CONSTRUCTION STYLE: Contemporary pueblo style, flat roofs
 UTILITIES: Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service PNM

Building Code Information

2015 IRC-SINGLE FAMILY HOME

ZONING: R-1
 CONSTRUCTION TYPE: Type V-A
 HISTORIC DISTRICT: HISTORIC REVIEW DISTRICT
 LOT SIZE: 11,149 SQ.FT.
 SETBACKS: FRONT= 7'-0" (20'-0" @ GARAGE FACING STREET)
 SIDE= SINGLE STORY= 5'-0"
 REAR= 15'-0"
 PARKING REQUIREMENTS: (2) PER RESIDENCE, (2 PROVIDED)
 ALLOWABLE BUILDING HEIGHT: 24'-0" OR AS DETERMINED BY HISTORIC

SITE



Drawing Index

- C-0 COVER SHEET
- C-1 EXISTING SITE PLAN
- C-2 PROPOSED SITE PLAN
- A-1 PROPOSED FLOOR PLAN
- A-2 EXISTING AND PROPOSED ELEVATIONS
- A-3 EXISTING AND PROPOSED ELEVATIONS

Existing Residence Area

EXISTING HEATED 2768 SQ FT
 EXISTING ROOFED 3371 SQ FT

Proposed Building Area

PROPOSED GARAGE 786 SQ FT

TOTAL EXISTING AND PROPOSED HEATED: 2768 SQ FT
 TOTAL EXISTING AND PROPOSED ROOFED: 4157 SQ FT

Vicinity Map



NORTH
N.T.S.



612 OLD SANTA FE TRAIL
 SANTA FE NEW MEXICO 87501
 Telephone: 505-988-5269
 FAX: 505-986-1270

WEBSITE: www.archallinc.com

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HISTORIC REVIEW DRAWINGS
 DRAWINGS DATED: DECEMBER 7, 2021

1224 1/2 CERRO GORDO RD.

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS- NOTIFY ARCHITECT
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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
**JESSE ROACH
GARAGE**

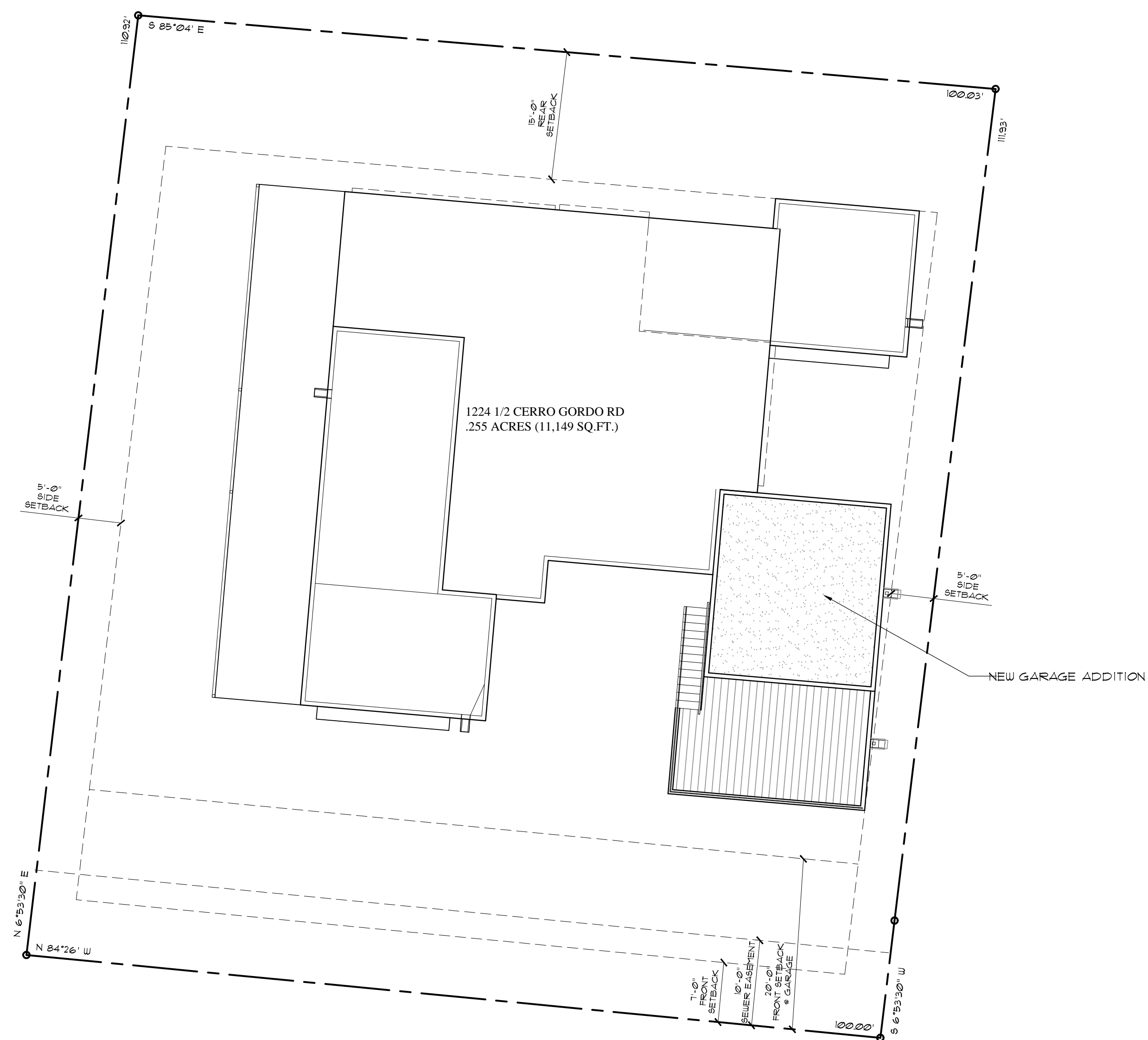
PROJECT NO.

CHECKED BY	JH	DATE	6/26/20
DRAWN BY	EE	DATE	6/26/20

SHEET TITLE
**PROPOSED SITE
PLAN**

SHEET NO.

C-2



PROPOSED SITE PLAN

SCALE: 1"=10'-0"



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NO.	REVISIONS/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
JESSE ROACH GARAGE

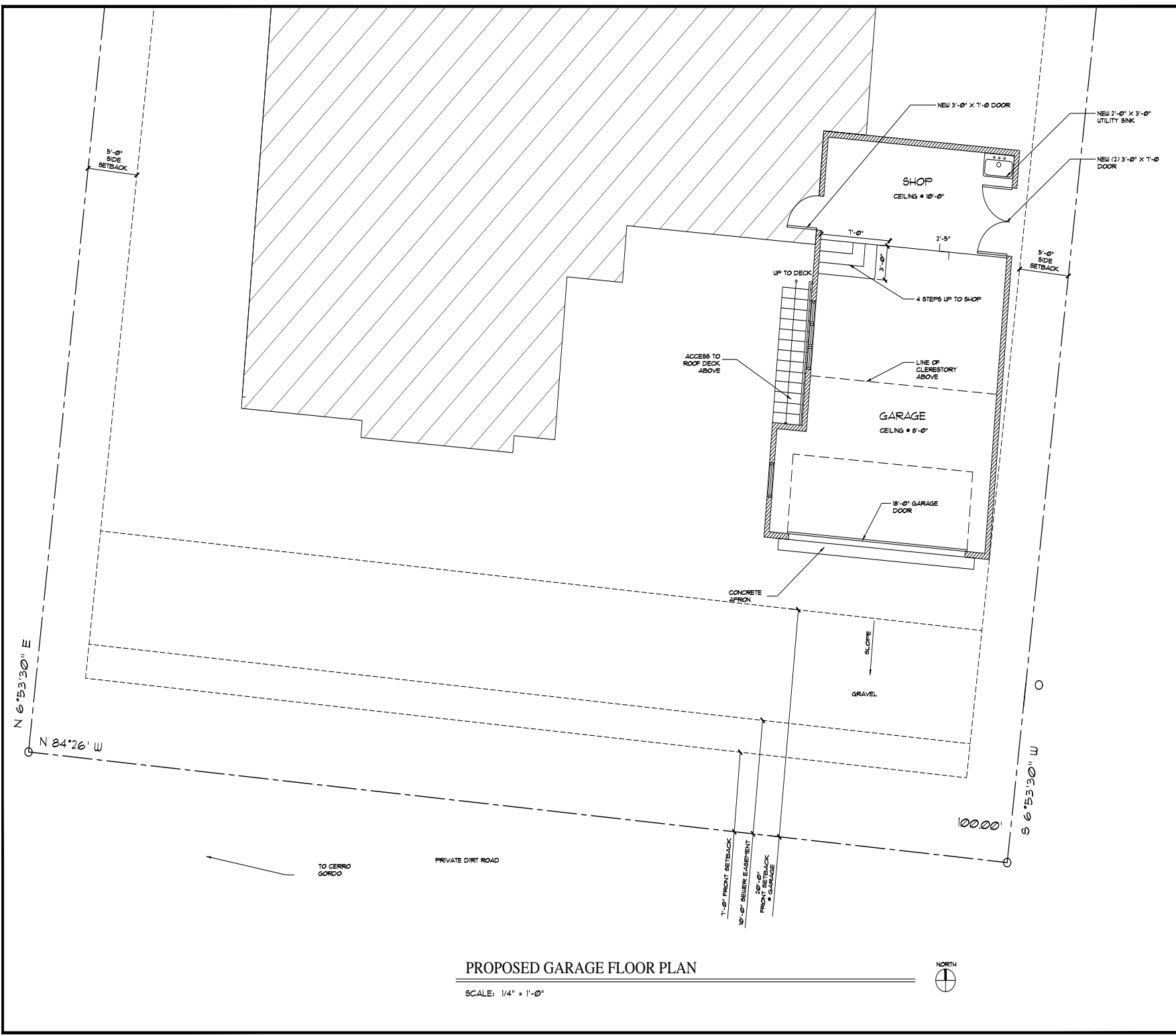
PROJECT NO.

CHECKED BY	EE	DATE	06/17/21
DRAWN BY	JH	DATE	06/17/21

SHEET TITLE
PROPOSED GARAGE FLOOR PLAN

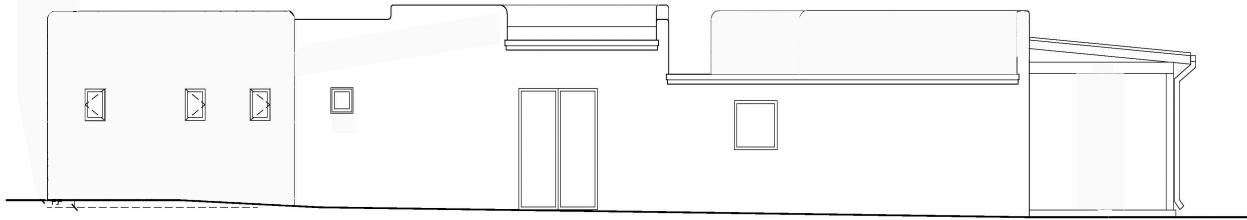
SHEET NO.

A-1



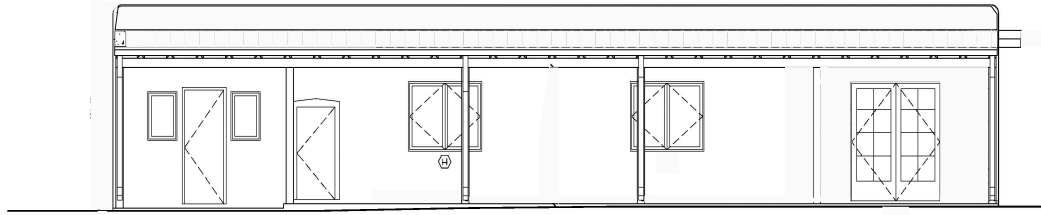
PROPOSED GARAGE FLOOR PLAN

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



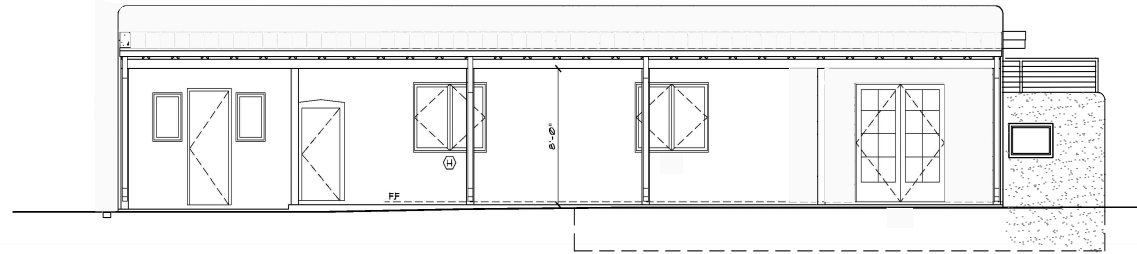
PROPOSED NORTH ELEVATION - NO CHANGE

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



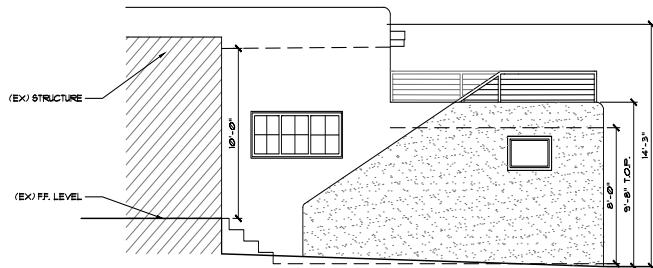
EXISTING WEST ELEVATION

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



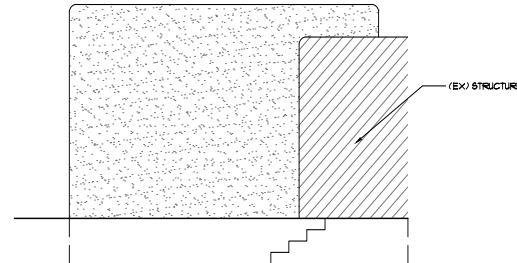
PROPOSED WEST ELEVATION

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



PROPOSED WEST ELEVATION AT COURTYARD

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



PROPOSED NORTH ELEVATION AT COURTYARD

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

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NO.	REVISIONS	SUBMISSIONS	DATE

STAMP

PROJECT TITLE

JESSE ROACH
GARAGE

PROJECT NO.

CHECKED BY: EE DATE: 11/14/21

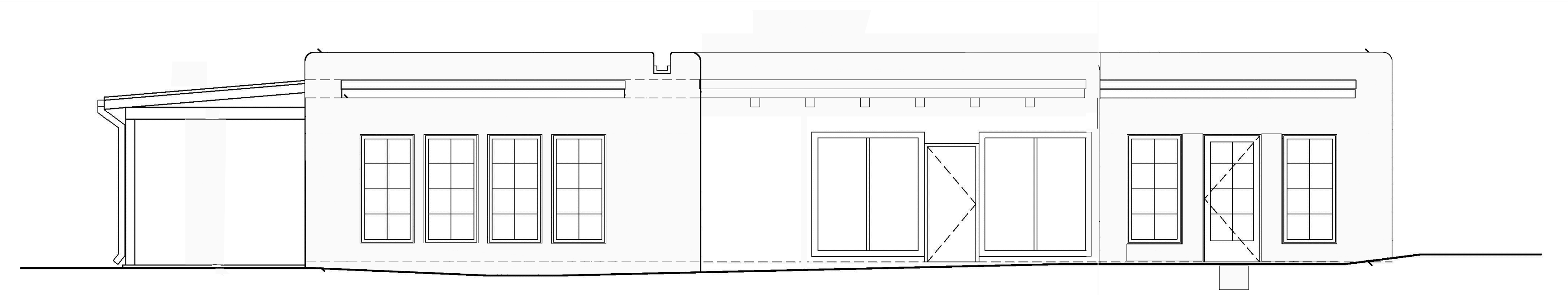
DRAWN BY: JH DATE: 11/14/21

SHEET TITLE

EXISTING AND
PROPOSED
ELEVATIONS

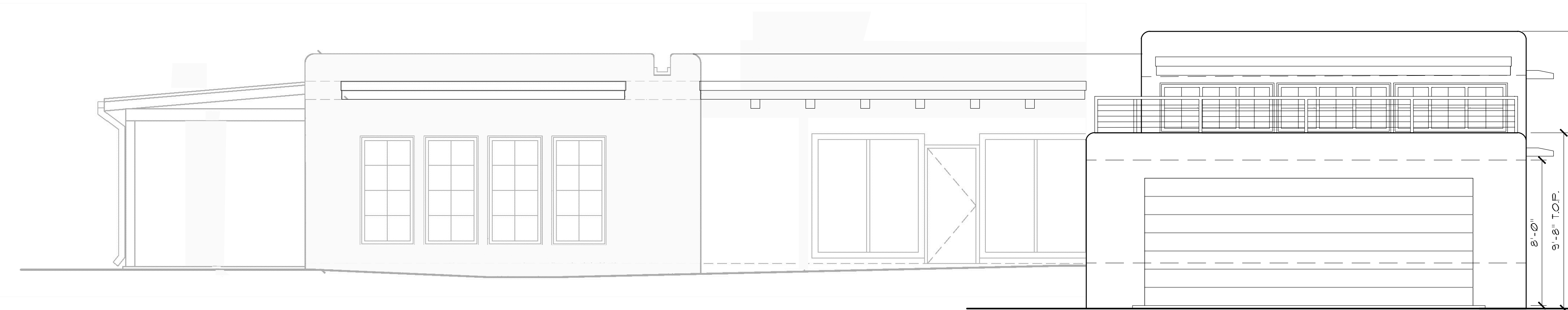
SHEET NO.

A-2



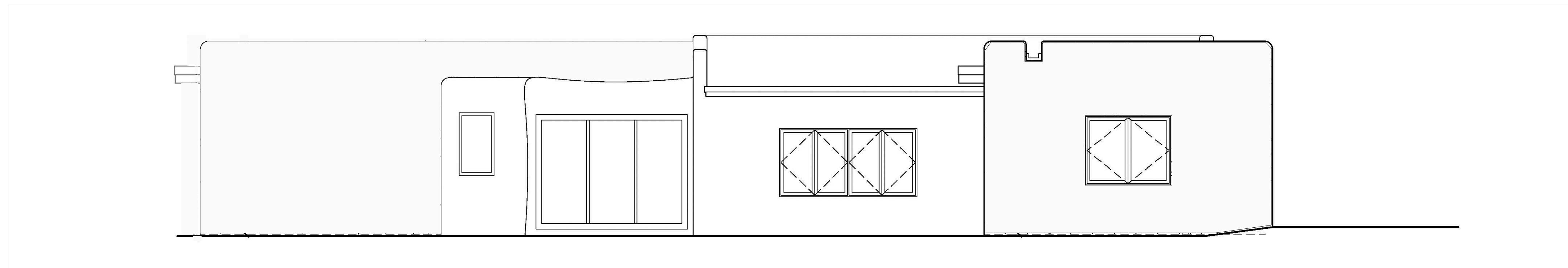
EXISTING SOUTH ELEVATION

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



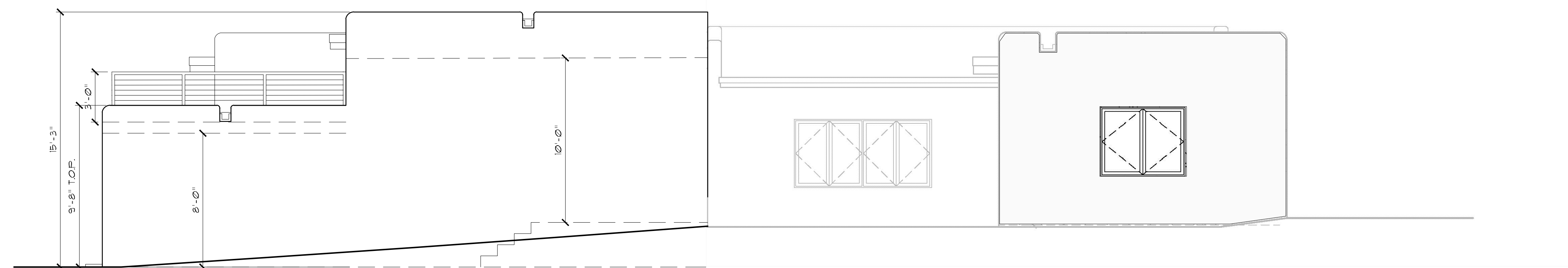
PROPOSED SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

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PROJECT TITLE
**JESSE ROACH
GARAGE**

PROJECT NO.

CHECKED BY	EE	DATE	11/14/21
DRAWN BY	JH	DATE	11/14/21

SHEET TITLE
**EXISTING AND
PROPOSED
ELEVATIONS**

SHEET NO.
A-3

1224 ½ Cerro Gordo: view from public access to the south. Approximate corners of proposed garage marked with red arrows. Finished grade of lower section of garage will be approximately 2 feet 3 inches below finished grade of house.



1224 ½ Cerro Gordo: South Elevation 1



1224 ½ Cerro Gordo: South Elevation 2



1224 ½ Cerro Gordo: South Elevation 3



1224 ½ Cerro Gordo: East Elevation 1



1224 ½ Cerro Gordo: East Elevation 2



1224 ½ Cerro Gordo: North Elevation 1 (distortion from lens because can't get very far away from house)



1224 ½ Cerro Gordo: North Elevation 2



1224 ½ Cerro Gordo: West Elevation (panorama, straight wall and portal “bent” by camera)



Daniel Schwab
Senior Planner, Historic Preservation Division
City of Santa Fe

Dear Daniel,

1/11/2022

With regard to my proposed roof deck railing at 1224 ½ Cerro Gordo, I have read through City Code Section 14-5.2(E), and I don't find anything specific about railing materials. My interpretation of that code is that the less conspicuous a deck railing the better in order that the addition can best "achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction". Therefore, I do not believe my proposed rusted steel hand railing with horizontal cables violates this Section of Code.

With that caveat, I understand that staff's interpretation of the same code is that an exception is necessary, and cannot be circumvented. I do not accept that interpretation, but without conceding that one is required, I am willing to apply for an exception based on staff's recommendation. In order to qualify for an exception, I have been advised that I must show that the exception would:

- i) not damage the character of the district,
- ii) be necessary to prevent a hardship to myself or an injury to the public welfare, and
- iii) strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Justification of Exception:

I believe that an exception should be given for the proposed deck railing of rusted steel with horizontal cables at 1224 1/2 Cerro Gordo. The character of the east side district in general and the lane where 1224 1/2 Cerro Gordo is located in particular is one of heterogeneous adobe construction, both traditional and modern in feel, and expansive mountain views. The railing as proposed is designed first to minimize visual disruption, and second to fit within the architectural style of the neighborhood.

1. Providing this exception would not damage the character of the district. Whereas a wrought iron or wooden railing would attract unnecessary attention to the railing, taking the focus away from the adobe style construction that characterizes the addition and the district, a rusty finish metal and cable railing would be less conspicuous and more consistent with the modern Santa Fe Style feel of the two houses to my east, and the only visible hand railing in the neighborhood, a rusted steel stair railing located to my west southwest at 1226b Cerro Gordo (pictured below).



Publicly visible hand railing at 1226b Cerro Gordo

2. Providing this exception is necessary to prevent hardship to me and injury to the public welfare. Compared to a railing which meets safety standards with horizontal cables between occasional vertical members, a wrought iron or wooden railing is characterized by solid vertical members making it harder to look through the railing (see photo of railings at 110 Calle La Pena on next page for a visual representation of this contrast). A wrought iron or wooden railing would disrupt view lines resulting in visual hardship to me and injuring the public welfare. I grew up in this home and expect to live here for the rest of my life. My neighbors and I would rather see the mountains through the railing than a "heavy" looking railing that would both make the addition look more massive, and detract from the mountain views that characterize the neighborhood.

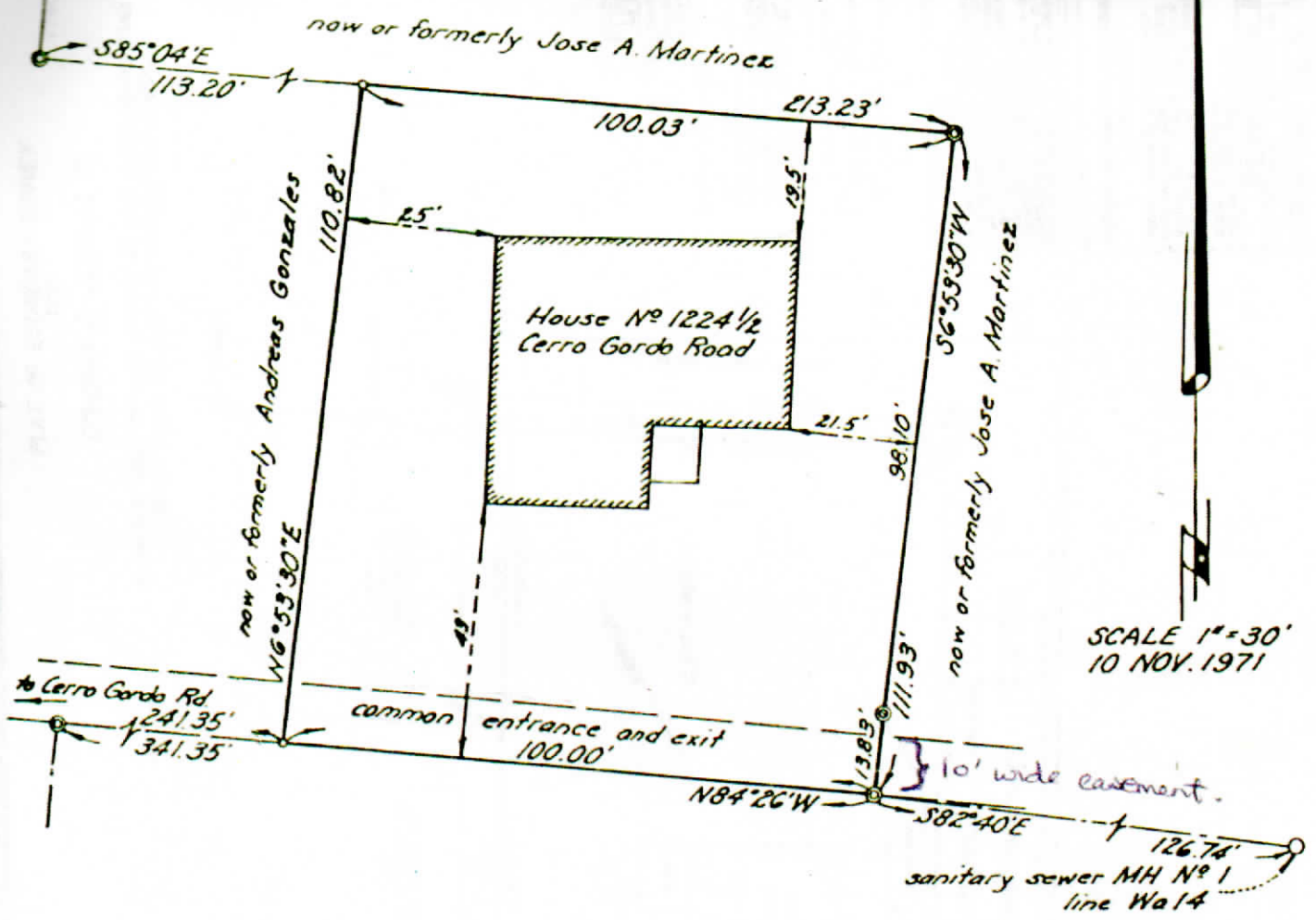
3. My desire is to have a roof deck with as visually inconspicuous a railing as possible. The possible material options that have been suggested are wood and wrought iron, a very limited range of options without an inconspicuous option. Deck railings with cable horizontal members (seen both in the same neighborhood, and publicly visible at 110 Calle La Pena as shown in the photo below) represent a reasonable design option for residents like myself that want a railing with minimal obstruction to skyline views that is not a center of attention in the overall architectural design.



Inconspicuous cable based railing (above left garage door) and highly visible wooden railing at 110 Calle La Pena (off of Acequia Madre)

In conclusion, I hope that you can see that a deck railing constructed of rusted steel with horizontal cables would best protect the open skylines of the neighborhood while maintaining the architectural and stylistic harmony of the district. Thank you for your consideration.

Jesse Roach
1224 ½ Cerro Gordo
Santa Fe, NM, 87501



Note: MH No 5 of line W13 bears N83°09'W - 388.04'
distant from MH No 1 of line Wa 14.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN
ACCURATE DELINEATION OF FIELD SURVEYS
COMPLETED BY ME ON 10 NOVEMBER 1971.
HAYDEN SURVEYS

Guy D. Hayden
GUY D. HAYDEN
N.M.L.S. No 4070

LANDS SURVEYED FOR
CELESTINO J. MARTINEZ
SANTA FE, NEW MEXICO

- indicates iron pipe found in place
- indicates 1/2" ϕ rebar set this survey

1224 ½ Cerro Gordo Exterior Finishes

Stucco: El Rey "Adobe". Metal Clad windows Sierra Pacific "Slate Blue 008", wood trim color matched to window cladding.



Garage door wood cladding. Various wood types stained with Minwax Stain "Ipswich Pine 221"

